

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA VS Daniel S & James Kistler

NO. 100-15 ED NO. 337-12 JD

DATE/TIME OF SALE: OCT 14, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 221,83

POUNDAGE - 2% OF BID \$ 44,44

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 226,27

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 226,27

LESS DEPOSIT: \$ 138,00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 91,27

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
NANCI JO KISTLER
JAMES KISTLER
TENANTS KISTLER

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

Sheriff's Sale Date: Wednesday, October 14, 2015

Writ of Execution No. : 2012CV337

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,264.83
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

Total Sheriff Costs **\$2,154.83**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$2,221.83**

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

LAW OFFICES

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

TELEPHONE (717) 234-4178
TELECOPIER (717) 236-6120

October 27, 2015

OFFICE OF THE SHERIFF
Columbia County Court House
35 West Main Street
Bloomsburg, PA 17815

Re: U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY vs. Nanci J. Kistler & James R. Kistler
No. 2012-CV-0000337-MF

Dear Sheriff:

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

THE GRANTEE SHOULD BE:

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

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

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

Very truly yours,

Leon P. Haller, Esquire

Leon P. Haller

LPH/tq
Enclosure



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Leon P. Haller, Esquire		Telephone Number: (717) 234-4178	
Mailing Address 1719 North Front Street	City Harrisburg	State PA	ZIP Code 17102

B. TRANSFER DATA

Date of Acceptance of Document 10/11/15			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY	
Mailing Address 35 West Main Street		Mailing Address 211 North Front Street	717-234-4178
City Bloomsburg	State PA	ZIP Code 17815	City Harrisburg
		State PA	ZIP Code 17101

C. REAL ESTATE LOCATION

Street Address 1309 Grandview Drive		City, Township, Borough Scott Township	
County COLUMBIA COUNTY	School District Central Columbia SD	Tax Parcel Number 31-02A-007-01	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration \$2,246.27	2. Other Consideration +0.00	3. Total Consideration = \$2,246.27
4. County Assessed Value \$66,486.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = \$239,349.60

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$239,349.60	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party Leon P. Haller, Esquire <i>PHaller</i>	Date 10-27-15
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

METRO
BANK
60-184/313

Check Fraud
Protection for Business

CHECK NO.
208434

CHECK DATE
10/16/2015

208434

PAY Nine hundred sixteen and twenty-seven/100*****

CHECK AMOUNT
\$916.27

TO THE
ORDER
OF COLUMBIA COUNTY SHERIFF

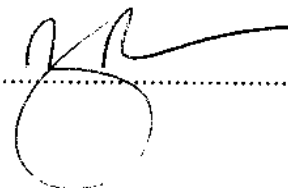
VOID AFTER 90 DAYS


AUTHORIZED SIGNATURE

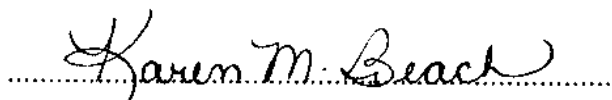
208434 031301846 5132093120

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

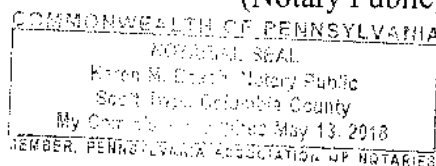
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 23, 30 and October 7, 2015 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 October 2015



(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.

.....

LAW OFFICES

Purcell, Krug & Haller

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

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

JOHN W. PURCELL (1924-2009)

JOSEPH NISSLEY (1910-1982)

Fax: 570-389-5625

October 13, 2015

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

Re: 2012-CV-0000337-MF U.S. BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Nanci J.
KISTLER JAMES R. KISTLER

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,



Leon P. Haller, Esquire

LPH:bav

Enclosure

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

PLAINTIFF

VS.

NANCI J. KISTLER AND
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on
8/21/2015, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA
R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail
(Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence),
and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are
as follows:

NANCI J. KISTLER
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

JAMES R. KISTLER
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

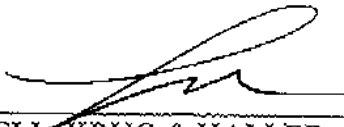
Capital One Bank c/o
Edwin A. Abrahamsen & Assoc.
120 North Keyser Avenue
Scranton, PA 18504

Capital One Bank Address:
1680 Capital One Drive #1400
McLean, VA 22102

One Main Financial
1115 Old Berwick Road
Bloomsburg, PA 17815

ATTORNEY FRANKLIN E. KEPNER, JR.
123 WEST FRONT STREET
BERWICK, PA 18603

Elliott B. Weiss, Esquire
416 Pine Street – Suite 203
Williamsport, PA 17701

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

LAW OFFICES

Purcell, Krug & Haller

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

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

HERSHEY
(717) 533-3836

FAX (717) 233-1149

NANCI J. KISTLER
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

JAMES R. KISTLER
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

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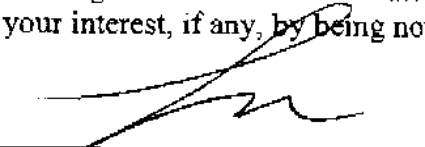
Elliott B. Weiss, Esquire
416 Pine Street - Suite 203
Williamsport, PA 17701

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

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

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

By: _____


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

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

PLAINTIFF

VS.

NANCI J. KISTLER AND
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: Wednesday October 14th, 2015

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

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

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

THE LOCATION of your property to be sold is:

**1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815**

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

No. 2012-CV-0000337-MF

JUDGMENT AMOUNT \$292,824.06

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

NANCI J. KISTLER AND JAMES R. KISTLER

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace, in the Township of Scott, County of Columbia, and Commonwealth of Pennsylvania, bounded and described more fully, as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the western edge of right-of-way of Township Route No. 770, also known as Sundale Drive, said iron pin also being the northeast corner of lands described herein;

THENCE by the western edge of right-of-way of Township Route No. 770, South 6 degrees 00 minutes 00 seconds East 94.57 feet to an iron pin;

THENCE by the same on a curve having a radius of 25.98 feet, an arc distance of 34.34 feet and a long chord of South 31 degrees 52 minutes 30 seconds West 31.90 feet to an iron pin on the northern edge of right-of-way of Township Route No. 703, also known as Grandview Drive;

THENCE by the northern edge of right-of-way of Township Route No. 703, South 69 degrees 45 minutes 00 seconds West 129.40 feet to a railroad spike;

THENCE by lands now or formerly of Harry C. Mathias, Jr. and Bridget G. Mathias and lands now or formerly of Jeffrey J. Wolfe, North 6 degrees 00 minutes 00 seconds West 159.22 feet to an iron pin;

THENCE by Tract No. 1 North 87 degrees 00 minutes 33 seconds East 145.20 feet to the place of BEGINNING.

BEING DESIGNATED AS Tract No. 2, and containing .454 acres as per survey draft of two (2) tracts by L. Wayne Laidacker, P.L.S., dated 4/4/91. Description written by L. Wayne Laidacker, P.L.S. See also survey plat recorded at Columbia County Map Book 7, Page 646 confirming and approving removal of "Not for Development" status.

HAVING THEREON ERECTED a dwelling known as 1309 Grandview Drive, Bloomsburg, PA 17815.

PARCEL NO. 31-02A-007-01

BEING THE SAME PREMISES WHICH Raymond H. McConnell and Janet M. McConnell, his wife by deed dated 09/23/99 and recorded 10/29/99 in Columbia County Instrument NO. 1999-10027, granted and conveyed unto James R. Kistler and Nanci Jo Kistler, his wife.

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.

9414 7266 9904 2035 3510 60

TO: JAMES R. KISTLER
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

SENDER: NOS 10/14/2015

REFERENCE: P01455/38334

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.69
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	5.05
	Total Postage & Fees	11.74

USPS®

Receipt for Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



9414 7266 9904 2035 3510 53

TO: Nanci J. Kistler
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

SENDER: NOS 10/14/15

REFERENCE: P01455/38334

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.69
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	5.05
	Total Postage & Fees	11.74

USPS®

Receipt for Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



PENNSYLVANIA HOUSING FINANCE AGENCY v. Nanci J. Kistler James R. Kistler
Columbia County Sale

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Nanci J. Kistler
1309 Grandview Drive
Bloomsburg, PA 17815

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

James R. Kistler
1309 Grandview Drive
Bloomsburg, PA 17815

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



U.S. POSTAGE & PITNEY BOWES
ZIP 17102 001.300
02 1W
0001399371 AUG 24 2015

PENNSYLVANIA HOUSING FINANCE AGENCY v. Nanci J. Kistler James R. Kistler
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
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Received from:

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

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Capital One Bank c/o
Edwin A. Abrahamson & Assoc.
120 North Keyser Avenue
Scranton, PA 18504

Postmark:

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

Received from:

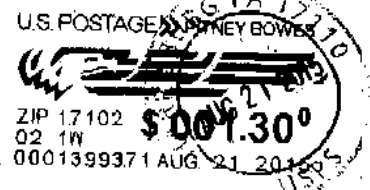
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Capital One Bank Address:
1680 Capital One Drive #1400
McLean, VA 22102

Postmark:



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

Received from:

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

Postage:**One piece of ordinary mail addressed to:**

One Main Financial
1115 Old Berwick Road
Bloomsburg, PA 17815

Postmark:

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

Received from:

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

Postage:**One piece of ordinary mail addressed to:**

ATTORNEY FRANKLIN E. KEPNER, JR.
123 WEST FRONT STREET
BERWICK, PA 18603

Postmark:

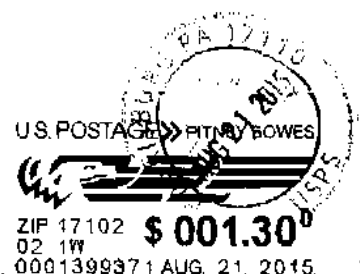
U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

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

Postage:**One piece of ordinary mail addressed to:**

Elliott B. Weiss, Esquire
416 Pine Street – Suite 203
Williamsport, PA 17701

Postmark:

ZIP 17102
02 1W
0001399971 AUG. 21. 2015

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>60.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>470.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1264.83</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1489.83</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</u>	

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

MUNICIPAL FEES DUE:	
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>00-</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>00-</u>	

TOTAL COSTS (OPENING BID) \$ 2221.83

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
NANCI JO KISTLER (et al.)

Case Number
2012CV337

SHERIFF'S RETURN OF SERVICE

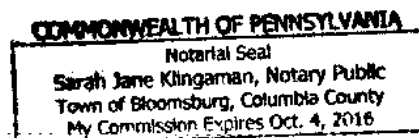
08/11/2015 08:12 AM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: NANCI JO KISTLER AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2015



NOTARY

Affirmed and subscribed to before me this

11TH day of AUGUST, 2015



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.
KISTLER, Nanci JO (et al.)

Case Number
2012CV337

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570-854-3126

Serve To:

Name: Nanci JO KISTLER

Primary Address: 1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Nanci Jo Kistler

Relation: def

Date: 08/11/15 Time: 08:12

Deputy: #2 Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	7-31-15	8-3-15				
Time:	3:05	10:30				
Mileage:						
Deputy:	4	4				

Service Attempt Notes:

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

Will pick up id office next week 8-7-15 #4

KISTLER, Nanci JO

2012CV337

1309 GRANDVIEW 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.
NANCI JO KISTLER (et al.)

Case Number
2012CV337

SHERIFF'S RETURN OF SERVICE

08/31/2015 02:41 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 1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,

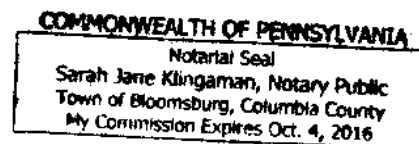

TIMOTHY T. CHAMBERLAIN, SHERIFF

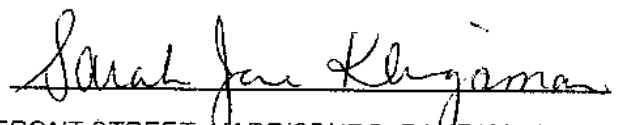
August 31, 2015

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2015





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.
KISTLER, NANCY JO (et al.)

Case Number
2012CV337

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - Adult In Charge - <u>Posted</u> Other		
Adult In Charge:	Posted		
Relation:			
Date:	8-31-15	Time:	2:41
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. _____

(POSTING)

2012CV337

1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000059203

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

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

PLAINTIFF

VS.

NANCI J. KISTLER AND
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

2015-ED-100

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: October 14th 2015

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

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

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

THE LOCATION of your property to be sold is:

**1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815**

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

No. 2012-CV-0000337-MF

JUDGMENT AMOUNT \$292,824.06

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

NANCI J. KISTLER AND JAMES R. KISTLER

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

REAL ESTATE TAX CERTIFICATION

Date: 08/10/2015

Fee: \$5.00

Cert. NO: 22447

KISTLER JAMES R & Nanci JO
1309 GRANDVIEW RD
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 19990 -9264
Location: 1309 GRANDVIEW RD
Parcel Id:31 -02A-007-01,000

Assessment: 75,062

Balances as of 08/10/2015

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
KISTLER, Nanci Jo (et al.)

Case Number
2012CV337

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 100

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570 - 854 - 3126

Serve To:

Name: JAMES KISTLER

Primary Address: 1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

Phone: SERVED @ ECSP DOB:

Alternate Address: JAMES KISTLER

Phone: 570 - 326 - 9422

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: JAMES KISTLER

Relation: DEF

Date: 8/07/15

Time: 1035

Deputy: 59

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	7-31-15	8-3-15	8-4-15			
Time:	3:05	10:30	09:30			
Mileage:						
Deputy:	4	4	4			

Service Attempt Notes:

1. L/C
2. L/C
3. Nobody home
- 4.
- 5.
- 6.

KISTLER, JAMES

2012CV337

1309 GRANDVIEW 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.
KISTLER, Nanci JO (et al.)

Case Number
2012CV337

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	100
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	TENANTS KISTLER
Primary Address:	1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815
Phone:	
DOB:	
Alternate Address:	SERVED @ CC SO
Phone:	

Final Service:

Served:	Personally Adult In Charge Posted Other
Adult In Charge:	JAMES KISTLER
Relation:	DEF
Date:	8/07/15
Time:	1035
Deputy:	59
Mileage:	

Attorney / Originator:

Name: PURCELL, KRUG & HALLER	Phone: 717-234-4178
-------------------------------------	----------------------------

Service Attempts:

Date:	7-31-15	8-3-15				
Time:	3:05	10:30				
Mileage:						
Deputy:	4	4				

Service Attempt Notes:

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

KISTLER, TENANTS

2012CV337

1309 GRANDVIEW 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.
KISTLER, Nanci Jo (et al.)

Case Number
2012CV337

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

339 W. Front St.,
Berwick, PA

Serve To:

Name: FRANKLIN KEPNER, ESQ.

Primary Address: 123 WEST FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-3-15

Time: 13:45

Deputy: 3

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.

KEPNER ESQ., FRANKLIN

2012CV337

123 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/03/15

Account:

Name:

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

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

Ad ID: **1045840**
Description: **nanci & James Kistler sale**
Run Dates: **09/23/15 to 10/07/15**
Class: **2**
Agate Lines: **231**
Blind Box:

Total Ad Cost \$1,264.83
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/23/15	10/07/15	3	\$1,264.83

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV396

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, OCTOBER 14, 2015
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, parcel and lot of land situated in the building land development known as Sundale Terrace in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the western edge of right-of-way of Township Route No. 770, also known as Sundale Drive, said iron pin also being the northeast corner of lands described herein; THENCE by the western edge of right-of-way of Township Route No. 770, South 6 degrees 00 minutes 00 seconds East 94.67 feet to an iron pin; THENCE by the same on a curve having a radius of 25.98 feet an arc distance of 34.34 feet and a long chord of South 31 degrees 52 minutes 30 seconds West 31.90 feet to an iron pin on the northern edge of right-of-way of Township Route No. 703, also known as Grandview Drive; THENCE by the northern edge of right-of-way of Township Route No. 703, South 69 degrees 45 minutes 00 seconds West 129.40 feet to a railroad spike; THENCE by lands now or formerly of Henry C. Mathias, Jr. and Bridget G. Mathias and lands now or formerly of Jeffrey J. Wolfe, North 6 degrees 00 minutes 00 seconds West 169.22 feet to an iron pin; THENCE by Tract NO. 1 North 87 degrees 00 minutes 33 seconds East 146.20 feet to the place of BEGINNING.

BEING DESIGNATED AS Tract NO. 2, and containing .454 acres as per survey draft of two (2) tracts by L. Wayne Laidacker, P.L.S., dated 4/4/91. Description written by L. Wayne Laidacker, P.L.S. See also survey plat recorded at Columbia County Map Book 7, Page 646 confirming and approving removal of "Not for Development" status. HAVING THEREON ERECTED a dwelling known as 1309 Grandview Drive, Bloomsburg, PA 17815.

*PARCEL NO. 31-02A-007-01

BEING THE SAME PREMISES WHICH Raymond H. McConnell and Janet M. McConnell, his wife by deed dated 09/23/99 and recorded 10/29/99 in Columbia County Instrument NO. 1399-10027, granted and conveyed unto James R. Kistler and Nanci Jo Kistler, his wife.

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: 1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-02A-007-01

Seized and taken into execution to be sold as the property of NANCY JO KISTLER, JAMES KISTLER, TENANTS KISTLER 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 bidders risk and maintain an action against the bidder for breach of contract. In the case of default as 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 representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV337

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, OCTOBER 14, 2015
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, parcel and lot of land situate in the building land development known as Sundale Terrace, in the Township of Scott, County of Columbia, and Commonwealth of Pennsylvania, bounded and described more fully, as follows: ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows: BEGINNING at an iron pin on the western edge of right-of-way of Township Route No. 770, also known as Sundale Drive, said iron pin also being the northeast corner of lands described herein; THENCE by the western edge of right-of-way of Township Route No. 770, South 6 degrees 00 minutes 00 seconds East 94.57 feet to an iron pin; THENCE by the same on a curve having a radius of 25.98 feet an arc distance of 34.34 feet and a long chord of South 31 degrees 52 minutes 30 seconds West 31.90 feet to an iron pin on the northern edge of right-of-way of Township Route NO. 703, also known as Grandview Drive; THENCE by the northern edge of right-of-way of Township Route No. 703, South 69 degrees 45 minutes 00 seconds West 129.40 feet to a railroad spike; THENCE by lands now or formerly of Harry C. Mathias, Jr. and Bridget G. Mathias and lands now or formerly of Jeffrey J. Wolfe, North 6 degrees 00 minutes 00 seconds West 159.22 feet to an iron pin; THENCE by Tract NO. 1 North 87 degrees 00 minutes 33 seconds East 145.20 feet to the place of BEGINNING. BEING DESIGNATED AS Tract NO. 2, and containing .454 acres as per survey draft, of two (2) tracts by L. Wayne Laidacker, P.L.S., dated 4/4/91. Description written by L. Wayne Laidacker, P.L.S. See also survey plat recorded at Columbia County Map Book 7, Page 646 confirming and approving removal of "Not for Development" status. HAVING THEREON ERECTED a dwelling known as 1309 Grandview Drive, Bloomsburg, PA 17815. PARCEL NO. 31-02A-007-01 BEING THE SAME PREMISES WHICH Raymond H. McConnell and Janet M. McConnell, his wife by deed dated 09/23/99 and recorded 10/29/99 in Columbia County Instrument NO. 1999-10027, granted and conveyed unto James R. Kistler and Nanci Jo Kistler, his wife. 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: 1309 GRANDVIEW DRIVE, BLOOMSBURG, PA 17815 UPI / TAX PARCEL NUMBER: 31-02A-007-01

Seized and taken into execution to be sold as the property of Nanci Jo Kistler, James Kistler, Tenants Kistler in suit of U.S. Bank National Association.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
KISTLER, Nanci JO (et al.)

Case Number
2012CV337

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	100
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM 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:	Deb Miller		
Relation:	PEF		
Date:	7-31-15	Time:	3:53
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

2012CV337

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.
KISTLER, Nanci Jo (et al.)

Case Number
2012CV337

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Karen Richenderfer

Relation: Clerk

Date: 7-31-15

Time: 3:55

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 2012CV337 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
KISTLER, Nanci Jo (et al.)

Case Number
2012CV337

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ONE MAIN FINANCIAL

Primary Address: 1115 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 990 SCOTTOWN PLAZA
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Jessica Sargent

Branch Manager

7-31-15

4

Time:

Mileage:

3:30

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.

ONE MAIN FINANCIAL

2012CV337

1115 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.
KISTLER, Nanci JO (et al.)

Case Number
2012CV337

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
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: James Hock

Relation: TAX Collector

Date: 7-31-15 Time: 3:19

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.

HOCK, H. JAMES

2012CV337

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2015 ED 100

DATE RECEIVED 7.30.15
DOCKET AND INDEX 2012 CV 337

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>206600</u>

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

SALE DATE Oct. 14th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

PLAINTIFF

VS.

NANCI J. KISTLER and
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

2015-EP-100

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Order	\$292,824.06
Additional Interest @	\$33,695.44
Per diem of \$56.03 to 11/15/15	
Late Charges	\$4,465.60
(\$98.68 per month to 11/15/15)	
Escrow Deficit	\$8,772.77

TOTAL WRIT **\$339,757.87**

PLUS COSTS:

Dated: 07-30-15

Barbara N. Silvette
PROTHONOTARY

PROTHONOTARY

Prof. A. Clark of New Haven

By My Comm. Exp. 1st Monday in 2015
DEPUTY

(SEAL)

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

PLAINTIFF

VS.

NANCI J. KISTLER AND
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

2015-ED-100
IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815:**

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

NANCI J. KISTLER
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

JAMES R. KISTLER
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

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

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

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

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

Capital One Bank c/o
Edwin A. Abrahamsen & Assoc.
120 North Keyser Avenue
Scranton, PA 18504

Capital One Bank Address:
1680 Capital One Drive #1400
McLean, VA 22102

One Main Financial
1115 Old Berwick Road
Bloomsburg, PA 17815

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

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

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

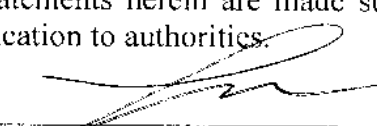
TENANT/OCCUPANT
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

ATTORNEY FRANKLIN E. KEPNER, JR.
123 WEST FRONT STREET
BERWICK, PA 18603

Elliott B. Weiss, Esquire
416 Pine Street - Suite 203
Williamsport, PA 17701

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

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



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

DATE: July 27, 2015

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: July 27, 2015

FROM:

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

CASE CAPTION:

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

VS.

NANCI J. KISTLER AND JAMES R. KISTLER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2012-CV-0000337-MF

**Serv - Defd. with Notice of Sale*

SERVICE TO BE MADE ON DEFENDANT:

JAMES R. KISTLER

ADDRESS FOR "PERSONAL SERVICE":

JAMES R. KISTLER at: 1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

Post Property if Vacant

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: July 27, 2015

FROM:

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

CASE CAPTION:

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

VS.

NANCI J. KISTLER AND JAMES R. KISTLER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2012-CV-0000337-MF

** Serve Debt w/ Notice of Sale **

SERVICE TO BE MADE ON DEFENDANT:

NANCI J. KISTLER

ADDRESS FOR "PERSONAL SERVICE":

NANCI J. KISTLER at: 1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

Post Property ? Vacant

LAW OFFICES
Purcell, Krug & Haller

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

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

HERSHEY
(717) 533-3836

FAX (717) 233-1149

NANCI J. KISTLER
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

JAMES R. KISTLER
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

Capital One Bank c/o
Edwin A. Abrahamsen & Assoc.
120 North Keyser Avenue
Scranton, PA 18504

Capital One Bank Address:
1680 Capital One Drive #1400
McLean, VA 22102

One Main Financial
1115 Old Berwick Road
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ATTORNEY FRANKLIN E. KEPNER, JR.
123 WEST FRONT STREET
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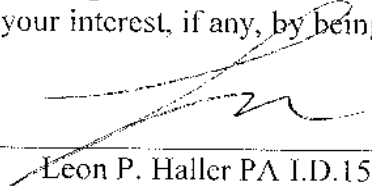
Elliott B. Weiss, Esquire
416 Pine Street -- Suite 203
Williamsport, PA 17701

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

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

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

By: _____


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

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

PLAINTIFF

VS.

NANCI J. KISTLER AND
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

2015-ED-100

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: October 14th 2015

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

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

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

THE LOCATION of your property to be sold is:

**1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815**

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

No. 2012-CV-0000337-MF

JUDGMENT AMOUNT \$292,824.06

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

NANCI J. KISTLER AND JAMES R. KISTLER

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace, in the Township of Scott, County of Columbia, and Commonwealth of Pennsylvania, bounded and described more fully, as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the western edge of right-of-way of Township Route No. 770, also known as Sundale Drive, said iron pin also being the northeast corner of lands described herein;

THENCE by the western edge of right-of-way of Township Route No. 770, South 6 degrees 00 minutes 00 seconds East 94.57 feet to an iron pin;

THENCE by the same on a curve having a radius of 25.98 feet, an arc distance of 34.34 feet and a long chord of South 31 degrees 52 minutes 30 seconds West 31.90 feet to an iron pin on the northern edge of right-of-way of Township Route No. 703, also known as Grandview Drive;

THENCE by the northern edge of right-of-way of Township Route No. 703, South 69 degrees 45 minutes 00 seconds West 129.40 feet to a railroad spike;

THENCE by lands now or formerly of Harry C. Mathias, Jr. and Bridget G. Mathias and lands now or formerly of Jeffrey J. Wolfe, North 6 degrees 00 minutes 00 seconds West 159.22 feet to an iron pin;

THENCE by Tract No. 1 North 87 degrees 00 minutes 33 seconds East 145.20 feet to the place of BEGINNING.

BEING DESIGNATED AS Tract No. 2, and containing .454 acres as per survey draft of two (2) tracts by L. Wayne Laidacker, P.L.S., dated 4/4/91. Description written by L. Wayne Laidacker, P.L.S. See also survey plat recorded at Columbia County Map Book 7, Page 646 confirming and approving removal of "Not for Development" status.

HAVING THEREON ERECTED a dwelling known as 1309 Grandview Drive, Bloomsburg, PA 17815.

PARCEL NO. 31-02A-007-01

BEING THE SAME PREMISES WHICH Raymond H. McConnell and Janet M. McConnell, his wife by deed dated 09/23/99 and recorded 10/29/99 in Columbia County Instrument NO. 1999-10027, granted and conveyed unto James R. Kistler and Nanci Jo Kistler, his wife.

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.

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

PLAINTIFF

VS.

NANCI J. KISTLER AND
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

2015-ED-100
IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815**:

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

NANCI J. KISTLER
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

JAMES R. KISTLER
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

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

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

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

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

Capital One Bank c/o
Edwin A. Abrahamsen & Assoc.
120 North Keyser Avenue
Scranton, PA 18504

Capital One Bank Address:
1680 Capital One Drive #1400
McLean, VA 22102

One Main Financial
1115 Old Berwick Road
Bloomsburg, PA 17815

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

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

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

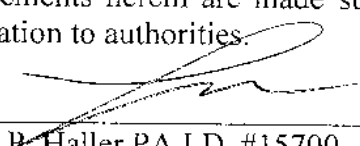
TENANT/OCCUPANT
1309 GRANDVIEW DRIVE
BLOOMSBURG, PA 17815

ATTORNEY FRANKLIN E. KEPNER, JR.
123 WEST FRONT STREET
BERWICK, PA 18603

Elliott B. Weiss, Esquire
416 Pine Street – Suite 203
Williamsport, PA 17701

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

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



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

DATE: July 27, 2015

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

PLAINTIFF

VS.

NANCI J. KISTLER AND
JAMES R. KISTLER.

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

2015-ED-100
IN MORTGAGE FORECLOSURE

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

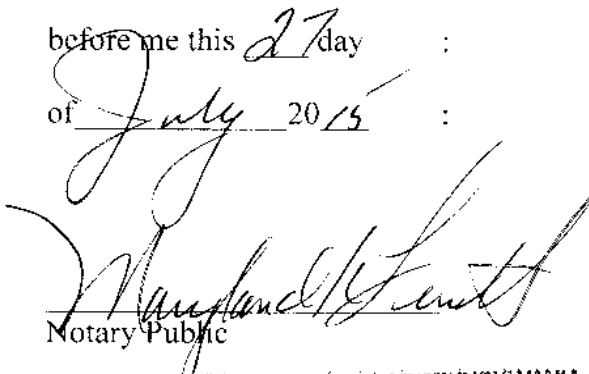
COUNTY OF DAUPHIN :


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

Sworn to and subscribed :

before me this 27 day :

of July 2015 :


Notary Public


LEON P. HALLER, ESQUIRE

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

PLAINTIFF

VS.

NANCI J. KISTLER AND
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

2015-ED-100
IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :


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

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

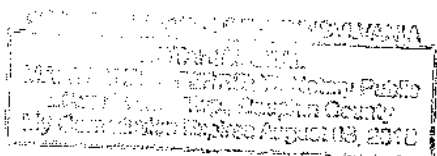
Sworn to and subscribed :

before me this 27 day :

of July 2015 :


Notary Public


LEON P. HALLER, ESQUIRE





Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: KISTLER

First Name: JAMES

Middle Name: R

Active Duty Status As Of: Jul-27-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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Certificate ID: 4AO7A709Q142RE0



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: KISTLER

First Name: NANCI

Middle Name: J

Active Duty Status As Of: Jul-27-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
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This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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Mary M. Snavely-Dixon

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

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More information on "Active Duty Status"

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Certificate ID: KAUF77C91142P00

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace, in the Township of Scott, County of Columbia, and Commonwealth of Pennsylvania, bounded and described more fully, as follows:

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin on the western edge of right-of-way of Township Route No. 770, also known as Sundale Drive, said iron pin also being the northeast corner of lands described herein;

THENCE by the western edge of right-of-way of Township Route No. 770, South 6 degrees 00 minutes 00 seconds East 94.57 feet to an iron pin;

THENCE by the same on a curve having a radius of 25.98 feet, an arc distance of 34.34 feet and a long chord of South 31 degrees 52 minutes 30 seconds West 31.90 feet to an iron pin on the northern edge of right-of-way of Township Route No. 703, also known as Grandview Drive;

THENCE by the northern edge of right-of-way of Township Route No. 703, South 69 degrees 45 minutes 00 seconds West 129.40 feet to a railroad spike;

THENCE by lands now or formerly of Harry C. Mathias, Jr. and Bridget G. Mathias and lands now or formerly of Jeffrey J. Wolfe, North 6 degrees 00 minutes 00 seconds West 159.22 feet to an iron pin;

THENCE by Tract No. 1 North 87 degrees 00 minutes 33 seconds East 145.20 feet to the place of BEGINNING.

BEING DESIGNATED AS Tract No. 2, and containing .454 acres as per survey draft of two (2) tracts by L. Wayne Laidacker, P.L.S., dated 4/4/91. Description written by L. Wayne Laidacker, P.L.S. See also survey plat recorded at Columbia County Map Book 7, Page 646 confirming and approving removal of "Not for Development" status.

HAVING THEREON ERECTED a dwelling known as 1309 Grandview Drive, Bloomsburg, PA 17815.

PARCEL NO. 31-02A-007-01

BEING THE SAME PREMISES WHICH Raymond H. McConnell and Janet M. McConnell, his wife by deed dated 09/23/99 and recorded 10/29/99 in Columbia County Instrument NO. 1999-10027, granted and conveyed unto James R. Kistler and Nanci Jo Kistler, his wife.

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.

SHORT LEGAL FOR ADVERTISING:

ALL THAT CERTAIN piece, parcel and lot of land situate in the building land development known as Sundale Terrace, in the Township of Scott, Columbia County, Pennsylvania, being Tract No. 2, containing .454 acres per survey draft of two tracts by L. Wayne Laidacker, P.L.S. dated 4/4/91, survey plat at Columbia County Map Book 7, Page 646, having thereon erected a dwelling known as 1309 Grandview Drive, Bloomsburg, PA 17815.

PARCEL NO. 31-02A-007-01

Reference Columbia County Instrument No. 1999-10027.

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant(s): **NANCI J. KISTLER AND JAMES R. KISTLER**

Filed to No. **2012-CV-0000337-MF** 2015-ED-100

INSTRUCTIONS

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

1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

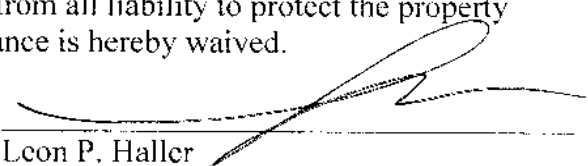
The parties to be served **PERSONALLY** and their addresses are as follows:

**NANCI J. KISTLER, 1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815
JAMES R. KISTLER, 1309 GRANDVIEW DRIVE BLOOMSBURG, PA 17815**

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, July 27, 2015 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


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

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

PLAINTIFF

VS.

NANCI J. KISTLER AND
JAMES R. KISTLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2012-CV-0000337-MF

2015-ED-100

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :


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

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

Sworn to and subscribed :

before me this 27 day :

of July 2015 :


Notary Public


LEON P. HALLER, ESQUIRE





Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: KISTLER

First Name: JAMES

Middle Name: R

Active Duty Status As Of: Jul-27-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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Certificate ID: 4AO7A709Q142RE0



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: KISTLER

First Name: Nanci

Middle Name: J

Active Duty Status As Of: Jul-27-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Certificate ID: KAUF77C91142P00

SHERIFF:

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

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

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

Document Receipt

Trans #	5932	Carrier / service:	USPS Server	First-Class Mail®	7/31/2015 12:00:00 AM
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Ship to:

ELLIOTT B. WEISS ESQ

416 PINE STREET

SUITE #203

WILLIAMSPORT PA 17701

Tracking #:	71901140006000059241
Doc Ref #:	2015ED100
Postage	5.1300

Document Receipt				
Trans #	5931	Carrier / service:	USPS Server	First-Class Mail®
7/31/2015 12:00:00 AM				
Ship to:				
CAPITAL ONE BANK				
1680 CAPITAL ONE DRIVE				
#1400				
			Tracking #:	71901140006000059234
			Doc Ref #:	2015ED100
			Postage	5.1300
MCLEAN VA 22102				

Document Receipt				
Trans #	5931	Carrier / service:	USPS Server	First-Class Mail®
7/31/2015 12:00:00 AM				
Ship to:				
CAPITAL ONE BANK				
1680 CAPITAL ONE DRIVE				
#1400				
			Tracking #:	71901140006000059234
			Doc Ref #:	2015ED100
			Postage	5.1300
MCLEAN VA 22102				

/s/

Document Receipt				
Trans #	5931	Carrier / service:	USPS Server	First-Class Mail®
7/31/2015 12:00:00 AM				
Ship to:				
CAPITAL ONE BANK				
1680 CAPITAL ONE DRIVE				
#1400				
			Tracking #:	71901140006000059234
			Doc Ref #:	2015ED100
			Postage	5.1300
MCLEAN	VA	22102		

100

Document Receipt

Trans # 5930 Carrier / service: USPS Server First-Class Mail® 7/31/2015 12:00:00 AM

Ship to:

CAPITAL ONE BANK

EDWIN A. ABRAHAMSEN &
ASSOC

120 NORTH KEYSER AVENUE

Tracking #: 71901140006000059227

Doc Ref #: 2015ED100

Postage 5.1300

SCRANTON PA 18504

180

Document Receipt				
Trans #	5929	Carrier / service:	USPS Server	First-Class Mail®
7/31/2015 12:00:00 AM				
Ship to:				
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE		
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000059210	
		Doc Ref #:	2015ED100	
		Postage	5.1300	
PHILADELPHIA PA 19106				

Document Receipt

Trans #	5928	Carrier / service:	USPS Server	First-Class Mail®	7/31/2015 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 #: 71901140006000059203

Doc Ref #: 2015ED100

Postage 5.1300

PHILADELPHIA PA 19107

100

Document Receipt

Trans #	5928	Carrier / service:	USPS Server	First-Class Mail®	7/31/2015 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 #:	71901140006000059203
Doc Ref #:	2015ED100
Postage	5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	5927	Carrier / service:	USPS Server	First-Class Mail®	7/31/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000059197

Doc Ref #: 2015ED100

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5926	Carrier / service:	USPS Server	First-Class Mail®	7/31/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000059180

Doc Ref #: 2015ED100

Postage 5.1300

HARRISBURG PA 17128

/00

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

METRO
BANK

60-184/313

EMV (256bit) Check Fraud
Protection for Business

CHECK NO.
206600

CHECK DATE
07/29/2015

206600

CHECK AMOUNT
\$1,350.00

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

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈ 206600⑈ ⑆031301846⑆ 513209312⑈