

SHERIFF'S SALE COST SHEET

vs. Asbury

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>20.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>479.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1411.44</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1661.44</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>68.00</u>	
TOTAL *****		\$ <u>78.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0</u>

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 2373.94

LAW OFFICES

Purcell, Krug & Haller

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

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

HERSHEY
(717)533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL (1924-2009)

September 21, 2016

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

Re: 2016-CV-0000616-MF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. WILLIAM L.
ASBURY

Dear Sir/Madam:

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

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

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

PLAINTIFF

VS.

WILLIAM L. ASBURY,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/24/2016, 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:

WILLIAM L. ASBURY
104 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

Portfolio Recovery Associates, LLC
Robert Polas, In House Counsel
120 Corporate Blvd
Norfolk, VA 23502

Portfolio Recovery Associates LLC
c/o: Blatt Hasenmiller Leibsker & Moore
1835 Market Street, Suite 501
Philadelphia, PA 19103

Columbia County Housing Authority
700 Saw Mill Road
Bloomsburg, PA 17815

Liberty Bail Bonds Inc
Seneca Insurance Co., Inc
1139 Penn Avenue
Pittsburgh, PA 15222

PA Department of Revenue
Bureau of Compliance
Attn: Lori Adams
PO Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
TPL Casualty Unit – Estate Recovery
PO Box 8486 – Willow Oak Bldg
Harrisburg, PA 17105-8486

PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

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

TENANT/OCCUPANT
104 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

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
NICHOLE M. STALEY O'GORMAN
LISA A. RYNARD
LATOYA C. WINFIELD

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

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL
VALERIE A. GUNN
Of Counsel

WILLIAM L. ASBURY
104 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

Portfolio Recovery Associates, LLC
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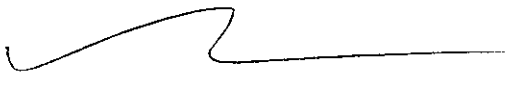
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
104 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

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

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

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

By: 

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

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

PLAINTIFF

VS.

WILLIAM L. ASBURY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: Wednesday October 5th, 2016

TIME: 9:00 a.m.

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:

**104 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820**

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

No. 2016-CV-0000616-MF

JUDGMENT AMOUNT \$84,201.18

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

WILLIAM L. ASBURY

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT 1: BEGINNING at an iron pin corner in the Southerly line of the State Highway leading from Numidia to Newlin at the Northwest corner of land now or formerly of Oliver R. Fink, et ux; running THENCE along the Westerly line of said Fink, South 6 degrees West, 150 feet to an iron pin corner in line of other lands of Charles M. Rarig, Sr. and Leah M. Rarig;

THENCE along the line of land of said Rarigs, North 85 degrees West, 224 feet to an iron pin corner in the Easterly line of a Public Township Road;

THENCE along the Easterly line of said Public Township Road, North 12 degrees 20 minutes East, 151 feet to an iron spike corner in the Southerly line of the aforesaid State Highway;

THENCE along the Southerly line of said State Highway, South 85 degrees East, 207.5 feet to an iron pin corner, the place of BEGINNING, and CONTAINING .74 acres according to a survey and draft made on May 28, 1965 by Howard Fetterolf, R.E.

TRACT 2: BEGINNING at an iron pin corner in the Easterly line of the right-of-way of the public highway leading from Numidia to Newlin and at the Southwesterly corner of land now of Kenneth E. Mowery and wife, and running THENCE along the Easterly line of the right-of-way of the aforesaid State Highway, South 12 degrees 35 minutes, East 33 feet to an iron pin corner set at the Northwesterly corner of land now or formerly of Kenneth Beltz and wife; running THENCE along the Northerly line of land of said Beltz, South 84 degrees 45 minutes East, 200 feet to an iron pin corner set in the Westerly line of other land now or formerly of Charles M. Rarig, Sr., and wife; running THENCE along the Westerly line of other land of said Rarig, North 12 degrees 35 minutes East, 33 feet to an iron pin corner set in the Southerly line of other land now or formerly of Kenneth E. Mowery and wife; THENCE along the Southerly line of other land of said Mowery, North 84 degrees 45 minutes West, 200 feet to an iron pin corner, and the place of BEGINNING, and CONTAINING 0.15 acres of land according to a survey and draft made by Howard Fetterolf, R.E. on September 11, 1967.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820.

PARCEL ID: 20-02-023-01.

BEING the same premises which Jacqueline M. Rarig nka Jacqueline M. Hinckley and James L. Hinckley, Jr, by deed dated October 24, 2008 and recorded October 28, 2008 to Columbia County Instrument No. 2008-11166, granted and conveyed unto William L. Asbury.

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

TO BE SOLD AS THE PROPERTY OF WILLIAM L. ASBURY UNDER COLUMBIA COUNTY JUDGMENT NO. 2016-CV-616.

9414 7266 9904 2061 8545 04

TO: WILLIAM L. ASBURY
104 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

SENDER: NOS 10/05/16

REFERENCE: P01455/44780

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.68
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	4.95
	Total Postage & Fees	11.62

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

PENNSYLVANIA HOUSING FINANCE AGENCY v. WILLIAM L. ASBURY
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:
WILLIAM L. ASBURY
104 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

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:
Portfolio Recovery Associates, LLC
Robert Polas, In House Counsel
120 Corporate Blvd
Norfolk, VA 23502

Postmark:

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

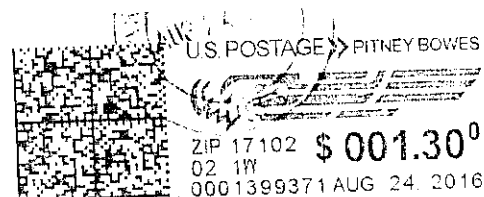
Received from:

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

Postage:

One piece of ordinary mail addressed to:
Portfolio Recovery Associates LLC
c/o: Blatt Hasenmiller Leibsker & Moore
1835 Market Street, Suite 501
Philadelphia, PA 19103

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:
Columbia County Housing Authority
700 Saw Mill Road
Bloomsburg, PA 17815

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:
Liberty Bail Bonds Inc
Seneca Insurance Co., Inc
1139 Penn Avenue
Pittsburgh, PA 15222

Postmark:

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

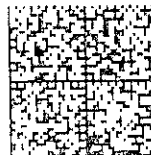
Received from:

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

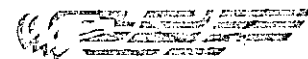
Postage:

One piece of ordinary mail addressed to:
PA Department of Revenue
Bureau of Compliance
Attn: Lori Adams
PO Box 281230
Harrisburg, PA 17128-1230

Postmark:



U.S. POSTAGE >> PITNEY BOWES



ZIP 17102 \$ 001.30⁰
02 1W
0001399371 AUG 24, 2016

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:
Department of Public Welfare
TPL Casualty Unit – Estate Recovery
PO Box 8486 – Willow Oak Bldg
Harrisburg, PA 17105-8486

Postmark:

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Received from:

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

Postage:

One piece of ordinary mail addressed to:
PA Department of Revenue
Inheritance Tax Division
PO Box 280601
Harrisburg, PA 17128-0601

Postmark:

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CERTIFICATE OF MAILING
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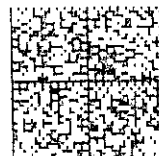
Received from:

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

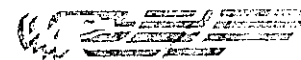
Postage:

One piece of ordinary mail addressed to:
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:



U.S. POSTAGE >>> PITNEY BOWES



ZIP 17102 \$001.30⁰
02 1N
0001399371 AUG 24 2016

PENNSYLVANIA HOUSING FINANCE AGENCY v. WILLIAM L. ASBURY
Columbia County Sale

U. S. POSTAL SERVICE
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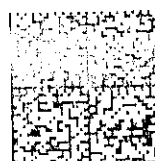
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
104 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

Postmark:



U.S. POSTAGE PITNEY BOWES

ZIP 17102 \$ 001.30⁰
02 1W
0001399371 AUG 24 2016

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

PLAINTIFF

VS.

WILLIAM L. ASBURY,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/24/2016, 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:

WILLIAM L. ASBURY
* 104 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

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Robert Polas, In House Counsel
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Attn: Lori Adams
PO Box 281230
Harrisburg, PA 17128-1230

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ASBURY, WILLIAM

Case Number
2016CV616

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/05/2016 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	8-30-16	Time:	08:45
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) 2016CV616 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
WILLIAM ASBURY

Case Number
2016CV616

SHERIFF'S RETURN OF SERVICE

08/30/2016 08:45 AM - 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 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820.


MICHAEL BEYER, DEPUTY

SO ANSWERS,

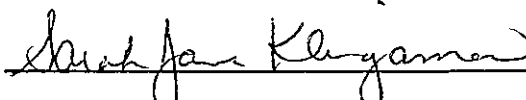

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 30, 2016

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

NOTARY

Affirmed and subscribed to before me this
30TH day of AUGUST, 2016



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.
WILLIAM ASBURY

Case Number
2016CV616

SHERIFF'S RETURN OF SERVICE

08/15/2016 09:28 AM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: WILLIAM ASBURY AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380 , BLOOMSBURG, PA 17815.

Michael Tkach
MICHAEL TKACH, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 15, 2016

COMMONWEALTH OF PENNSYLVANIA

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

NOTARY

Affirmed and subscribed to before me this
15TH day of AUGUST, 2016

Sarah Jane Klingaman

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

125

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

REAL ESTATE TAX CERTIFICATION

Date: 08/17/2016

Fee: \$5.00

Cert. NO: 25359

ASBURY WILLIAM L
104 RINGTOWN MOUNTAIN RD
CATAWISSA PA 17820

District: LOCUST TWP
Deed: 20081 -1166
Location: 104 RINGTOWN MOUNTAIN
Parcel Id:20 -02 -023-01,000

Assessment: 27,790
Balances as of 08/17/2016

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

By: COLUMBIA COUNTY SHERIFF Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ASBURY, WILLIAM

Case Number
2016CV616

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	125
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/05/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: right;">@ CCSC</div>		

Serve To:

Name:	WILLIAM ASBURY		
Primary Address:	104 RINGTOWN MT ROAD CATAWISSA, PA 17820		
Phone:	570-764-0103	DOB:	01/10/1966
Alternate Address:			
Phone:			

Final Service:

Served:	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other		
Adult In Charge:			
Relation:	Def		
Date:	8/15/16	Time:	9:28
Deputy:	6	Mileage:	

Attorney / Originator:

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

Date:	8-8-16	8-10-16	8/11/16			
Time:	1:25	1111	1138			
Mileage:						
Deputy:	5	5	5			

Service Attempt Notes:

1. L/C
2. CARD GONE, NO ANSWER
3. NO ANSWER, L/C
- 4.
- 5.
- 6.

ASBURY, WILLIAM
2016CV616
104 RINGTOWN MT ROAD, CATAWISSA, PA 17820
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ASBURY, WILLIAM

Case Number
2016CV616

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	125
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/05/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: right; margin-top: 10px;">@ CCSC</div>		

Serve To:

Name:	OCCUPANT
Primary Address:	104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	William Asbury
Relation:	
Date:	8/15/16
Time:	9:28
Deputy:	G
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	8-8-16	8-10-16	8/11/16			
Time:	1:25	1111	1135			
Mileage:						
Deputy:	5	5	5			

Service Attempt Notes:

1. L/C
2. CALLD HOME NO ANSWER
3. NO ANSWER L/C
- 4.
- 5.
- 6.

OCCUPANT

2016CV616

104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17821; NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ASBURY, WILLIAM

Case Number
2016CV616

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	125
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 10/05/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Debra A. Long		
Primary Address:	456 A Poorhouse Road Catawissa, PA 17820		
Phone:	570-799-0156	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	8/8/16	Time:	1317
Deputy:	5	Mileage:	

Attorney / Originator:

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

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

LONG, DEBRA A.

2016CV616

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

Press Enterprise
3185 Lackawanna Ave.
Bloomsburg, PA 17815

08/04/16

Phone:(570) 784-6151 Fax:(570) 784-6152 Email:class@pressenterprise.net

Account: 1043	Date: 08/04/16
Name:	Ad Date: 09/14/16
Company: TIM CHAMBERLAIN -	Class: 2
COLUM COUNTY SHER	Ad ID: 1081514
Address: PO BOX 380	Ad Taker: PBARRY
BLOOMSBURG, PA 17815	Sales Person: 24
Telephone: (570) 389-5622	Words: 951
	Lines: 82
	Agate Lines: 258
	Depth: 9.5
	Inserts: 3
	Blind Box:

Ad Price: **\$1,411.44**

Paid Amount: **- \$0.00**

Amount Due: **\$1,411.44**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/14/16	09/28/16	3	\$1,411.44

We Appreciate Your Business!
Thank You !

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ASBURY, WILLIAM

Case Number
2016CV616

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 125
Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 10/05/2016 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: Karen Richenderlin
Relation: Clerk
Date: 8-2-16 **Time:** 10:48
Deputy: H **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2016CV616 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ASBURY, WILLIAM

Case Number
2016CV616

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 125
Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 10/05/2016 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: Sherry Evans
Relation: Clerk
Date: 8-²6-16 **Time:** 10:50
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

2016CV616

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.
ASBURY, WILLIAM

Case Number
2016CV616

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	125
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/05/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	COLUMBIA COUNTY HOUSING AUTHORIT
Primary Address:	700 SAWMILL ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult <u>In Charge</u> · Posted · Other		
Adult In Charge:	Lori Morrissey		
Relation:	Clerk		
Date:	8-3-16	Time:	11:17
Deputy:	4	Mileage:	

Attorney / Originator:

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

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY HOUSE 2016CV616 700 SAWMILL ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

X

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV616

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

WEDNESDAY, OCTOBER 05, 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 THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT 1: BEGINNING at an iron pin corner in the Southerly line of the State Highway leading from Numidia to Newlin at the Northwest corner of land now or formerly of Oliver R. Fink, et ux; running THENCE along the Westerly line of said Fink, South 6 degrees West, 150 feet to an iron pin corner in line of other lands of Charles M. Rarig, Sr. and Leah M. Rarig; THENCE along the line of land of said Rarigs, North 85 degrees West, 224 feet to an iron pin corner in the Easterly line of a Public Township Road; THENCE along the Easterly line of said Public Township Road, North 12 degrees 20 minutes East, 151 feet to an iron spike corner in the Southerly line of the aforesaid State Highway;

THENCE along the Southerly line of said State Highway, South 85 degrees East, 207.5 feet to an iron pin corner, the place of BEGINNING, and CONTAINING .74 acres according to a survey and draft made on May 28, 1965 by Howard Fetterolf, R.E.

TRACT 2: BEGINNING at an iron pin corner in the Easterly line of the right-of-way of the public highway leading from Numidia to Newlin and at the Southwesterly corner of land now of Kenneth E. Mowery and wife, and running THENCE along the Easterly line of the right-of-way of the aforesaid State Highway, South 12 degrees 35 minutes, East 33 feet to an iron pin corner set at the Northwesterly corner of land now or formerly of Kenneth Beltz and wife; running THENCE along the Northerly line of land of said Beltz, South 84 degrees 45 minutes East, 200 feet to an iron pin corner set in the Westerly line of other land now or formerly of Charles M. Rarig, Sr., and wife; running THENCE along the Westerly line of other land of said Rarig, North 12 degrees 35 minutes East, 33 feet to an iron pin corner set in the Southerly line of other land now or formerly of Kenneth E. Mowery and wife; THENCE along the Southerly line of other land of said Mowery, North 84 degrees 45 minutes West, 200 feet to an iron pin corner, and the place of BEGINNING, and CONTAINING 0.15 acres of land according to a survey and draft made by Howard Fetterolf, R.E. on September 11, 1967.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820.

PARCEL ID: 20-02-023-01.

BEING the same premises which Jacqueline M. Rarig nka Jacqueline M. Hinckley and James L. Hinckley, Jr, by deed dated October 24, 2008 and recorded October 28, 2008 to Columbia County Instrument No. 2008-11166, granted and conveyed unto William L. Asbury.

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

PROPERTY ADDRESS: 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-02-023-01

Seized and taken into execution to be sold as the property of WILLIAM ASBURY 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

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

PLAINTIFF

VS.

WILLIAM L. ASBURY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF

2016-ED-125

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: **104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment \$84,201.18

TOTAL WRIT \$84,201.18

PLUS COSTS:

Dated: 8/2/2016

Barbara N. Silvestri
PROTHONOTARY

Proth & Clerk of Sev. Courts

By Rosalie Antonicelli
DEPUTY

My Com. Ex. 1st Monday in 2020

(SEAL)

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

PLAINTIFF

VS.

WILLIAM L. ASBURY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF

2016-ED-125

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 **104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820**:

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

WILLIAM L. ASBURY
104 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

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

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

Portfolio Recovery Associates, LLC
Robert Polas, In House Counsel
120 Corporate Blvd
Norfolk, VA 23502

Portfolio Recovery Associates LLC
c/o: Blatt Hasenmiller Leibsker & Moore
1835 Market Street, Suite 501
Philadelphia, PA 19103

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

Columbia County Housing Authority
700 Saw Mill Road
Bloomsburg, PA 17815

Liberty Bail Bonds Inc
Seneca Insurance Co., Inc
1139 Penn Avenue
Pittsburgh, PA 15222

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

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:

PA Department of Revenue
Bureau of Compliance
Attn: Lori Adams
PO Box 281230
Harrisburg, PA 17128-1230

Department of Public Welfare
TPL Casualty Unit – Estate Recovery ✓
PO Box 8486 – Willow Oak Bldg ✓
Harrisburg, PA 17105-8486

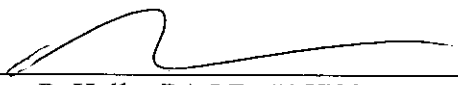
PA Department of Revenue
Inheritance Tax Division ✓
PO Box 280601
Harrisburg, PA 17128-0601

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

TENANT/OCCUPANT ✓
104 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

(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 (717) 234-4178
1719 North Front Street, Harrisburg, PA 17102

DATE: July 25, 2016