

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
RUSSELL D. NEVIUS (et al.)

Case Number  
2014CV1350

PROPERTY ADDRESS  
235 FROSTY VALLEY ROAD, DANVILLE, PA 17821

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
05/04/2015	Advance Fee	Advance Fee	204120	\$0.00	\$1,350.00
05/04/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/04/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/04/2015	Crying Sale			\$10.00	\$0.00
05/04/2015	Docketing			\$15.00	\$0.00
05/04/2015	Levy			\$15.00	\$0.00
05/04/2015	Mailing Costs			\$30.00	\$0.00
05/04/2015	Posting Handbill			\$15.00	\$0.00
05/04/2015	Poundage			\$3,080.29	\$0.00
05/04/2015	Press Enterprise Inc.			\$1,118.22	\$0.00
05/04/2015	Sheriff Automation Fund			\$50.00	\$0.00
05/04/2015	Web Posting			\$100.00	\$0.00
05/08/2015	Deputize Advance Fee	(PAID 05/08/2015)	6891	\$50.00	\$0.00
05/21/2015	Advance Fee		512	\$0.00	\$21.50
07/09/2015	Service			\$150.00	\$0.00
07/09/2015	Service Mileage			\$10.00	\$0.00
07/09/2015	Copies			\$5.00	\$0.00
07/09/2015	Notary Fee			\$10.00	\$0.00
07/09/2015	Tax Claim Search			\$5.00	\$0.00
07/09/2015	Surcharge			\$110.00	\$0.00
07/09/2015	Other	UNION CO		\$28.50	\$0.00

\$4,834.51    \$1,371.50

<b>TOTAL BALANCE:</b>	<b>\$(3,463.01)</b>
-----------------------	---------------------

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

<b>To:</b> Barb Villarrial	<b>From:</b> Sheriff Timothy T. Chamberlain
<b>Fax:</b>	<b>Pages:</b> 2
<b>Phone:</b>	<b>Date:</b> September 8, 2015
<b>Re:</b> Nevius execution	<b>CC:</b>

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

• **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$3,463.01

207546

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



CHECK NO. 207546  
CHECK DATE 09/08/2015

CHECK AMOUNT  
\$3,463.01

PAY Three thousand four hundred sixty-three and one/100\*\*\*\*\*

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

⑈ 207546 ⑈ ⑆031301846⑆ 513209312⑈

Details on back

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

**fax transmittal**

**To: SHERIFF'S OFFICE**

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

**From:** Purcell, Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102  
**Ph:** 717-234-4178  
**Fax:** 717-233-1149  
**BARB VILLARRIAL**

**Fax:** 570-389-5622

**Date:** September 4, 2015

**Phone:** 570-389-5624

**Pages:** 1 PAGE

**Re: SHERIFFS SALE**

**PROPERTY:** 235 FROSTY VALLEY  
ROAD

**RUSSELL D. NEVIUS**

2014-CV-0001350-MF

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

**Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 09/09/15 . AMOUNT  
REALIZED \$154,014.31**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

**Plaintiff**  
U.S. BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
RUSSELL D. NEVIUS  
TENANTS/ OCCUPANTS NEVIUS

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, September 9, 2014

**Writ of Execution No. :** 2014CV1350

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

**Location of the real estate:** 235 FROSTY VALLEY ROAD, DANVILLE, PA 17821

## 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.22
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Other	\$28.50

UNION CO

**Total Sheriff Costs** **\$1,874.22**

## Distribution Costs

Recording Fees **\$67.00**

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

**Grand Total:** **\$1,941.22**

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Russell Nevins

NO. 52-15 ED NO. 1350-14 JD

DATE/TIME OF SALE: Sept 9, 2015 AT 9:00 AM

BID PRICE (INCLUDES COST) \$

POUNDAGE - 2% OF BID \$

TRANSFER TAX -- 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$

LESS DEPOSIT: \$

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

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

Plaintiff

CIVIL DIVISION  
CASE NO. 2015 ED 0000052

2014-CV-1350

VS.

RUSSELL D. NEVIUS,  
Defendant

FILED  
PROTHONOTARY  
2015 JUL 21 AM 10 06  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

THE SHERIFF'S SALE SCHEDULED FOR JULY 15, 2015 @ 10:00 AM IN THE ABOVE  
CAPTIONED MATTER HAS BEEN CONTINUED TO SEPTEMBER 9, 2015 @ 10:00 AM

DATE: July 20, 2015

BY

Attorney Leon P. Haller  
PURCELL KRUG & HALLER  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178  
Attorney ID #15700

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

fax transmittal

**To: SHERIFF'S OFFICE**

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

**From:** Purcell, Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102  
**Ph:** 717-234-4178  
**Fax:** 717-233-1149  
**BARB VILLARRIAL**

**Fax:** 570-389-5622

**Date:** July 30, 2015

**Phone:** 570-389-5624

**Pages:** 1 PAGE

**Re: SHERIFFS SALE**

**PROPERTY:** 235 FROSTY VALLEY  
ROAD

**RUSSELL D. NEVIUS**

2014-CV-0001350-MF

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

**Attached please find copy of Notice Date of Continued Sheriff sale filed at the Prothonotary's office Jul. 21, 2015**

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



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

**fax transmittal**

**To: SHERIFF'S OFFICE**

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

**From: Purcell, Krug & Haller**

1719 N. Front Street  
Harrisburg, PA 17102

**Ph: 717-234-4178**

**Fax: 717-233-1149**

**Mindy Horley**

**Fax: 570-389-5625**

**Date: July 15, 2015**

**Phone: 570-389-5624**

**Pages: 1 PAGE**

**Re: SHERIFFS SALE**

**PROPERTY: 235 FROSTY VALLEY  
ROAD**

**RUSSELL D. NEVIUS**

**2014-CV-0001350-MF**

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

**Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR July 15, 2015 TO  
THE SALE DATE OF SEPTEMBER 9, 2015**

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

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>377.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1118.22</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1343.22</u>	

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0.00</u>	

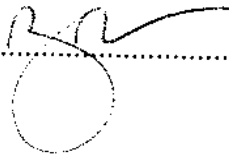
SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. <u>Unus Co.</u>	\$ <u>28.50</u>
TOTAL ***** \$ <u>28.50</u>	

TOTAL COSTS (OPENING BID) \$ 1941.22

1350

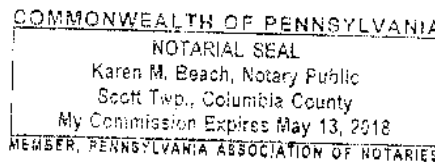
STATE OF PENN.        ✓  
COUNTY OF COLUMBIA    MI        } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice June 24 and July 1, 8, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  


Sworn and subscribed to before me this 8<sup>th</sup> day of July, 2015.

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



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

.....

LAW OFFICES  
**PURCELL, KRUG & HALLER**  
1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
TELEPHONE (717) 234-4178  
FAX (717) 234-1206  
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL  
HOWARD B. KRUG  
LEON P. HALLER  
JOHN W. PURCELL, JR.  
VALERIE A. GUNN  
JILL M. WENKA  
BRIAN J. TYLER  
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)  
ANTHONY DISANTO  
OF COUNSEL

HERSHEY  
1099 GOVERNOR ROAD  
(717) 533-3936

June 29, 2015

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

Re: 2014-CV-0001350-MF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. RUSSELL D.  
NEVIUS

Dear Sir/Madam:

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

Very truly yours,

Leon P. Haller, Esquire

LPH:rb

Enclosure

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

PLAINTIFF

VS.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

IN MORTGAGE FORECLOSURE


**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/15/2015, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

RUSSELL D. NEVIUS  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

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

TENANT/OCCUPANT  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

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

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

PLAINTIFF

VS.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

IN MORTGAGE FORECLOSURE


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RUSSELL D. NEVIUS  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

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

TENANT/OCCUPANT  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

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

LAW OFFICES  
**Purcell, Krug & Haller**

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

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

HERSHEY  
(717) 533-3856  
\_\_\_\_\_  
\_\_\_\_\_

LISA A. RYNARD

RUSSELL D. NEVIUS  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

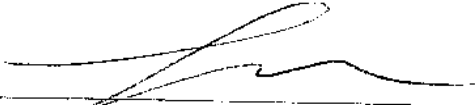
DOMESTIC RELATIONS  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

TENANT/OCCUPANT  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

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

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

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

By:   
Leon P. Haller PA J.D. 15700  
Attorney for Plaintiff

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

PLAINTIFF

VS.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE:

TIME:

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

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

THE LOCATION of your property to be sold is:

**235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821**

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

**No. 2014-CV-0001350-MF**

**JUDGMENT AMOUNT \$152,210.44**

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

**RUSSELL D. NEVIUS**



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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a Mag nail (set) in the centerline of State Route 4006 (Frosty Valley Road) and common corner with Lot #1;

Thence along Lot #1, North 12 degrees 04 minutes 25 seconds East, a distance of 562.38 feet to a #5 rebar (set) on the southerly right-of-way of Interstate 80 (State Route 0080);

Thence along the right-of-way of Interstate 80 on a curve to the left, having a radius of 5829.65 feet, a central angle of 1 degree 41 minutes 15 seconds, a chord bearing and distance of South 84 degrees 50 minutes 23 seconds East, 171.68 feet and an arc length of 171.69 feet to a #5 rebar (set) common corner with Lot #3;

Thence along Lot #3, South 10 degrees 27 minutes 54 seconds West, a distance of 541.93 feet to a Mag nail (set) in the centerline of the aforesaid State Route 4006;

Thence along the centerline, South 89 degrees 30 minutes 28 seconds West, a distance of 32.35 feet to a point;

Thence along the same, South 89 degrees 31 minutes 38 seconds West, a distance of 157.84 feet to the place of Beginning.

**CONTAINING** 2.260 acres of land.

HAVING THEREON erected a dwelling known as 235 Frosty Valley Road, Danville, PA 17821.

PARCEL NO. 18-08-004-09

BEING THE SAME PREMISES which Carriage Manor Builders, Inc., by deed dated 9/5/06 and recorded 9/5/06 in Columbia County Instrument No. 200609254, granted and conveyed unto Russell D. Nevius.

9414 7266 9904 2025 5248 25

**TO:** RUSSELL D. NEVIUS  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

**SENDER:** nos 07/15/15

**REFERENCE:** p01455/41967

PS Form 3800, January 2005

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

**USPS®**  
**Receipt for**  
**Certified Mail®**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

PENNSYLVANIA HOUSING FINANCE AGENCY v. RUSSELL D. NEVIUS  
Columbia County Sale

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

RUSSELL D. NEVIUS  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark:

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

Received from:

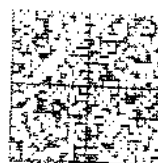
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

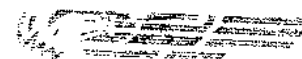
One piece of ordinary mail addressed to:

TENANT/OCCUPANT  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

Postmark:



U.S. POSTAGE & PHILLY DOWNS



ZIP 17102 \$001.30<sup>0</sup>  
00 1W  
000139905 MAY 15 2015

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

PLAINTIFF

VS.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: July 15<sup>th</sup> 2015

TIME: 9:00 am

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

SEE  
Attached  
copies

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

THE LOCATION of your property to be sold is:

**235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821**

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

**No. 2014-CV-0001350-MF**

**JUDGMENT AMOUNT \$152,210.44**

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

**RUSSELL D. NEVIUS**

**Tax Notice** 2015 County & Municipality

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

Denise D Ottaviani  
116 Frosty Valley Road  
Bloomsburg PA 17815

HOURS: MARCH & APRIL: TUE & THUR 1PM TO 6PM  
JUNE 23, 25, 29: 1 PM TO 6 PM

OR BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA County

DATE 03/01/2015

BILL NO. 20157

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING	48,839	9.491	454.26	463.53	509.88
FIRE		1.65	47.86	48.84	53.72
TWP RE		7.5	78.97	80.58	88.64
			358.96	366.29	402.92

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

April 30

June 30

If paid on or before

If paid after

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

NEVIUS RUSSELL D  
40 Baylor Blvd  
Lewisburg, PA 17837

**you desire a receipt, send a self-addressed stamped envelope with your payment**  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

DISCOUNT	2 %	TWP	2 %
PENALTY	10 %	10 %	
PARCEL: 18 -08 -004-09.000			
235 FROSTY VALLEY RD			
2.26 Acres			
Land			7,260
Buildings			41,579
Total Assessment			48,839

This tax returned to courthouse on January 1, 2016

**BLOOMSBURG SCHOOL DISTRICT**

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

DENISE D OTTAVIANI  
116 FROSTY VALLEY RD  
BLOOMSBURG, PA 17815

2015 SCHOOL REAL ESTATE DATE 07/01/2015 BILL# 004974 TAXCOLLECTOR COPY

DESCRIPTION	ASSESSMENT	RATE	2 % DISC	TAX AMOUNT	10 % PENALTY
Real Estate	48839	40.6000	1771.60	1807.96	1988.76

INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
FIRST INSTALLMENT	602.65	602.65	48839	1771.80	1807.96	1988.76
SECOND	602.65	662.92	-4308	-174.905		
THIRD INSTALLMENT	602.66	662.93				

SCHOOL PENALTY @ 10%

NEVIUS RUSSELL D  
235 FROSTY VALLEY ROAD  
DAVITILE PA 17821

40 Baylor Blvd.  
Lewisburg PA 17837

PARCEL 18 08 00409000	PROPERTY DESCRIPTION	ACCT.	5106
235 FROSTY VALLEY RD	7260.00		
2.26 ACRES	41579.00		

NAME & ADDRESS CORRECTIONS REQUESTED.

DUE

PAID

**IN THE COURT OF COMMON PLEAS  
17TH JUDICIAL DISTRICT  
UNION COUNTY, PENNSYLVANIA**

U.S BANK NATIONAL ASSOCIATION

VS NO: 2014 CV 1350  
SERVE: NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS

RUSSELL D. NEVIUS

UNION COUNTY SHERIFF'S RETURN

And now this 14<sup>TH</sup> day of MAY 2015 I hereby certify and return that I DEPUTY ANDREW PLANK served a copy of the above described NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS Upon RUSSELL D. NEVIUS, named defendant, by personally handing to RUSSELL D. NEVIUS at 40 BAYLOR BLVD, LEWISBURG, Union County Pennsylvania, on MAY 12, 2015 at 2:20 PM a true and correct copy of the above described NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS, and made known to HIM the contents of the same.

SO ANSWERS  
ERNEST R. RITTER III, SHERIFF  
UNION COUNTY, PA.

By:   
DEPUTY ANDREW PLANK

PLAINTIFF'S ATTORNEY: PURCELL, KRUG & HALLER

SHERIFF'S FEES.

DOCKET \$ 9.00

SURCHARGE

EXTRA SERVICE

AFFIDAVIT 4.50

SERVICE 9.00

CO MILEAGE 6.00

NOT FOUND

DEPUTATION

DEPUTIES OVERTIME

MISC.

DEPOSIT \$50.00

REFUND \$21.50

RECEIPT # 874142

CHECK #

TOTAL \$ 28.50

COPY



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
RUSSELL D. NEVIUS (et al.)

Case Number  
2014CV1350

## SHERIFF'S RETURN OF SERVICE

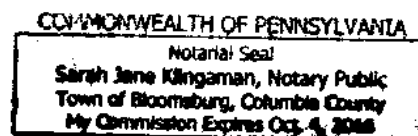
06/09/2015 03:28 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 235 FROSTY VALLEY ROAD, DANVILLE, PA 17821.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2015



NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2015

Sarah Jane Klingaman

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
RUSSELL D. NEVIUS (et al.)

Case Number  
2014CV1350

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6-9-15

Time:

3:28

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2014CV1350

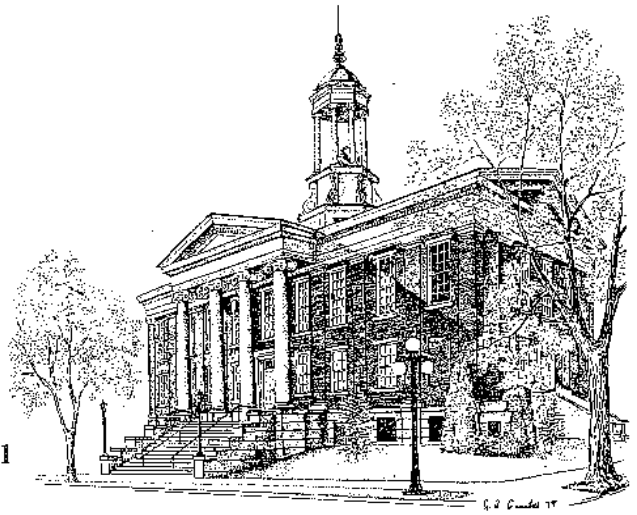
235 FROSTY VALLEY ROAD, DANVILLE, PA 17821

NO EXPIRATION

# UNION COUNTY SHERIFF'S OFFICE

ERNEST R. RITTER, III, SHERIFF

103 South Second Street  
Lewisburg, Pennsylvania 17837 • (570) 524-8716 • Fax (570) 524-8731



MAY 15, 2015

U.S BANK NATIONAL ASSOCIATION  
VS

RUSSELL D. NEVIUS

OUT CO 27 PAGE: 65

*COST SHEET FOR SERVICE*

NO: # 2014 CV 1350

NOTIC EOF SHERIFF SALE AND DEBTOR'S RIGHTS

Docket	\$ 9.00		
Service	\$ 9.00		
Extra Service	\$	Writ of Poss.	\$
Surcharge	\$	Arrest	\$
Affidavit	\$ 4.50	Commitment	\$
Mileage	\$ 6.00	Removal	\$
Not Found	\$	Sheriff Time	\$
Deputation	\$		
Misc.	\$		
Total	\$ 28.50		

**PAID**  
6/15/15

DEPOSIT: \$ 50.00  
REFUND: \$ 21.50

RECEIPT# 874142  
CHECK # 512

ORIGINAL RETURN OF SERVICE IS FILED WITH THE UNION COUNTY PROTHONOTARY

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
RUSSELL D. NEVIUS (et al.)

Case Number  
2014CV1350

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Dep. Union Co. \$500 Deposit

### Serve To:

Name: RUSSELL D. NEVIUS

Primary Address: 40 BAYLOR BLVD  
LEWISBURG, PA 17837

Phone: DOB: 06/11/1969

Alternate Address: 295 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Notes / Special Instructions:

Now, May 08, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Union County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

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

NEVIUS, RUSSELL D.

2014CV1350

40 BAYLOR BLVD, LEWISBURG, PA 17837

NO EXPIRATION

**IN THE COURT OF COMMON PLEAS  
17TH JUDICIAL DISTRICT  
UNION COUNTY, PENNSYLVANIA**

U.S BANK NATIONAL ASSOCIATION

VS NO: 2014 CV 1350  
SERVE: NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS

RUSSELL D. NEVIUS

UNION COUNTY SHERIFF'S RETURN

And now this 14<sup>TH</sup> day of MAY 2015 I hereby certify and return that I DEPUTY ANDREW PLANK served a copy of the above described NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS Upon RUSSELL D. NEVIUS, named defendant, by personally handing to RUSSELL D. NEVIUS at 40 BAYLOR BLVD, LEWISBURG, Union County Pennsylvania, on MAY 12, 2015 at 2:20 PM a true and correct copy of the above described NOTICE OF SHERIFF SALE AND DEBTOR'S RIGHTS, and made known to HIM the contents of the same.

SO ANSWERS  
ERNEST R. RITTER III, SHERIFF  
UNION COUNTY, PA.

By: *Andrew Plank*  
DEPUTY ANDREW PLANK

PLAINTIFF'S ATTORNEY: PURCELL, KRUG & HALLER				Commonwealth of Pennsylvania:	
SHERIFF'S FEES.		DEPOSIT	\$50.00	RECEIPT # 891142	County of Union :
DOCKET	\$ 9.00	REFUND	\$21.50	CHECK #	
SURCHARGE					
EXTRA SERVICE					
AFFIDAVIT	4.50				
SERVICE	9.00				
CO MILEAGE	6.00				
NOT FOUND					
DEPUTATION					
DEPUTIES OVERTIME					
MISC.					
TOTAL \$ 28.50					

Sworn to and subscribed before me  
this 19<sup>th</sup> day of May 2015  
*Linda Ringard*  
Prothonotary  
My Commission Expires:

**SARAH STRAIN**  
Deputy Prothonotary & Clerk of Courts  
Lewisburg, Union County, PA  
My Commission Expires 1st Mon Jan 2018

**COUNTY OF UNION  
SHERIFFS OFFICE**

103 S. SECOND ST.  
LEWISBURG, PA 17837

512

60-1809/433  
2029

DATE 5/15/15

CHECK AMOUNT

PAY  
TO THE  
ORDER OF

Columbia County Sheriff

\$ 21.50

Twenty One Dollars and Fifty Cents

DOLLARS

VOID OF AFTER 90 DAYS

VOID OF AFTER 90 DAYS

First National Bank

FOR REFUND- U.S. Bank vs Nevius et al

*Heather O. Rockwell*

⑈000512⑈ ⑈043318092⑈

95058323⑈

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

Date: 05/19/2015

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 21824

NEVIUS RUSSELL D  
235 FROSTY VALLEY ROAD  
DANVILLE PA 17821

District: HEMLOCK TWP  
Deed: 20060 -9254  
Location: 235 FROSTY VALLEY RD  
Parcel Id: 18 -08 -004-09,000

Assessment: 48,839

Balances as of 05/19/2015

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

NO TAX CLAIM TAXES DUE

By:

Columbia County Sheri PP Per: Q

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



71901140006000052709

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

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

PLAINTIFF

VS.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: *July 15<sup>th</sup> 2015*

TIME: *9:00 am*

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

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

THE LOCATION of your property to be sold is:

**235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821**

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

**No. 2014-CV-0001350-MF**

**JUDGMENT AMOUNT \$152,210.44**

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

**RUSSELL D. NEVIUS**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
RUSSELL D. NEVIUS (et al.)

Case Number  
2014CV1350

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 52

Warrant:

Post

### Serve To:

Name: TENANTS/ OCCUPANTS NEVIUS

Primary Address: 235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

Phone: DOB: 06/11/1969

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Posted

Relation:

Date: 5-13-15

Time: 11:02

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:	5-4-15	5/6/15				
Time:	2:35	1120				
Mileage:						
Deputy:	4	5				

### Service Attempt Notes:

- 5-4-15 L/C
- GAED STILL ON DOOR, NO ONE HOME
- 
- 
- 
- 

NEVIUS, TENANTS/ OCCUP

2014CV1350

235 FROSTY VALLEY ROAD, DANVILLE, PA 17821

NO EXPIRATION

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



71901140006000052693

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

---

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

PLAINTIFF

VS.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: *July 15<sup>th</sup> 2015*

TIME: *9:00 am*

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

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

THE LOCATION of your property to be sold is:

**235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821**

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

**No. 2014-CV-0001350-MF**

**JUDGMENT AMOUNT \$152,210.44**

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

**RUSSELL D. NEVIUS**

# 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 05/11/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID: 1034971  
Description: Russell Nevius sale  
Run Dates: 06/24/15 to 07/08/15  
Class: 2  
Agate Lines: 204  
Blind Box:

Total Ad Cost \$1,118.22  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	06/24/15	07/08/15	3	\$1,118.22

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2014CV1350

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JULY 15, 2015  
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail (set) in the centerline of State Route 4006 (Frosty Valley Road) and common corner with Lot # 1; Thence along Lot # 1, North 12 degrees 04 minutes 25 seconds East, a distance of 562.38 feet to a # 5 rebar (set) on the southerly right-of-way of Interstate 80 (State Route 0080); Thence along the right-of-way of Interstate 80 on a curve to the left, having a radius of 5829.65 feet, a central angle of 1 degree 41 minutes 15 seconds, a chord bearing and distance of South 84 degrees 50 minutes 23 seconds East, 171.68 feet and an arc length of 171.69 feet to a # 5 rebar (set) common corner with Lot # 3; Thence along Lot # 3, South 10 degrees 27 minutes 54 seconds West, a distance of 541.93 feet to a Mag nail (set) in the centerline of the aforesaid State Route 4006; Thence along the centerline, South 89 degrees 30 minutes 28 seconds West, a distance of 32.35 feet to a point; Thence along the same, South 89 degrees 31 minutes 38 seconds West, a distance of 157.84 feet to the place of Beginning CONTAINING 2.260 acres of land.

HAVING THEREON erected a dwelling known as 235 Frosty Valley Road, Danville, PA 17821.

PARCEL NO. 18-08-004-09

BEING THE SAME PREMISES which Carrage Manor Builders, Inc., by deed dated 9/5/06 and recorded 9/5/06 in Columbia County Instrument No. 200609254, granted and conveyed unto Russell D. Nevius.

PROPERTY ADDRESS: 235 FROSTY VALLEY ROAD, DANVILLE, PA 17821

UPI / TAX PARCEL NUMBER: 18-08-004-09

Seized and taken into execution to be sold as the property of RUSSELL D. NEVIUS, TENANTS/ OCCUPANTS NEVIUS in suit of U.S. BANK NATIONAL ASSOCIATION.

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
RUSSELL D. NEVIUS (et al.)

Case Number  
2014CV1350

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 52

Warrant:

\$50.00

### Serve To:

Name: RUSSELL D. NEVIUS

Primary Address: 235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

Phone: DOB: 06/11/1969

Alternate Address: 40 Baylor Blvd  
Lewisburg, PA 17837

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:	5-4-15	5/6/15				
Time:	2:35	1:26				
Mileage:						
Deputy:	4	5				

### Service Attempt Notes:

- 5-4-15 L/C
- CARD STILL ON DOOR, NO ONE HOME
- 
- 
- 
- 

NEVIUS, RUSSELL D.

2014CV1350

235 FROSTY VALLEY ROAD, DANVILLE, PA 17821

NO EXPIRATION

**Tax Notice** 2015 County & Municipality

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

Denise D Ottaviani  
116 Frosty Valley Road  
Bloomsburg PA 17815

**HOURS:** MARCH & APRIL: TUE & THUR 1PM TO 6P  
JUNE 23, 25, 30: 1 PM TO 6 PM

OR BY APPOINTMENT

**PHONE:** 570-784-9310

FOR: COLUMBIA County

DATE  
03/01/2015

BILL NO.  
20157

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING FIRE TWP RE	48,839	9.491 1 1.65 7.5	454.26 47.86 78.97 358.96	463.53 48.84 80.58 366.29	509.88 53.72 88.64 402.92
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		940.05 Apr. 30 If paid on or before	959.24 June 30 If paid on or before	1,055.16 June 30 If paid after

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

NEVIUS RUSSELL D  
40 Baylort Blvd  
Lewisburg, PA 17837

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

CNTY	TWP	DISCOUNT	PENALTY	TOTAL ASSESSMENT
2 %	2 %	10 %	10 %	
PARCEL: 18-08-004-09,000				
235 FROSTY VALLEY RD				
2.26 Acres				
Land				7,260
Buildings				41,579
Total Assessment				48,839

This tax returned to courthouse on: January 1, 2016

2015 School Tax is billed July 1, 2015  
Call me for Amount due

570-784-9310

Denise Ottaviani

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
RUSSELL D. NEVIUS (et al.)

Case Number  
2014CV1350

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

52

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Carol Faraly

Relation:

Clerk

Date:

5-4-15

Time:

3:42

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV1350 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
RUSSELL D. NEVIUS (et al.)

Case Number  
2014CV1350

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

52

Warrant:

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Sherry Evans

Relation:

Clerk

Date:

5-4-15

Time:

3:40

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV1350

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
RUSSELL D. NEVIUS (et al.)

Case Number  
2014CV1350

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 52

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: HEMLOCK MUNICIPAL SEWER COOPERATIVE

Primary Address: 82 BUCKHORN ROAD  
BLOOMSBURG, PA 17815

Phone: Gary Bittenbender DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Gary Bittenbender

Relation: Sewer Clerk

Date: 5-4-15

Time: 2:23

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

HEMLOCK MUNICIPAL SEW

2014CV1350

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
RUSSELL D. NEVIUS (et al.)

Case Number  
2014CV1350

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

52

Warrant:

Expires:

### Serve To:

Name: Denise D. Ottaviani

Primary Address: 116 Frosty Valley Road  
Bloomsburg, PA 17815

Phone: 570-784-9310

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Def

Date:

5/4/15

Time:

14:45

Deputy:

4 + 6

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OTTAVIANI, DENISE D.

2014CV1350

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1350

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JULY 15, 2015**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail (set) in the centerline of State Route 4006 (Frosty Valley Road) and common corner with Lot #1; Thence along Lot #1, North 12 degrees 04 minutes 25 seconds East, a distance of 562.38 feet to a #5 rebar (set) on the southerly right-of-way of Interstate 80 (State Route 0080); Thence along the right-of-way of Interstate 80 on a curve to the left, having a radius of 5829.65 feet, a central angle of 1 degree 41 minutes 15 seconds, a chord bearing and distance of South 84 degrees 50 minutes 23 seconds East, 171.68 feet and an arc length of 171.69 feet to a #5 rebar (set) common corner with Lot #3; Thence along Lot #3, South 10 degrees 27 minutes 54 seconds West, a distance of 541.93 feet to a Mag nail (set) in the centerline of the aforesaid State Route 4006; Thence along the centerline, South 89 degrees 30 minutes 28 seconds West, a distance of 32.35 feet to a point; Thence along the same, South 89 degrees 31 minutes 38 seconds West, a distance of 157.84 feet to the place of Beginning.

CONTAINING 2.260 acres of land.

HAVING THEREON erected a dwelling known as 235 Frosty Valley Road, Danville, PA 17821.

PARCEL NO. 18-08-004-09

BEING THE SAME PREMISES which Carriage Manor Builders, Inc., by deed dated 9/5/06 and recorded 9/5/06 in Columbia County Instrument No. 200609254, granted and conveyed unto Russell D. Nevius.

PROPERTY ADDRESS: 235 FROSTY VALLEY ROAD, DANVILLE, PA 17821

UPI / TAX PARCEL NUMBER: 18-08-004-09

---

Seized and taken into execution to be sold as the property of RUSSELL D. NEVIUS, TENANTS/ OCCUPANTS NEVIUS in suit of U.S. BANK NATIONAL ASSOCIATION.

---

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

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

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

# REAL ESTATE OUTLINE

ED # 20158052

DATE RECEIVED 5-1-2015  
DOCKET AND INDEX 2014 CV 1350

## 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>204120</u>

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

SALE DATE July 15 TIME 9.00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	_____
2 <sup>ND</sup> WEEK	_____
3 <sup>RD</sup> WEEK	_____

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

PLAINTIFF

VS.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **235 FROSTY VALLEY ROAD DANVILLE, PA 17821**:

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

RUSSELL D. NEVIUS  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

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

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

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

**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

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

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

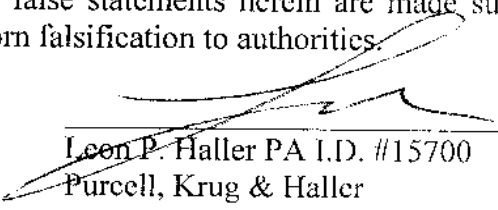
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

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

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



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

DATE: April 6, 2015

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

PLAINTIFF

VS.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

2015 - E.D. - 52

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **235 FROSTY VALLEY ROAD DANVILLE, PA 17821** as follows:

Amount due pursuant to Judgment	\$152,210.44
Interest	\$4,552.30
Per diem of \$22.00 to 5/1/15	
Late Charges	\$318.22
(\$45.46 per month to 5/1/15)	
Escrow Deficit	\$2,095.34

**TOTAL WRIT \$159,176.30**

PLUS COSTS:

Dated: 5/1/2015

Barbara M. Silvestri  
PROTHONOTARY

By Rosalie Antonello  
DEPUTY

(SEAL)

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



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

PLAINTIFF

VS.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

MORTGAGE FORECLOSURE

**AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

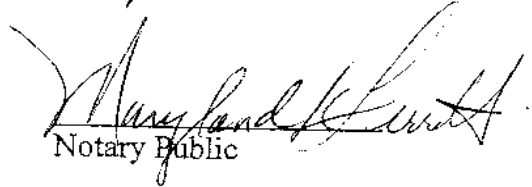
COUNTY OF DAUPHIN :

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

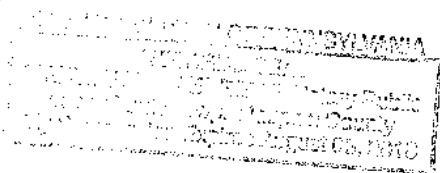
Sworn to and subscribed :

before me this 6 day :

of April 2015 :

  
Notary Public

  
LEON P. HALLER, ESQUIRE



**SHORT LEGAL TO ADVERTISE:**

ALL THAT CERTAIN parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, being Lot #2 on a survey draft prepared by Beishline surveying dated October 7, 2004, and filed in Columbia County Map Book 8, Page 674, containing 2.260 acres of land and HAVING THEREON erected a dwelling known as 235 Frosty Valley Road, Danville, PA 17821.

PARCEL NO. 18-08-004-09

Reference Columbia County Instrument No. 200609254.

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

PLAINTIFF

VS.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

IN MORTGAGE FORECLOSURE

**NON-MILITARY AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

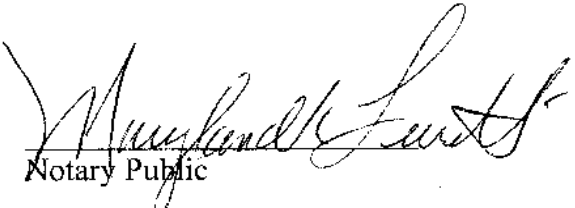
Personally appeared before me, a Notary Public in and for said Commonwealth and County.

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

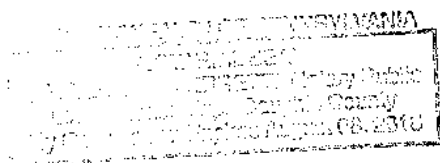
Sworn to and subscribed :

before me this 6 day :

of April 20 15 :

  
Notary Public

  
LEON P. HALLER, ESQUIRE



**Status Report  
Pursuant to Servicemembers Civil Relief Act**Last Name: NEVIUSFirst Name: RUSSELLMiddle Name: DActive Duty Status As Of: Apr-06-2015

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 the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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: H5JAX212D1C28C0

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant(s): **RUSSELL D. NEVIUS**

Filed to No. **2014-CV-0001350-MF**

**INSTRUCTIONS**

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

**235 FROSTY VALLEY ROAD DANVILLE, PA 17821**

(A more complete legal description accompanies these documents.)

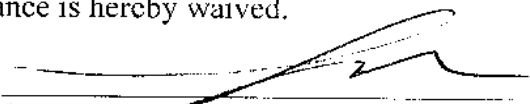
The parties to be served **PERSONALLY** and their addresses are as follows:

**RUSSELL D. NEVIUS, 235 FROSTY VALLEY ROAD DANVILLE, PA 17821**

**WAIVER OF WATCHMAN AND INSURANCE**

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

**NOW, April 6, 2015** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

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

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

PLAINTIFF

Vs.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

IN MORTGAGE FORECLOSURE

**CERTIFICATE OF SERVICE**  
**PURSUANT TO PA. R.C.P. 237.1**

I hereby certify that on November 14, 2014 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 

Leon P. Haller PA I.D. # 15700

Attorney for Plaintiff

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

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

VS.

RUSSELL D. NEVIUS  
Defendant

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2014-CV-1350

CIVIL ACTION LAW  
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **November 14, 2014**

**TO:**  
RUSSELL D. NEVIUS  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

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

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COLUMBIA COUNTY LAWYER REFERRAL SERVICE  
NORTH PENN LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
570-784-8760

PURCELL, KRUG & HALLER

By 

LEON P. HALLER, Attorney for Plaintiff  
I.D. # 15700  
1719 N. Front St., Harrisburg, PA 17102  
(717) 234-4178



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

PLAINTIFF

VS.

RUSSELL D. NEVIUS,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2014-CV-0001350-MF

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **235 FROSTY VALLEY ROAD DANVILLE, PA 17821**:

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

RUSSELL D. NEVIUS  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

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

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

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

**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

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

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

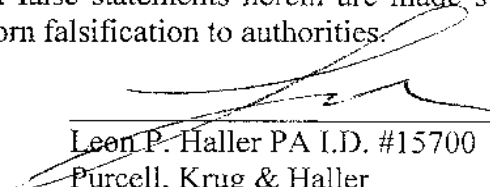
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT  
235 FROSTY VALLEY ROAD  
DANVILLE, PA 17821

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

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



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Leon P. Haller PA I.D. #15700

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

DATE: April 6, 2015

TO THE SHERIFF OF COLUMBIA COUNTY:

## REQUEST FOR SERVICE

**DATE: April 6, 2015**

FROM:

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

CASE CAPTION:

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

***VS.***

***RUSSELL D. NEVIUS***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2014-CV-0001350-MF**

*\* Serve Def. w/ notice of suit.*

**SERVICE TO BE MADE ON DEFENDANT: RUSSELL D. NEVIUS**

**ADDRESS FOR "PERSONAL SERVICE":**

**RUSSELL D. NEVIUS at: 235 FROSTY VALLEY ROAD DANVILLE, PA 17821**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

*Post Properly.*

## Document Receipt

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Trans #	5278	Carrier / service:	USPS Server	First-Class Mail®	5/4/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000052716

Doc Ref #: 2015ED52

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	5277	Carrier / service:	USPS Server	First-Class Mail®	5/4/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #	71901140006000052709
Doc Ref #	2015ED52
Postage	5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	5276	Carrier / service:	USPS Server	First-Class Mail®	5/4/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000052693
Doc Ref #:	2015ED52
Postage	5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	5275	Carrier / service:	USPS Server	First-Class Mail®	5/4/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000052686

Doc Ref #: 2015ED52

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	5274	Carrier / service:	USPS Server	First-Class Mail®	5/4/2015 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000052679

Doc Ref #: 2015ED52

Postage 5.1300

HARRISBURG PA 17128



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



204120

CHECK NO. 204120  
CHECK DATE 04/30/2015

CHECK AMOUNT  
\$1,350.00

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

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

Security features. Details on back.

**SHERIFF:**

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

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Sharon Dunn.