

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

GREEN TREE SERVICING LLC VS ESTATE OF LUTHER BALL

NO. 152-2015 ED NO. 1484-2014 JD

DATE/TIME OF SALE: March 2, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 224,117

POUNDAGE - 2% OF BID \$ 44,82

TRANSFER TAX - 2% OF FAIR MKT \$ -

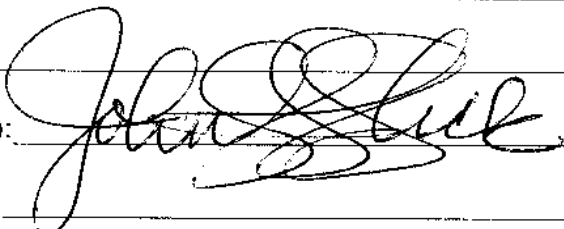
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2285,99

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2285,99

LESS DEPOSIT: \$ 1380,00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 935,99

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
GREEN TREE SERVICING LLC

vs.

**Defendant**  
KAREN S JOHNS

**Attorney for the Plaintiff:**  
POWERS, KIRN & ASSOCIATES  
8 NESHAMINY INTERPLEX, SUITE 215  
TREVOSE, PA 19053

**Sheriff's Sale Date:** Wednesday, March 2, 2016

**Writ of Execution No. :** 2014CV1484

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 567 HETLERVILLE ROAD, NESCOPECK, PA 18635

## 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                   | \$48.00    |
| Posting Handbill                | \$15.00    |
| Press Enterprise Inc.           | \$1,199.67 |
| Prothonotary, Acknowledge Deed  | \$10.00    |
| Sheriff Automation Fund         | \$50.00    |
| Sheriff's Deed                  | \$35.00    |
| Solicitor Services              | \$100.00   |
| Transfer Tax Form               | \$25.00    |
| Web Posting                     | \$100.00   |
| Service                         | \$270.00   |
| Service Mileage                 | \$20.00    |
| Distribution Form               | \$25.00    |
| Copies                          | \$9.00     |
| Notary Fee                      | \$10.00    |
| Tax Claim Search                | \$5.00     |
| Surcharge                       | \$180.00   |

**Total Sheriff Costs** **\$2,174.17**

## Distribution Costs

|                |         |
|----------------|---------|
| Recording Fees | \$67.00 |
|----------------|---------|

**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$2,241.17**

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

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

728 Marne Highway  
Suite 200  
Moorestown, NJ 08057

Eight Neshaminy  
Interplex Suite 215  
Trevose, PA 19053

Telephone: 215-942-2090  
Fax: 215-942-9695  
[www.pkallc.com](http://www.pkallc.com)

March 3, 2016

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

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

Jill Manuel-Coughlin \*  
Jolanta Pekalska+  
Harry B. Reese\*  
Matthew J. McDonnell \*  
Jessica N. Manis \*  
\*Member of NJ and PA  
Bar  
\*\* Member of NJ Bar  
+Member of PA Bar

RE: Green Tree Servicing LLC V. Estate of Luther N. Ball, Deceased

Premises: 567 Hettlerville Road, Nescopeck, PA 18635  
Sale held: March 2, 2016  
Docket #: 2014-CV-1484

Dear Sir/Madam:

Enclosed please find items necessary to have the Sheriff's deed recorded.

**Title should be transferred to: Federal National Mortgage Association**  
**1835 Market Street, Suite 2300**  
**Philadelphia, PA 19103**

Additionally, two realty transfer tax statements of value are enclosed for your use. Kindly return a copy of the recorded Sheriff's deed to my attention using the self-addressed, stamped envelope provided. Should you need anything further, please contact me. Thank you for your assistance in regards to this matter.

Very truly yours,



Sabrina Sherwood for  
Powers, Kirn & Associates, LLC  
[Sabrina.Sherwood@pkallc.com](mailto:Sabrina.Sherwood@pkallc.com)

enclosures



**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<br><b>POWERS, KIRN &amp; ASSOCIATES, LLC</b>              |  | Telephone Number:<br><b>(215) 942-2090</b> |                                   |
| Mailing Address<br><b>EIGHT NESHAMINY INTERPLEX, SUITE 215</b> |  | City<br><b>TREVOSE</b>                     | State ZIP Code<br><b>PA 19053</b> |

### B. TRANSFER DATA

|   |  |  |  |
|---|--|--|--|
| Date of Acceptance of Document<br><b>03 / 03 / 2016</b>   |  |  |  |
| Grantor(s)/Lessor(s)<br><b>Sheriff of Columbia County</b> |  | Telephone Number:<br><b>(570) 389-5622</b>                           |  |
| Mailing Address<br><b>35 W Main Street</b>                |  | Grantee(s)/Lessee(s)<br><b>Federal National Mortgage Association</b> |  |
| City<br><b>Bloomsburg</b>                                 |  | Telephone Number:<br><b>(215) 942-2090</b>                           |  |
| State<br><b>PA</b>  |  | Mailing Address<br><b>1835 Market Street, Suite 2300</b>             |  |
| ZIP Code<br><b>17815</b>                                  |  | City<br><b>Philadelphia</b>  |  |
|   |  | State<br><b>PA</b>   |  |
|   |  | ZIP Code<br><b>19103</b>   |  |

### C. REAL ESTATE LOCATION

|   |  |  |  |
|---|--|--|--|
| Street Address<br><b>567 Hettlerville Road, Nescopeck, PA 18635</b> |  | City, Township, Borough<br><b>Mifflin Township</b> |  |
| County<br><b>Columbia</b>   | School District<br><b>Central Columbia S D</b> | Tax Parcel Number<br><b>23-08-008-03-000</b>       |  |

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

|   |   |   |
|---|---|---|
| 1. Actual Cash Consideration<br><b>2,285.99</b> | 2. Other Consideration<br><b>+ 0.00</b>       | 3. Total Consideration<br><b>= 2,285.99</b> |
| 4. County Assessed Value<br><b>17,861.00</b>    | 5. Common Level Ratio Factor<br><b>x 3.60</b> | 6. Fair Market Value<br><b>= 64,299.60</b>  |

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

|  |  |  |
|--|--|--|
| 1a. Amount of Exemption Claimed<br><b>\$ 64,299.60</b> | 1b. Percentage of Grantor's Interest in Real Estate<br><b>100.00 %</b> | 1c. Percentage of Grantor's Interest Conveyed<br><b>100.00 %</b> |
|--|--|--|

### 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.) Transferring to a government agency.

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

Date

*Sabrina Sherwood*

*3-3-16*

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

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



 **Citizens Bank**

3-7615/360

04/20/2016

PAY TO THE ORDER OF Sheriff of Columbia County

\$\*\*935.99

Nine Hundred Thirty-Five and 99/100\*\*\*\*\*

DOLLARS

Sheriff of Columbia County

MEMO

 Shield

13-0811/Bail/settlement

TRUE WATERMARK PAPER: HOLD TO LIGHT TO VIEW. PAPER CONTAINS TONER AND MICRON PAPER WATER. PAPER CONTAINS TONER AND MICRON PAPER WATER.

⑈022356⑈ ⑆036076150⑆ 6236636358⑈

POWERS, KIRN & ASSOCIATES, LLC  
JILL MANUEL-COUGHILIN, ESQUIRE Id. No. 63252  
AMANDA L. RAUER, ESQUIRE Id. No. 307028  
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968  
HARRY B. REESE, ESQUIRE Id. No. 310501  
MATTHEW J. McDONNELL, ESQUIRE Id. No. 313549  
EIGHT NESHAMINY INTERPLEX, SUITE 215  
TREVISO, PA 19053  
215-942-2090

GREEN TREE SERVICING, LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

KAREN S. JOINS, AS  
ADMINISTRATRIX OF THE ESTATE  
OF LUTHER N. BALL, DECEASED

No.: 2014-CV-1484  
2015-ED-152

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for January 27, 2016 at 9 A.M. in the above-captioned matter has been continued until March 2, 2016 at 9 A.M.

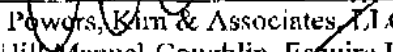
**CERTIFICATE OF FILING**

On this date, a Notice of the Date of Continued Sheriff's Sale in the above captioned matter was sent for filing with the Prothonotary of Columbia County.

**CERTIFICATE OF SERVICE**

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the defendants.

Date: 1-29-16

  
Powers, Kirn & Associates, LLC  
☒ Jill Manuel-Coughlin, Esquire Id. No. 63252  
☒ Amanda L. Rauer, Esquire Id. No. 307028  
☐ Jolanta Pekalska, Esquire, Id. No. 307968  
☐ Harry B. Reese, Esquire, Id. No. 310501  
☐ Matthew J. McDonnell, Esquire Id. No. 313549  
Attorneys for Plaintiff

**PK****&A Powers, Kirn &  
Associates, LLC**728 Marne Highway  
Suite 200  
Moorestown, NJ 08057Eight Neshaminy  
Interplex Suite 215  
Trevose, PA 19053Telephone: 215-942-2090  
Fax: 215-942-8661  
[www.pkallc.com](http://www.pkallc.com)

January 25, 2016

Columbia County  
Office of the Sheriff  
35 W Main Street  
Bloomsburg, PA 17815Sarah E. Powers\*  
William M.E. Powers,  
Jr.\*\*  
William M.E. Powers, III\*  
Edward W. Kim, III\*Jill Manuel-Coughlin \*  
Amanda L. Rauer\*  
Jolanta Pekalska+  
Harry B. Reese\*  
Matthew J. McDonnell \*  
\*Member of NJ and PA  
Bar  
\*\* Member of NJ Bar  
+Member of PA BarRE: Green Tree Servicing, LLC v Karen S. Johns, as Administratrix of the Estate of Luther N. Ball,  
DeceasedPremises: 567 Hotterville Road, Nescopeck, PA 18635  
Docket #: 2014-CV-1484, 2015-ED-152

Dear Sir/Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is  
scheduled for January 27, 2016.

Please re-schedule the sale for March 2, 2016.

Very truly yours,

Erin Dormer for  
Powers, Kirn & Associates, LLC  
[Erin.dormer@pkallc.com](mailto:Erin.dormer@pkallc.com)

Enclosures

VIA FAX: 570-389-5625

## FAX COVER SHEET

FAX

**POWERS, KIRN & ASSOCIATES, LLC**Eight Neshaminy Interplex, Suite 215, Trevose, PA 19053

DATE:

02/29/16

TO:

Sheriff Sales

FAX NO.:

570-389-5625

FROM:

NATALIE DANIEL

COMPANY: Powers, Kirn &amp; Associates, LLC

PHONE NO. (215) 942-2090

FAX NO. (215) 942-8661

NO. PAGES:

Incl. Cover Page

**RE: Please find 3129.2's showing proof of service forup coming sales attached.****Confidential**

This memo is intended only for the individual or entity to which it is addressed, and may contain information that is privileged, confidential or otherwise exempt from the disclosure under applicable law. If you are not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address. Thank you.

13-0811-Ball



#13-0811

POWERS KIRN & ASSOCIATES, LLC  
Eight Neshaminy Interplex, Suite 215  
Trevose, PA 19053  
Telephone: 215-942-2090  
Attorneys for Plaintiff

GREEN TREE SERVICING LLC

Plaintiff

vs.

Karen S. Johns, As Administratrix of the  
Estate of Luther N. Ball, Deceased

Defendant

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2014-CV-1484

AFFIDAVIT PURSUANT TO RULE 3129.2

Plaintiff, by and through its undersigned counsel, says:

1. On December 22, 2015, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant, Karen S. Johns, As Administratrix of the Estate of Luther N. Ball, Deceased, by a private process server. A copy of the service return is attached hereto and made a part hereof as Exhibit "A".

2. On February 01, 2016, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

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

POWERS KIRN &amp; ASSOCIATES, LLC

By: ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252☐ Amanda L. Rauer, Esquire Id. No. 307028☐ Jelanta Pekalska, Esquire Id. No. 307968☒ Harry B. Reese, Esquire Id. No. 310501☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

Dated: 2-23-16

EXHIBIT "A"

\*ALTERNATE ADDRESS

## AFFIDAVIT OF SERVICE

PLAINTIFF:  
GREENTREE SERVICING, LLC

DEFENDANT(S):  
KAREN S. JOHNS, AS ADMINISTRATRIX OF THE ESTATE  
OF LUTHER N. BELL, DECEASED

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
COURT# 2014-CV-1484

SERVE UPON:  
KAREN S. JOHNS, AS ADMINISTRATRIX OF THE ESTATE OF  
LUTHER N. BELL, DECEASED  
1427 REAR 3<sup>RD</sup> AVE  
BERWICK, PA 18803

TYPE OF ACTION  
XX CIVIL ACTION - NOTICE OF SHERIFF'S SALE

## SERVED

Served and made known to KAREN S. JOHNS, AS ADMINISTRATRIX OF THE ESTATE OF LUTHER N. BELL, DECEASED on the  
22<sup>ND</sup> day of DECEMBER 15 at 6:20 AM at 133 GARFIELD AVE, BERWICK, PA \* in the manner  
described below:

|  |  |
|--|--|
| <input checked="" type="checkbox"/> Defendant personally served.   | <input type="checkbox"/> Manager/Clerk of place of lodging in which Defendant resides.               |
| <input type="checkbox"/> Adult family member with whom Defendant resides.                                | <input type="checkbox"/> Agent or person in charge of Defendant's office or usual place of business. |
| <input type="checkbox"/> Relationship is _____   | <input type="checkbox"/> Other _____   |
| <input type="checkbox"/> Adult in charge of Defendant's residence who refused to give name/relationship. |  |

Description: Age: 50 Height: 5'7" Weight: 135 Race: W Sex: F Other \_\_\_\_\_

I, Ronald Moll a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff Sale in the captioned case on the date and at the address indicated above.

## NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:  
\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant \_\_\_\_\_ Does Not Reside \_\_\_\_\_ Refused

| Date of Attempt: | Time of Attempt: | Result:   |
|------------------|------------------|---|
|                  |                  | * S.A. IS RESIDENCE OF DEFENDANT'S DAUGHTER, WHO STATED |
|                  |                  | THAT MS. JOHNS MOVED & NOW RESIDES @ 133 GARFIELD AVE   |
|                  |                  | BERWICK, PA.  |

Sworn to and subscribed  
before me this 28<sup>th</sup> day  
of DECEMBER, 2015

Notary: \_\_\_\_\_

By: Ronald Moll

DAVID CURTY  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 17, 2019

ATTORNEY FOR PLAINTIFF  
POWERS, KIRN, & ASSOCIATES, LLC  
EIGHT NESHAMINY INTERPLEX, SUITE 215  
TREVISO, PA 19053  
FILE# 13-0811

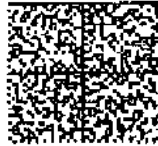
12/11

5/165

**EXHIBIT "B"**

| NAME AND ADDRESS OF SENDER  |  | INDICATE TYPE OF MAIL   |     |                 |                        | CHECK APPROPRIATE BLOCK FOR   |                      |          |          | POSTMARK AND DATE OF RECEIPT   |                |         |  |
|---|--|---|-----|-----------------|------------------------|---|----------------------|----------|----------|--|----------------|---------|--|
| Powers, Kim & Associates<br>1310 Industrial Boulevard, Suite 202<br>Southampton, PA 18966 |  | Registered Mail:<br><input type="checkbox"/> Insured<br><input type="checkbox"/> COD<br><input type="checkbox"/> Certified Mail |     |                 |                        | Registered Mail:<br><input type="checkbox"/> With Postal Insurance<br><input type="checkbox"/> Without Postal Insurance |                      |          |          | Affix stamp here if issued as certificate of mailing<br>or for additional copies of this bill. |                |         |  |
|   |  | Postage   | Fee | Handling Charge | Act. Value (If Regis.) | Insured Value   | Due Sender IF C.O.D. | R.R. Fee | S.D. Fee | S.H. Fee   | Rest. Del. Fee | Remarks |  |
| 1   | Columbia County Domestic Relations<br>11 West Main Street<br>P.O. Box 380<br>Bloomsburg, PA 17815  |   |     |                 |                        |   |                      |          |          |  |                |         |  |
| 2   | Columbia County Tax Claim Bureau<br>11 West Main Street<br>Main Street County Annex<br>P.O. Box 380<br>Bloomsburg, PA 17815                                    |   |     |                 |                        |   |                      |          |          |  |                |         |  |
| 3   | PA Department of Public Welfare<br>Bureau of Child Support Enforcement<br>Health and Welfare Building - Room 432<br>P.O. Box 2675<br>Harrisburg, PA 17105-2675 |   |     |                 |                        |   |                      |          |          |  |                |         |  |
| 4   | Commonwealth of PA<br>Bureau of Individual Tax<br>Strawberry Square Dept 280601<br>Harrisburg, PA 17128  |   |     |                 |                        |   |                      |          |          |  |                |         |  |
| 5   | Pennsylvania Office of Attorney General<br>16th Floor, Strawberry Square<br>Harrisburg, PA 17128   |   |     |                 |                        |   |                      |          |          |  |                |         |  |
| 6   | Commonwealth of PA, Dept of Revenue<br>Bureau of Compliance, Clearance Support<br>Dept. 280948<br>Harrisburg, PA 17128-0948                                    |   |     |                 |                        |   |                      |          |          |  |                |         |  |
| 7   | Commonwealth of PA<br>Bureau of Individual Tax<br>Inheritance Tax Division<br>6th Floor, Strawberry Square<br>Department 280601<br>Harrisburg, PA 17128        |   |     |                 |                        |   |                      |          |          |  |                |         |  |
| 8   | Department of Public Welfare<br>TPL Casualty Unit<br>Estate Recovery Program<br>PO Box 8486 Willow Oak Building<br>Harrisburg, PA 17105                        |   |     |                 |                        |   |                      |          |          |  |                |         |  |
| 9   | Internal Revenue Service<br>WS Monroch Building<br>1000 Liberty Avenue, Rm 112<br>Pittsburgh, PA 15222   |   |     |                 |                        |   |                      |          |          |  |                |         |  |
| 10  | Chase Bank USA NA<br>West Asset Management Inc.<br>7171 Mory Road PO Box 6183<br>Omaha, NE 68106   |   |     |                 |                        |   |                      |          |          |  |                |         |  |

UNITED STATES POSTAGE  
\$ 003.630  
02 IP  
0003194302 FEB 01 2016  
MAILED FROM ZIP CODE 18053



PA 18053  
FEB 01 2016  
SPS



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

REAL ESTATE TAX CERTIFICATION

Date: 01/21/2016

Fee: \$5.00

Cert. NO: 23197

BALL LUTHER N  
C/O BULL BULL KNECHT  
106 MARKET ST  
BERWICK PA 18603

District: MIFFLIN TWP  
Deed: 20040 -0586  
Location: 567 HETLERVILLE RD  
Parcel Id:23 -08 -008-03,000

Assessment: 17,861  
Balances as of 01/21/2016

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

By: Sheriff Per: \_\_\_\_\_

\*CERTIFICATION DOES NOT INCLUDE ANY 2016 REAL ESTATE TAX AMOUNTS

# SHERIFF'S SALE COST SHEET

VS. Johns  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

|                                 |                            |
|---------------------------------|----------------------------|
| DOCKET/RETURN                   | \$15.00                    |
| SERVICE PER DEF.                | \$ <del>25.00</del> 270.00 |
| LEVY (PER PARCEL                | \$15.00                    |
| MAILING COSTS                   | \$ 48.00                   |
| ADVERTISING SALE BILLS & COPIES | \$17.50                    |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00                    |
| MILEAGE                         | \$ 20.00                   |
| POSTING HANDBILL                | \$15.00                    |
| CRYING/ADJOURN SALE             | \$10.00                    |
| SHERIFF'S DEED                  | \$35.00                    |
| TRANSFER TAX FORM               | \$25.00                    |
| DISTRIBUTION FORM               | \$25.00                    |
| COPIES                          | \$ 9.00                    |
| NOTARY                          | \$ 10.00                   |
| TOTAL ***** \$ 529.50           |                            |

|                        |                |
|------------------------|----------------|
| WEB POSTING            | \$150.00       |
| PRESS ENTERPRISE INC.  | \$ 1190.67     |
| SOLICITOR'S SERVICES   | \$75.00 100.00 |
| TOTAL ***** \$ 1419.67 |                |

|                       |          |
|-----------------------|----------|
| PROTHONOTARY (NOTARY) | \$10.00  |
| RECORDER OF DEEDS     | \$ 67.00 |
| TOTAL ***** \$ 77.00  |          |

|                       |          |
|-----------------------|----------|
| REAL ESTATE TAXES:    |          |
| BORO, TWP & COUNTY 20 | \$ _____ |
| SCHOOL DIST. 20       | \$ _____ |
| DELINQUENT 20         | \$ 5.00  |
| TOTAL ***** \$ 5.00   |          |

|                     |          |
|---------------------|----------|
| MUNICIPAL FEES DUE: |          |
| SEWER 20            | \$ _____ |
| WATER 20            | \$ _____ |
| TOTAL ***** \$ -0-  |          |

|                      |           |
|----------------------|-----------|
| SURCHARGE FEE (DSTE) | \$ 180.00 |
| MISC. _____          | \$ _____  |
| _____                | \$ _____  |
| TOTAL ***** \$ -0-   |           |

TOTAL COSTS (OPENING BID) \$ 2241.17

1350.00



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE SERVICING LLC  
vs.  
KAREN S JOHNS

Case Number  
2014CV1484

## SHERIFF'S RETURN OF SERVICE

12/14/2015 02:07 PM - DEPUTY RAYMOND TONKINSON, 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 567 HELTERVILLE ROAD, NESCOPECK, PA 18635.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

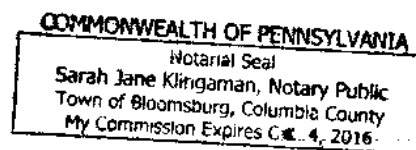
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

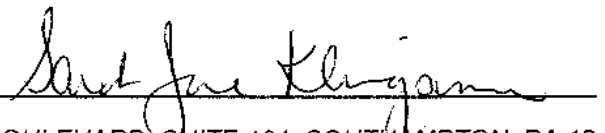
December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015



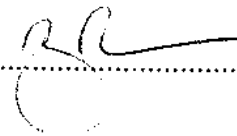


Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

100 County State Sheriff's Association, Inc.

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 January 6, 13, 20, 2016 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 20<sup>th</sup> day of January 2016

.....  
(Notary Public)



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

.....

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE SERVICING LLC  
vs.  
KAREN S JOHNS

Case Number  
2014CV1484

## SHERIFF'S RETURN OF SERVICE

11/20/2015 01:33 PM - DEPUTY SCOTT MAYERNICK, 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 KATIE FOWLER HER DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR KAREN S JOHNS AT 1427 REAR 3RD AVENUE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

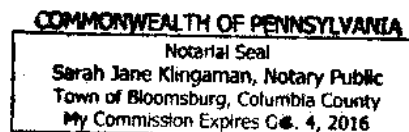
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
JOHNS, KAREN S

Case Number  
2014CV1484

## SERVICE COVER SHEET

### Service Details:

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

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 567 HELTERVILLE ROAD  
NESCOPECK, PA 18635

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

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:**

12-19-15

**Time:**

1407

**Deputy:**

7

**Mileage:**

### Attorney / Originator:

**Name:** POWERS, KIRN & JAVARDIAN LLC

**Phone:**

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2014CV1484

567 HELTERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
JOHNS, KAREN S

Case Number  
2014CV1484

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

152

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

\* Scott  
See Service

### Serve To:

Name: KAREN S JOHNS # 317-0465

Primary Address: 1427 REAR 3RD AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 567 HETLERVILLE ROAD  
NESCOPECK, PA 18635

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Katie Fowler

Relation:

daughter

Date:

11-20-15

Time:

13:55

Deputy:

3

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

JOHNS, KAREN S

2014CV1484

1427 REAR 3RD AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
JOHNS, KAREN S

Case Number  
2014CV1484

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: KAREN S JOHNS

Primary Address: 1525 3RD AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 567 HETLERVILLE ROAD  
NESCOPECK, PA 18635

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

JOHNS, KAREN S

2014CV1484

1525 3RD AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
JOHNS, KAREN S

Case Number  
2014CV1484

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: KAREN S JOHNS

Primary Address: 567 HETLERVILLE ROAD  
NESCOPECK, PA 18635

Phone: DOB:

Alternate Address: 1525 3RD AVENUE  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

JOHNS, KAREN S

2014CV1484

567 HETLERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION



December 3, 2015

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House-P.O. BOX 380  
Bloomsburg, Pa 17815

**GREEN TREE SERVICING, LLC**

**VS.**

**KAREN S. JOHNS, AS ADMINISTARTRIX OF THE ESTATE OF  
LUTHER N. BALL, DECEASED**

**NO: 2014-CV-1484  
NO: 2015-ED-152**

Dear Timothy:

The property located at 567 Hettlerville Road, Nescopeck Pa is not connected to public sewer, therefore no money is due to our office.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479



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



71901140006000068403

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

---

152.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
JOHNS, KAREN S

Case Number  
2014CV1484

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 152

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### 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: Secretary

Date: 11-20-15

Time: 15:18

Deputy: 3

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2014CV1484

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
JOHNS, KAREN S

Case Number  
2014CV1484

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 152

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: RICHARD W KNECHT

Primary Address: 339 WEST FRONT STREET  
BERWICK, PA 18603

Phone: 570-759-0359 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Stephanie Hill

Relation: Office Manager

Date: 11-20-15

Time: 14:30

Deputy: 3

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

KNECHT, RICHARD W

2014CV1484

339 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
JOHNS, KAREN S

Case Number  
2014CV1484

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 152

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

✓ agent

### Serve To:

Name: OCCUPANT

Primary Address: 567 HELTERVILLE ROAD  
NESCOPECK, PA 18635

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Rooted · Other

Adult In Charge:

Relation:

Date: 11-20-15

Time: 12:15

Deputy: 3

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

OCCUPANT

2014CV1484

567 HELTERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
JOHNS, KAREN S

Case Number  
2014CV1484

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

152

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Connie Johnson

Relation:

Clerk

Date:

11-20-15

Time:

11:00

Deputy:

4

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CENTRAL COLUMBIA SD

2014CV1484

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 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 11/19/15

Account:

Name:

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

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

|         |              |                            |
|---------|--------------|----------------------------|
| 27 2016 | Ad ID:       | 1057974                    |
|         | Description: | Johns Sheriff Sale January |
|         | Run Dates:   | 01/06/16 to 01/20/16       |
|         | Class:       | 2                          |
|         | Agate Lines: | 219                        |
|         | Blind Box:   |                            |

|                           |                     |                    |                       |                    |
|---------------------------|---------------------|--------------------|-----------------------|--------------------|
| <b>Total Ad Cost</b>      |                     | <b>\$1,199.67</b>  |                       |                    |
| <b>Amount Paid</b>        |                     | <b>\$0.00</b>      |                       |                    |
| <u><b>Publication</b></u> | <u><b>Start</b></u> | <u><b>Stop</b></u> | <u><b>Inserts</b></u> | <u><b>Cost</b></u> |
| Press Enterprise          | 01/06/16            | 01/20/16           | 3                     | \$1,199.67         |

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1484

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, JANUARY 27, 2016  
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 or tract of land situate in Millfin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar being a corner of land of Michael and Cindy Boggs, thence running along land of Michael and Cindy Boggs, North 12 degrees 18 minutes 02 seconds West, 248.87 feet to a rebar found; thence continuing along the same, North 78 degrees 42 minutes 45 seconds East, 131.00 feet to a rebar set; thence running along Parcel No. 1 of the hereinafter referenced subdivision, South 12 degrees 18 minutes 02 seconds East, 192.00 feet to a rebar set; thence continuing along the same, South 10 degrees 21 minutes 42 seconds West, 93.72 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028, thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 20 minutes 30 seconds West, 21.00 feet to a point; thence continuing along the same, North 86 degrees 54 minutes 08 seconds West, 79.38 feet to a rebar found, the place of beginning.

CONTAINING 0.7667 acres of land and being more fully shown as the residue on survey subdivision plat entitled "Proposed Subdivision of Michael J. and Wendy J. Mowery" as prepared by Tird L. Orman and Associates, Inc., dated May 18, 1995, approved by Millfin Township Planning Commission on July 7, 1995, and as recorded on August 2, 1995 in Columbia County Map Book 7, page 816.

BEING THE SAME PREMISES which Luther N. Ball & Laurie A. Ball, by Deed dated 12/23/03 and recorded 01/20/04 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 2004, Page 00586, granted and conveyed unto LUTHER N. BALL. And said LUTHER N. BALL departed this life on 06/10/2010, vesting the title solely in Karen S. Johns by rights of survivorship.

IMPROVEMENTS, RESIDENTIAL, DWELLING

TAX PARCEL: 23-08-008-03

PROPERTY ADDRESS: 567 HELTERVILLE ROAD, NESCOPECK, PA 18635

U/P / TAX PARCEL NUMBER: 23-08-008-03

Seized and taken into execution to be sold as the property of KAREN S. JOHNS in suit of GREEN TREE SERVICES

**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 representative of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
JOHNS, KAREN S

Case Number  
2014CV1484

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

152

Warrant:

Notes:

SALE DATE & TIME: 01/27/2016 AT 9:00 AM  
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:

STACY ARNOLD

Relation:

CLERK

Date:

11-18-15

Time:

1:40

Deputy:

4

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2014CV1484

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
JOHNS, KAREN S

Case Number  
2014CV1484

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

152

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 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:

Denise Siegel

Relation:

Tax Clerk

Date:

11-18-15

Time:

1:35

Deputy:

4

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & JAVARDIAN LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2014CV1484

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1484

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, JANUARY 27, 2016**  
**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 or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar being a corner of land of Michael and Cindy Boggs, thence running along land of Michael and Cindy Boggs, North 12 degrees 18 minutes 02 seconds West, 248.87 feet to a rebar found; thence continuing along the same, North 78 degrees 42 minutes 45 seconds East, 131.00 feet to a rebar set; thence running along Parcel No. 1 or the hereinafter referenced subdivision, South 12 degrees 18 minutes 02 seconds East, 192.00 feet to a rebar set; thence continuing along the same, South 10 degrees 21 minutes 42 seconds West, 93.72 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028, thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 20 minutes 30 seconds West, 21.00 feet to a point; thence continuing along the same, North 85 degrees 54 minutes 08 seconds West, 79.38 feet to a rebar found, the place of beginning.

CONTAINING 0.7667 acres of land and being more fully shown as the residue on survey subdivision plot entitled "Proposed Subdivision of Michael J. and Wendy J. Mowery" as prepared by Ted L. Oman and Associates, Inc., dated May 18, 1995, approved by Mifflin Township Planning Commission on July 7, 1995, and as recorded on August 2, 1995 in Columbia County Map Book 7, page 816.

BEING THE SAME PREMISES which Luther N. Ball & Laurie A. Ball, by Deed dated 12/23/03 and recorded 01/20/04 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 2004, Page 00586, granted and conveyed unto LUTHER N. BALL. And said LUTHER N. BALL departed this life on 06/10/2010, vesting the title solely in Karen S. Johns by rights of survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING

TAX PARCEL: 23-08-008-03

PROPERTY ADDRESS: 567 HELTERVILLE ROAD, NESCOPECK, PA 18635

UPI / TAX PARCEL NUMBER: 23-08-008-03

Seized and taken into execution to be sold as the property of KAREN S JOHNS in suit of GREEN TREE SERVICING LLC.

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

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

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

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

**GREEN TREE SERVICING LLC**

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

**vs.**

**NO.: 2014-CV-1484**

**KAREN S. JOHNS, AS ADMINISTARTRIX OF  
THE ESTATE OF LUTHER N. BALL,  
DECEASED**

**2015-ED-152**

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**Commonwealth of Pennsylvania:**

**County of Columbia:**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

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

Premises: 567 HETLERVILLE ROAD, NESCOPECK, PA 18635

(See legal description attached.)

|  |                             |
|--|-----------------------------|
| Amount Due   | <u>\$83,360.69</u>          |
| Interest from 07/28/2015 to<br>Date of Sale (\$13.70 per diem) | \$ _____                    |
| Total  | \$ _____ Plus Cost \$ _____ |

as endorsed.

Dated 11/9/2015  
(Seal)

Barbara N. Libetti 1881  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016

No. 2014-CV-1484

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

GREEN TREE SERVICING LLC

vs.

KAREN S. JOHNS, AS ADMINISTRATRIX OF THE ESTATE OF  
LUTHER N. BALL, DECEASED

---

**WRIT OF EXECUTION**  
(Mortgage Foreclosure)

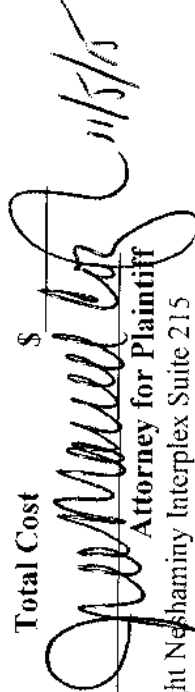
---

**Costs**

Prothy Paid \$ \_\_\_\_\_

Writ, Ret. & Sat. \$ \_\_\_\_\_

Total Cost \$ \_\_\_\_\_

  
Attorney for Plaintiff  
Eight Neshaminy Interplex Suite 215  
Trevoze, PA 19053

Address of Defendant(s)

1427 REAR 3RD AVE, BERWICK, PA 18603

Where papers may be served

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

KAREN S. JOHNS, AS ADMINISTARTRIX  
OF THE ESTATE OF LUTHER N. BALL,  
DECEASED

No.: 2014-CV-1484

2015-ED-152

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located at 567 HETLERVILLE ROAD, NESCOPECK, PA 18635:

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

Name

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

LUTHER N. BALL, DECEASED

567 HELTERVILLE ROAD  
NESCOPECK, PA 18635

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

KAREN S. JOHNS, AS ADMINISTARTRIX  
OF THE ESTATE OF LUTHER N. BALL,  
DECEASED

1427 REAR 3RD AVE  
BERWICK, PA 18603

KAREN S. JOHNS, AS ADMINISTARTRIX  
OF THE ESTATE OF LUTHER N. BALL,  
DECEASED

206 IDA STREET  
BERWICK, PA 18603

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

Name

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

WEST ASSET MANAGEMENT, INC. FOR  
CHASE BANK USA, N.A.

7171 MERCY ROAD, PO BOX 6183  
OMAHA, NE 68106

PNC BANK

ONE FIANCIAL PARKWAY Z1-YB43-02-1  
KALAMAZOO, MI 49009

PHILLIPS & COHEN ASSOCIATES, LTD ON  
BEHALF OF GE MONEY BANK

1002 JUSTISON STREET  
WILMINGTON, DE 19801

FILED  
PROTHONOTARY  
2015 NOV 9 PM 2 03  
CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA

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

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

Plaintiff.

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

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

None.

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

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

|                                    |   |
|------------------------------------|---|
| Columbia County Domestic Relations | 11 West Main Street<br>P.O. Box 380<br>Bloomsburg, PA 17815 |
|------------------------------------|---|

|                                  |   |
|----------------------------------|---|
| Columbia County Tax Claim Bureau | 11 West Main Street<br>Main Street County Annex<br>P.O. Box 380<br>Bloomsburg, PA 17815 |
|----------------------------------|---|

|  |  |
|--|--|
| PA Department of Public Welfare<br>Bureau of Child Support Enforcement | Health and Welfare Building – Room 432<br>P.O. Box 2675<br>Harrisburg, PA 17105-2675 |
|--|--|

|  |   |
|--|---|
| Commonwealth of PA<br>Bureau of Individual Tax | Strawberry Square Dept 280601<br>Harrisburg, PA 17128 |
|--|---|

|  |  |
|--|--|
| Department of Public Welfare<br>TPL Casualty Unit<br>Estate Recovery Program | P.O Box 8486, Willow Oak Building<br>Harrisburg, PA 17105-8486 |
|--|--|

|                          |  |
|--------------------------|--|
| Internal Revenue Service | WS Moorehead Building<br>1000 Liberty Avenue, Room 112<br>Pittsburgh, PA 15222 |
|--------------------------|--|


|  |   |
|--|---|
| Pennsylvania Office of Attorney<br>General | 16 <sup>th</sup> Floor, Strawberry Square<br>Harrisburg, PA 17120 |
|--|---|

|  |   |
|--|---|
| Commonwealth of PA, Dept of Revenue<br>Bureau of Compliance, Clearance Support | Dept. 280948<br>Harrisburg, PA 17128-0948 |
|--|---|

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

| Name                       | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|----------------------------|---|
| Tenants/Occupants          | 567 HETLERVILLE ROAD<br>NESCOPECK, PA 18635                                       |
| RICHARD W. KNECHT, ESQUIRE | 106 MARKET STREET<br>BERWICK, PA 18603  |

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

  
\_\_\_\_\_  
POWERS KIRN & ASSOCIATES, LLC  
☒ Jill Manuel-Coughlin, Esquire Id. No. 63252  
☐ Amanda L. Rauer, Esquire Id. No. 307028  
☐ Jolanta Pekalska, Esquire Id. No. 307968  
☐ Harry B. Reese, Esquire Id. No. 310501  
☐ Matthew J. McDonnell, Esquire Id. No. 313549  
Attorneys for Plaintiff

November 5, 2015

POWERS KIRN & ASSOCIATES, L.L.C  
JILL MANUEL-COUGHILIN, ESQUIRE Id. No. 63252  
AMANDA L. RAUER, ESQUIRE Id. No. 307028  
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968  
HARRY B. REESE, ESQUIRE Id. No. 310501  
MATTHEW J. MCDONNELL, ESQUIRE Id. No. 313549  
EIGHT NESHAMINY INTERPLEX, SUITE 215  
TREVOSSE, PA 19053  
(215) 942-2090

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

KAREN S. JOHNS, AS ADMINISTARTRIX      No.: 2014-CV-1484  
OF THE ESTATE OF LUTHER N. BALL,  
DECEASED

2015-ED-152

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO:    KAREN S. JOHNS, AS ADMINISTARTRIX OF THE ESTATE OF LUTHER  
N. BALL, DECEASED  
1427 REAR 3RD AVE  
BERWICK, PA 18603**

Your house (real estate) at 567 HETTLERVILLE ROAD, NESCOPECK, PA 18635, is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$83,360.69, obtained by **GREEN TREE SERVICING LLC**, against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-2090**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 942-2090.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Powers, Kim & Associates, LLC at (215) 942-2090.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**NORTH PENN LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**



POWERS KIRN & ASSOCIATES, LLC  
JILL MANUEL-COUGHlin, ESQUIRE Id. No. 63252  
AMANDA L. RAUER, ESQUIRE Id. No. 307028  
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968  
HARRY B. REESE, ESQUIRE Id. No. 310501  
MATTHEW J. MCDONNELL, ESQUIRE Id. No. 313549  
EIGHT NESHAMINY INTERPLEX, SUITE 215  
TREVose, PA 19053  
(215) 942-2090

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

KAREN S. JOHNS, AS  
ADMINISTRATRIX OF THE ESTATE  
OF LUTHER N. BALL, DECEASED

No.: 2014-CV-1484

2015-ED-152

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

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

- ( ) FHA
- ( ) Tenant Occupied
- ( ) Vacant
- ( ) Commercial
- ( ) As a result of Complaint in Assumpsit
- (\*) Act 91 complied with

FILED  
PROTHONOTARY  
2015 NOV 9 PM 2 03  
CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA

 11/5/2015

POWERS KIRN & ASSOCIATES, LLC

- ☒ Jill Manuel-Coughlin, Esquire Id. No. 63252
  - ☐ Amanda L. Rauer, Esquire Id. No. 307028
  - ☐ Jolanta Pekalska, Esquire Id. No. 307968
  - ☐ Harry B. Reese, Esquire Id. No. 310501
  - ☐ Matthew J. McDonnell, Esquire Id. No. 313549
- Attorneys for Plaintiff

**SHORT DESCRIPTION**

**DOCKET NO:** 2014-CV-1484 2015-ED-152

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

**TAX PARCEL NO:** 23-08-008-03

**PROPERTY ADDRESS** 567 HETLERVILLE ROAD  
NESCOPECK, PA 18635

**IMPROVEMENTS:** a Residential Dwelling

**SOLD AS THE PROPERTY OF:** KAREN S. JOHNS, AS ADMINISTARTRIX OF THE  
ESTATE OF LUTHER N. BALL, DECEASED

**ATTORNEY'S NAME:** Powers, Kim & Associates, L.L.C

**SHERIFF'S NAME:** Timothy T. Chamberlain

ALL THAT CERTAIN PIECE, parcel or tract of land situate in Hiffelin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar being a corner of land of Michael and Cindy Boggs, thence running along land of Michael and Cindy Boggs, North 12 degrees 18 minutes 02 seconds West, 248.87 feet to a rebar found; thence continuing along the same, North 78 degrees 42 minutes 45 seconds East, 131.00 feet to a rebar set; thence running along Parcel No. 1 of the hereinafter referenced subdivision, South 12 degrees 18 minutes 02 seconds East, 192.00 feet to a rebar set; thence continuing along the same, South 10 degrees 21 minutes 42 seconds West, 93.72 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028, thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 20 minutes 30 seconds West, 21.00 feet to a point; thence continuing along the same, North 85 degrees 54 minutes 08 seconds West, 79.38 feet to a rebar found, the place of beginning.

CONTAINING 0.7667 acres of land and being more fully shown as the residue on survey subdivision plat entitled "Proposed Subdivision of Property of Michael J. and Wendy J. Mowery" as prepared by Ted L. Oman and Associates, Inc., dated May 18, 1995, approved by Hiffelin Township Planning Commission on July 7, 1995, and as recorded on August 2, 1995 in Columbia County Map Book 7, page 816.

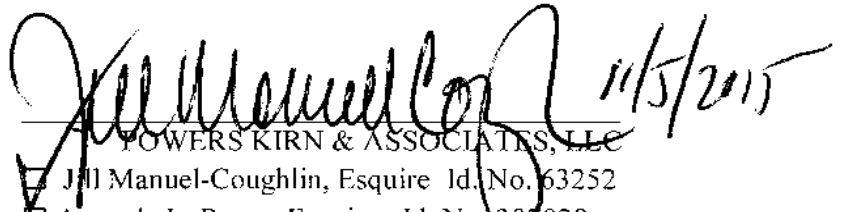
BEING THE SAME PREMISES which Luther N. Ball & Laurie A. Ball, by Deed dated 12/23/03 and recorded 01/20/04 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 2004, Page 00586, granted and conveyed unto LUTHER N. BALL. And said LUTHER N. BALL departed this life on 06/10/2010, vesting the title solely in Karen S. Johns by rights of survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 23-08-008-03

WAIVER OF WATCHMAN

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

 11/5/2015  
\_\_\_\_\_  
POWERS KIRN & ASSOCIATES, LLC

- ☒ Jill Manuel-Coughlin, Esquire Id. No. 63252
  - ☐ Amanda L. Rauer, Esquire Id. No. 307028
  - ☐ Jolanta Pekalska, Esquire Id. No. 307968
  - ☐ Harry B. Reese, Esquire Id. No. 310501
  - ☐ Matthew J. McDonnell, Esquire Id. No. 313549
- Attorneys for Plaintiff

GREEN TREE SERVICING LLC

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

KAREN S. JOHNS, AS  
ADMINISTRATRIX OF THE ESTATE  
OF LUTHER N. BALL, DECEASED

IN MORTGAGE FORECLOSURE

No.: 2014-CV-1484

Defendant(s)

2015-ED-152

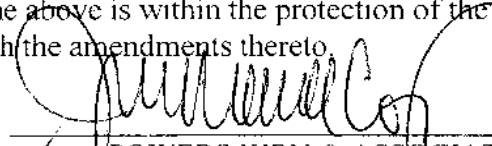
AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANTS AND PLAINTIFF

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

(a) KAREN S. JOHNS, AS ADMINISTRATRIX OF THE ESTATE OF LUTHER N. BALL, DECEASED is over 21 years of age, resides at 1427 REAR 3RD AVE, BERWICK, PA 18603;

(b) Plaintiff, GREEN TREE SERVICING LLC, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania.

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

  
POWERS KIRN & ASSOCIATES, LLC

- ☒ Jill Manuel-Coughlin, Esquire Id. No. 63252  
☐ Amanda L. Rauer, Esquire Id. No. 307028  
☐ Jolanta Pekalska, Esquire Id. No. 307968  
☐ Harry B. Reese, Esquire Id. No. 310501  
☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

FILED  
PROTHONOTARY  
2015 NOV 9 PM 2 03  
CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA



Status Report  
Pursuant to Servicemembers Civil Relief Act

Last Name: BALL

First Name: LUTHER

Middle Name: N

Active Duty Status As Of: Nov-05-2015

| 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 |
| 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 this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 01T81D92I276F00



Status Report  
Pursuant to Servicemembers Civil Relief Act

Last Name: BALL

First Name: LUTHER

Middle Name:

Active Duty Status As Of: Nov-05-2015

| 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 this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: N113UDC2B2766B0



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: JOHNSFirst Name: KARENMiddle Name: SActive Duty Status As Of: Nov-05-2015

| 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, 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 this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 4100WD22I276T10



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: JOHNSFirst Name: KAREN

Middle Name:

Active Duty Status As Of: Nov-05-2015

| 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, 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 this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: Z12EED62G275F50

GREEN TREE SERVICING LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

KAREN S. JOHNS, AS ADMINISTARTRIX  
OF THE ESTATE OF LUTHER N. BALL,  
DECEASED

No.: 2014-CV-1484

2015-ED-152

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 567 HETLERVILLE ROAD, NESCOPECK, PA 18635:

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

Name

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

LUTHER N. BALL, DECEASED

567 HELTERVILLE ROAD  
NESCOPECK, PA 18635

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

KAREN S. JOHNS, AS ADMINISTARTRIX  
OF THE ESTATE OF LUTHER N. BALL,  
DECEASED

1427 REAR 3RD AVE  
BERWICK, PA 18603

KAREN S. JOHNS, AS ADMINISTARTRIX  
OF THE ESTATE OF LUTHER N. BALL,  
DECEASED

206 IDA STREET  
BERWICK, PA 18603

FILED  
PROTHONOTARY  
2015 NOV 9 PM 2 04  
CLERK OF COMMONS OFFICE  
COUNTY OF COLUMBIA, PA

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

Name

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

WEST ASSET MANAGEMENT, INC. FOR  
CHASE BANK USA, N.A.

7171 MERCY ROAD, PO BOX 6183  
OMAHA, NE 68106

PNC BANK

ONE FIANCIAL PARKWAY Z1-YB43-02-1  
KALAMAZOO, MI 49009

PHILLIPS & COHEN ASSOCIATES, LTD ON  
BEHALF OF GE MONEY BANK

1002 JUSTISON STREET  
WILMINGTON, DE 19801

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

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

Plaintiff.

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

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

None.

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

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

|                                    |   |
|------------------------------------|---|
| Columbia County Domestic Relations | 11 West Main Street<br>P.O. Box 380<br>Bloomsburg, PA 17815 |
|------------------------------------|---|

|                                  |   |
|----------------------------------|---|
| Columbia County Tax Claim Bureau | 11 West Main Street<br>Main Street County Annex<br>P.O. Box 380<br>Bloomsburg, PA 17815 |
|----------------------------------|---|

|  |  |
|--|--|
| PA Department of Public Welfare<br>Bureau of Child Support Enforcement | Health and Welfare Building – Room 432<br>P.O. Box 2675<br>Harrisburg, PA 17105-2675 |
|--|--|

|  |   |
|--|---|
| Commonwealth of PA<br>Bureau of Individual Tax | Strawberry Square Dept 280601<br>Harrisburg, PA 17128 |
|--|---|

|  |  |
|--|--|
| Department of Public Welfare<br>TPL Casualty Unit<br>Estate Recovery Program | P.O Box 8486, Willow Oak Building<br>Harrisburg, PA 17105-8486 |
|--|--|

|                          |  |
|--------------------------|--|
| Internal Revenue Service | WS Moorehead Building<br>1000 Liberty Avenue, Room 112<br>Pittsburgh, PA 15222 |
|--------------------------|--|

|  |   |
|--|---|
| Pennsylvania Office of Attorney<br>General | 16 <sup>th</sup> Floor, Strawberry Square<br>Harrisburg, PA 17120 |
|--|---|

|  |   |
|--|---|
| Commonwealth of PA, Dept of Revenue<br>Bureau of Compliance, Clearance Support | Dept. 280948<br>Harrisburg, PA 17128-0948 |
|--|---|

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

Name

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

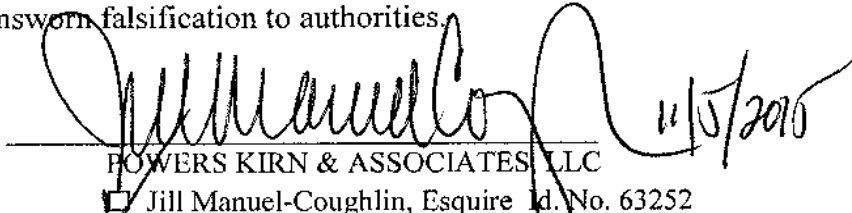
Tenants/Occupants

567 HETLERVILLE ROAD  
NESCOPECK, PA 18635

RICHARD W. KNECHT, ESQUIRE

106 MARKET STREET  
BERWICK, PA 18603

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

  
\_\_\_\_\_  
POWERS KIRN & ASSOCIATES, LLC  
☒ Jill Manuel-Coughlin, Esquire Id. No. 63252  
☐ Amanda L. Rauer, Esquire Id. No. 307028  
☐ Jolanta Pekalska, Esquire Id. No. 307968  
☐ Harry B. Reese, Esquire Id. No. 310501  
☐ Matthew J. McDonnell, Esquire Id. No. 313549  
Attorneys for Plaintiff

November 5, 2015



# REAL ESTATE OUTLINE

ED# 2015EQ152

DATE RECEIVED 11-12-2015  
DOCKET AND INDEX 2014 CV 1484

## 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>21381</u> |

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

SALE DATE 1/27/2016 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

23-08-008-03  
Mifflin Twp

GREEN TREE SERVICING LLC

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

KAREN S. JOHNS, AS  
ADMINISTRATRIX OF THE ESTATE  
OF LUTHER N. BALL, DECEASED

IN MORTGAGE FORECLOSURE

No.: 2014-CV-1484

Defendant(s)

2015-ED-152

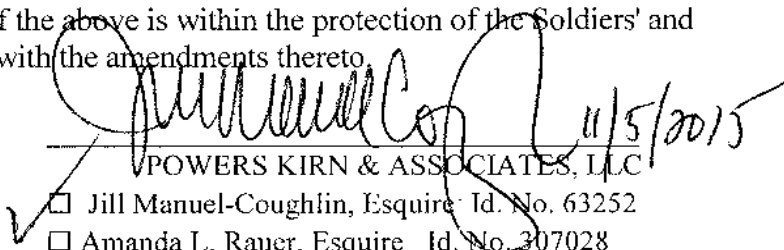
AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANTS AND PLAINTIFF

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

(a) KAREN S. JOHNS, AS ADMINISTRATRIX OF THE ESTATE OF LUTHER N. BALL, DECEASED is over 21 years of age, resides at 1427 REAR 3RD AVE, BERWICK, PA 18603;

(b) Plaintiff, GREEN TREE SERVICING LLC, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania.

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

  
POWERS KIRN & ASSOCIATES, LLC

- ☒ Jill Manuel-Coughlin, Esquire Id. No. 63252  
☐ Amanda L. Rauer, Esquire Id. No. 307028  
☐ Jolanta Pekalska, Esquire Id. No. 307968  
☐ Harry B. Reese, Esquire Id. No. 310501  
☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

FILED  
PROTHONOTARY  
2015 NOV 9 PM 2 04  
CLERK OF JUDICIAL OFFICE  
COURT OF COMMONWEALTH, PA



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: BALLFirst Name: LUTHERMiddle Name: NActive Duty Status As Of: Nov-05-2015

| 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 |
| 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 this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 01T81D92I276F00



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: BALLFirst Name: LUTHER

Middle Name:

Active Duty Status As Of: Nov-05-2015

| 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 |
| 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, 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 this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: N113UDC2B2766B0



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: JOHNSFirst Name: KARENMiddle Name: SActive Duty Status As Of: Nov-05-2015

| 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 |
| 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, 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 this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 4100WD22I276T10





## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: JOHNS

First Name: KAREN

Middle Name:

Active Duty Status As Of: Nov-05-2015

| 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 this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: Z12EED62G275F50

**SHORT DESCRIPTION**

**DOCKET NO:** 2014-CV-1484 2015-ED-152

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

**TAX PARCEL NO:** 23-08-008-03

**PROPERTY ADDRESS** 567 HETLERVILLE ROAD  
NESCOPECK, PA 18635

**IMPROVEMENTS:** a Residential Dwelling

**SOLD AS THE PROPERTY OF:** KAREN S. JOHNS, AS ADMINISTARTRIX OF THE  
ESTATE OF LUTHER N. BALL, DECEASED

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

**SHERIFF'S NAME:** Timothy T. Chamberlain

ALL THAT CERTAIN PIECE, parcel or tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found on the northerly right-of-way line of Pennsylvania State Route No. 2028, said rebar being a corner of land of Michael and Cindy Boggs, thence running along land of Michael and Cindy Boggs, North 12 degrees 18 minutes 02 seconds West, 248.87 feet to a rebar found; thence continuing along the same, North 78 degrees 42 minutes 45 seconds East, 131.00 feet to a rebar set; thence running along Parcel No. 1 of the hereinafter referenced subdivision, South 12 degrees 18 minutes 02 seconds East, 192.00 feet to a rebar set; thence continuing along the same, South 10 degrees 21 minutes 42 seconds West, 93.72 feet to a rebar set on the northerly right-of-way line of Pennsylvania State Route No. 2028, thence running along the northerly right-of-way line of Pennsylvania State Route No. 2028, North 75 degrees 20 minutes 30 seconds West, 21.00 feet to a point; thence continuing along the same, North 85 degrees 54 minutes 08 seconds West, 79.38 feet to a rebar found, the place of beginning.

CONTAINING 0.7667 acres of land and being more fully shown as the residue on survey subdivision plat entitled "Proposed Subdivision of Property of Michael J. and Wendy J. Howery" as prepared by Ted L. Oman and Associates, Inc., dated May 18, 1995, approved by Mifflin Township Planning Commission on July 7, 1995, and as recorded on August 2, 1995 in Columbia County Map Book 7, page 816.

BEING THE SAME PREMISES which Luther N. Ball & Laurie A. Ball, by Deed dated 12/23/03 and recorded 01/20/04 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 2004, Page 00586, granted and conveyed unto LUTHER N. BALL. And said LUTHER N. BALL departed this life on 06/10/2010, vesting the title solely in Karen S. Johns by rights of survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 23-08-008-03

## Document Receipt

---

|         |      |                    |             |                   |                        |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 6849 | Carrier / service: | USPS Server | First-Class Mail® | 11/18/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

---

Ship to:

PNC BANK

ONE FIANCIAL PARKWAY

Z1-YB43-02-1

KALAMAZOO MI 49009

Tracking #: 71901140006000068434

Doc Ref #: 2015ED152

Postage 5.1300

## Document Receipt

---

|         |      |                    |             |                   |                        |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 6850 | Carrier / service: | USPS Server | First-Class Mail® | 11/18/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

---

Ship to:

PHILLIPS &amp; COHEN

BEHALF OF GE MONEY BANK

1002 JUSTISON STREET

Tracking #: 71901140006000068441

Doc Ref #: 2015ED152

Postage 5.1300

WILMINGTON DE 19801

152

## Document Receipt

---

|         |      |                    |             |                   |                           |
|---------|------|--------------------|-------------|-------------------|---------------------------|
| Trans # | 6648 | Carrier / service: | USPS Server | First-Class Mail® | 11/18/2015 12:00:00<br>AM |
|---------|------|--------------------|-------------|-------------------|---------------------------|

---

Ship to:

WEST ASSET MANAGEMENT INC

7171 MERCY ROAD

P.O. BOX 6183

OMAHA NE 68106

Tracking #: 71901140006000068427

Doc Ref #: 2015ED152

Postage 5.1300

## Document Receipt

---

|         |      |                    |             |                   |                        |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 6847 | Carrier / service: | USPS Server | First-Class Mail® | 11/18/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

---

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000068410

Doc Ref #: 2015ED152

Postage 5.1300

PHILADELPHIA PA 19106



Document Receipt

|                                  |      |                                  |                      |                   |                        |
|----------------------------------|------|----------------------------------|----------------------|-------------------|------------------------|
| Trans #                          | 6846 | Carrier / service:               | USPS Server          | First-Class Mail® | 11/18/2015 12:00:00 AM |
| Ship to:                         |      |                                  |                      |                   |                        |
| PHILADELPHIA DISTRICT OFFICE     |      | US SMALL BUSINESS ADMINISTRATION |                      |                   |                        |
| 900 MARKET STREET 5TH FLOOR      |      | Tracking #:                      | 71901140006000068403 |                   |                        |
| ROBERT N.C. NIX FEDERAL BUILDING |      | Doc Ref #:                       | 2015ED152            |                   |                        |
| PHILADELPHIA PA 19107            |      | Postage                          | 5.1300               |                   |                        |

152

## Document Receipt

---

|         |      |                    |             |                   |                        |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 6845 | Carrier / service: | USPS Server | First-Class Mail® | 11/18/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

---

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000068397

Doc Ref #: 2015ED152

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

---

|         |      |                    |             |                   |                        |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 6844 | Carrier / service: | USPS Server | First-Class Mail® | 11/18/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

---

## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000068380

Doc Ref #: 2015ED152

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

---

|         |      |                    |             |                   |                        |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 6848 | Carrier / service: | USPS Server | First-Class Mail® | 11/18/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

WEST ASSET MANAGEMENT INC

7171 MERCY ROAD

P.O. BOX 6183

OMAHA NE 68106

Tracking #: 71901140006000068427

Doc Ref #: 2015ED152

Postage 5.1300

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

728 Marne Highway  
Suite 200  
Moorestown, NJ 08057

Eight Neshaminy  
Interplex Suite 215  
Trevose, PA 19053

Telephone: 215-942-2090  
Fax: 215-942-9695  
[www.pkjllc.com](http://www.pkjllc.com)

---

October 26, 2015

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

Jill Manuel-Coughlin\*  
Amanda L. Rauer+  
Jolanata Pekalska+  
Harry B. Reese\*  
Matthew J. McDonnell--

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

Re: Sheriff's Service

Dear Sir/Madam:

Please be advised that we will be handling service of the NOS on the defendant.

Very truly yours,

Amanda Lopez for  
Powers, Kirn & Associates, LLC

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL, REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

21381

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



 **Citizens Bank**

3-7615/360

09/22/2015

PAY TO THE  
ORDER OF

Sheriff of Columbia County

\$ \*\*1,350.00

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

DOLLARS

Sheriff of Columbia County

 Shield

MEMO

13-0811/Bail/sheriff deposit retainer

⑈021381⑈ ⑈036076150⑈ 6236636358⑈