SHERIFF'S SALE COST SHEET

-	vs. Asbury
NOED NO	JD DATE/TIME OF SÀLE
DOCKET/RETURN SERVICE PER DEF. LEVY (PER PARCEL MAILING COSTS ADVERTISING SALE BILLS & C ADVERTISING SALE (NEWSPAI MILEAGE POSTING HANDBILL CRYING/ADJOURN SALE SHERIFF'S DEED TRANSFER TAX FORM DISTRIBUTION FORM COPIES NOTARY	A A
WEB POSTING PRESS ENTERPRISE INC.	\$150.00 \$ <u>1411.44</u> \$100.00 *************
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ***	\$10.00 \$ <u>68.00</u> ************** \$ <u>78.00</u>
	20_ \$
MUNICIPAL FEES DUE: SEWER WATER TOTAL ***	20 \$ 20 \$ **************************
SURCHARGE FEE (DSTE) MISC	\$\$ \$\$ \$\$ \$STS (OPENING BID) \$\$ \$\$
TOTAL CO	STS (OPENING BID) \$_3373,94

LAW OFFICES

Purcell, Krug & Haller
1719 NORTH FRONT STREET

HOWARD B. KRUG LEON P. HALLER JOHN W. PURCELL JR. JILL M. WINEKA LISA A. RYNARD 1719 NORTH FRONT STREET HARRISBURG, PENNSYLVANIA 17102-2392 TELEPHONE (717) 234-4178 FAX (717) 233-1149

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.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF

IN MORTGAGE FORECLOSURE

WILLIAM L. ASBURY,

DEFENDANT(S)

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on \(\frac{12016}{242016} \), 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

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 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

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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

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.

Leon P. Haller PA I.D.15700

Attorney for Plaintiff

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

PLAINTIFF

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

VS.

NO. 2016-CV-0000616-MF

WILLIAM L. ASBURY.

DEFENDANT(S)

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

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RETURN	Postage	.68
RECEIPT SERVICE	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	4.95
	Total Postage & Fees	1/62

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:

Postmark:

PA Department of Revenue Bureau of Compliance Attn: Lori Adams

PO Box 281230

Harrisburg, PA 17128-1230



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:

Postmark:

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

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

Inheritance Tax Division

PO Box 280601

Harrisburg, PA 17128-0601

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:



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:

TENANT/OCCUPANT 104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820 Postmark:

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

PLAINTIFF

VS.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF

WILLIAM L. ASBURY,

DEFENDANT(S)

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on \(\frac{1241201L}{201L} \), 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK vs. ASBURY, \	NATIONAL ASSOCIATION WILLIAM				Number 6CV616
	SERVICE	COVER SHE	EET		
Service De	talls:				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/05/2016 AT 9:00 A SHERIFF'S SALE BILL	AM			·
Serve To:		Final Servi			
Name:	(POSTING)	Served:	Personally · Adu	It In Charge	Posted Other
Primary Address:	104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820	Adult In Charge:			
Phone:	DOB:	Relation:		·	
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Attorney /	Originator:	The same of the sa	Marie Control		d to
Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178		
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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,

August 30, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Barah Jane Klingaman, Notary Public

Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

Affirmed and subscribed to before me t	'n	r	٦	٦	ì	í					í	ı	i	۱	۱	١	١	٦	٦	٦	•
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30TH day of

AUGUST

2016

Shahfan Klugaman

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION WILLIAM ASBURY

day of

AUGUST

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, DEPUTY

SO ANSWERS.

August 15, 2016

COMMONWEALTH OF PERNSYLVANIA 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

2016

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

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 08/17/2016

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 NO TAX CLAIM TAXES DUE

PAID BALANCE

By: COLUMBEA COUNTY SHEREFF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK vs. ASBURY, V	NATIONAL ASSOCIATION WILLIAM				Number CV616	
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Name:	WILLIAM ASBURY	Served: (Personally · Ad	lult in Charge ·	Posted · Other	2016CV616
Primary Address:	104 RINGTOWN MT ROAD CATAWISSA, PA 17820	Adult In Charge:			and the second s	/616
Phone:	570-764-0103 DOB : 01/10/1966	Relation:	De F	ng Applicate that are transfer that the province operator plane and the filled		
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Phone:	An electronic state is assume that in the control of the control o	Deputy:		Mileage:	S. Syddolethy Print C. S. S. Service Company of State Com	NGIC
Attorney /	Originator:		A STATE OF S	1 m) WN
Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178	anna karan eta 1 merenga yanggan Perunyakan Menadah Perundah Perundah Perundah Perundah Perundah Perundah Peru Menadah perundah Per	a garagaryangangangangan sagar menerbahkan kecambahkan di berbahkan berbahkan berbahkan berbahkan berbahkan ber Kecambah sagar panggan penerbahkan berbahkan berbahkan berbahkan berbahkan berbahkan berbahkan berbahkan berbah	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK vs. ASBURY, V	NATIONAL ASSOCIATION WILLIAM					Number CV616	
	SER\	ICE CC	VER SHE	ET			
Service Det	ĝils:		- · · · · · · · · · · · · · · · · · · ·	en e		4 - 4 - 4 - 5 - 5	
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Notes:	SALE DATE & TIME: 10/05/2016 AT PLAINTIFF NOTICE OF SHERIFF'S		DEBTOR'S R	IGHTS		Q SC	
Serve To:	So along the control of the control		Final Servi	ce:		s de la companya de l	
Name:	OCCUPANT		Served:	Personally Ad	ult In Charge	Posted · Other	
Primary Address:	e: DOB:		Adult In Charge:	William	m Ashurg		
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2016CV616

104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 1782 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK vs. ASBURY, V	NATIONAL ASSOCIA WILLIAM	ATION				Number CV616
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LONG, DEBRA A.

2016CV616

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

Press Enterprise 3185 Lackawanna Ave. Bloomsburg, PA 17815

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

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK vs. ASBURY, V	NATIONAL ASSOCIATION WILLIAM				Number 6CV616	
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DOMESTIC RELATIONS OF

2016CV616

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK vs. ASBURY, V	NATIONAL ASSOCIATION WILLIAM				Number CV616
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COLUMBIA COUNTY TAX C

2016CV616

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK vs. ASBURY, \	NATIONAL ASSOCIATION WILLIAM				Number 6CV616	
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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

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 failts 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 conneciton 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: 8/2/2010

PROTHONOTARY

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

DEPUTY

(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