

165

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

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

vs.

Defendant

GREGORY HALADAY
OCCUPANTS HALADAY
GREGORY M HALADAY

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, February 1, 2017

Writ of Execution No. : 2016CV497

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 417 WEST STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
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	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Other	\$75.00

Total Sheriff Costs \$1,985.22

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs \$67.00

Grand Total: \$2,052.22

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

US BANK NA VS GREGORY HALLADAY
NO. 165-2016 ED NO. 497-2016 JD

TOTAL DUE IN 8 DAYS \$ 743.26

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 211368	Invoice Date: 02/22/2017 9:33:43 AM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: MAIL	By: HAS
BOX SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201701441	BLOOMSBURG TOWN
	Grantor - LOWE, STEPHEN D		02/22/17 9:33:47 AM	OF
	Grantee - UNB BANK			
	Consideration -	\$2,093.26		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	<u>\$67.00</u>		
	PAYMENTS			
	CHECK: 7710 - BOX SHERIFF'S OFFICE	\$67.00		
	TOTAL PAYMENTS	<u>\$67.00</u>		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

LAW OFFICES

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

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

February 15, 2017

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

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY vs.
GREGORY M. HALADAY
No. 2016-CV-497

Dear Sheriff:

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

THE GRANTEE SHOULD BE:

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

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

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

Very truly yours,

Leon P. Haller

Leon P. Haller

UPH/tq
Enclosure

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg, PA 17126-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Date of Acceptance of Document 2/1/17			
Grantor(s)/Lessor(s) Sheriff of Columbia County		Telephone Number: (570) 389-5622	
Grantee(s)/Lessee(s) U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY			
Mailing Address 35 West Main Street		Mailing Address 211 North Front Street	
		717-234-4178	
City Bloomsburg	State PA	ZIP Code 17815	City Harrisburg
			State PA
			ZIP Code 17101

C. REAL ESTATE LOCATION

Street Address 417 West Street		City, Township, Borough Bloomsburg Town	
County COLUMBIA COUNTY	School District Bloomsburg Area	Tax Parcel Number 05W-03-034	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration \$1985.22	2. Other Consideration +0.00	3. Total Consideration = \$1985.22
4. County Assessed Value \$20,676.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = \$76,294.44

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

1a. Amount of Exemption Claimed \$76,294.44	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
--	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Signature of Correspondent or Responsible Party

Date

Leon P. Haller, Esquire

2-15-17

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

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102



First National Bank
60-1809/433

220689

CHECK NO.
220689

CHECK DATE
02/02/2017

PAY

Seven hundred forty-three and twenty-six/100*****

CHECK AMOUNT
\$743.26

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



[Handwritten Signature]
AUTHORIZED SIGNATURE

MP

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈ 220689⑈ ⑆043318092⑆ 513209312⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>407.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1118.22</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1368.22</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>

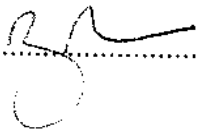
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	<u>75.00</u>	\$ <u>120.00</u>
MISC. <u>mentaul</u>	\$ <u>54.50</u>	
	\$	
TOTAL *****		\$ <u>75.00</u>

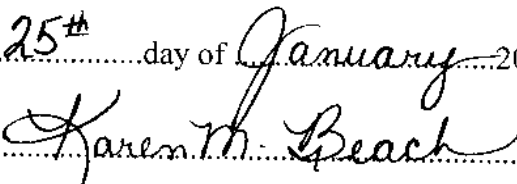
TOTAL COSTS (OPENING BID) \$ 2052.22

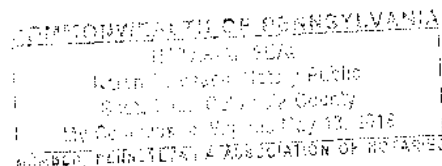
STATE OF
COMMONWEALTH OF PENNSYLVANIA

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 11, 18, 25, 2017 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 25th day of January, 2017.....

.....

(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.

.....

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

PLAINTIFF

VS.

GREGORY M. HALADAY,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-497

2016-ED-165
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: **417 WEST STREET BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment \$87,036.49

TOTAL WRIT \$87,036.49

PLUS COSTS:

Dated: 10-12-2016

Barbara N. Sullivan
PROTHONOTARY

Peace & Clerk of Soc. Courts

(SEAL)

By Stephen A. Karp
DEPUTY

Not Public - 12 Months to 2020

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

REAL ESTATE TAX CERTIFICATION

Date: 01/24/2017

Fee: \$5.00

Cert. NO: 26176

HALADAY GREGORY M
417 WEST STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20090 -7815
Location: 417 WEST ST
Parcel Id:05W-03 -034-00,000

Assessment: 20,676
Balances as of 01/24/2017

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____



Montour County Sheriff's Office

**29 Mill Street
Danville, Pa. 17021
Phone: (570) 271-3020
Fax: (570) 271-3037**

Ray C. Gorringer, Sheriff

Memo

Date: January 6, 2017

To: Sarah

From: Danielle

RE: Notice of Sale

Today Gregory Haladay's father came in to the office regarding a notice we left for his son. He told me that he doesn't live in the area anymore and that he is residing in Las Vegas, NV. He provided the following address:

Gregory Haladay
c/o Nicole Macnair
3625 South Decatur Street
Las Vegas, NV 89103

SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNA. 497-16 SALE NOTICE
29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) US BANK NATIONAL ASSOCIATION, as TRUSTEE FOR THE PA HOUSING FINANCE		2. Docket Number / County 497-2016 COLUMBIA
2. Defendant(s) GREGORY HALADAY, et al		4. Type of Writ or Complaint SALE NOTICE
SERVE	5. Name GREGORY HALADAY	
AT	6. Address 120 CAMELTOWN ROAD DANVILLE, PA 17821	

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, 2017, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize
the Sheriff of _____ County to execute this Writ and make return thereof
according to law. This deputation being made at the request and risk of the plaintiff.

Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator PURCELL KRUG & HALLER 1719 NORTH FRONT STREET HARRISBURG, PA 17102	10. Telephone Number	11. Date
	12. Signature	

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

Serving Deputy: Shane M Craig	Date Filed 10/13/2016	Expiration
---	---------------------------------	------------

**FILED PROthonotary &
CLERK OF COURTS OFFICE
MONTOUR COUNTY PA
2017 JAN -9 PM 3:30**

On the **5th** day of **January**, 2017, at **1:53** o'clock **P.M.**
Defendant not found because:
☐ Moved ☐ Unknown ☐ No answer ☐ Vacant
☒ Other:
Remarks: **After numerous attempts, service has expired.**

Attempts: **6**

Date:	10/21/2016	11/3/2016	11/10/2016	11/15/2016	11/21/2016	12/15/2016			
Mileage:	10	10	10	10	10	10			

Advance	Docket	Service	Mileage	Affidavit	Notary	Surchrg.	Misc.	Total	Refund
\$75.00	\$9.00	\$5.00	\$30.00	\$2.50	\$5.00	\$0.00	\$3.00	\$54.50	\$20.50

Sworn and Subscribed to before me this 9th Day of Jan , 2017. <div style="border: 1px solid black; padding: 5px; width: fit-content;">Susan M. Kraus Notary Public MONTOUR COUNTY My Commission Expires 31st Mar 2020</div>	So Answer. Signature of Deputy Sheriff <div style="text-align: center;">Shane M Craig SHERIFF OF MONTOUR COUNTY</div>
--	---

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PA HOUSING
FINANCE
vs.
HALADAY, GREGORY (et al.)

Case Number
2016CV497

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	165
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	GREGORY M HALADAY
Primary Address:	120 CAMELTOWN ROAD DANVILLE, PA 17821
Phone:	DOB:
Alternate Address:	Parents own the: Mullin men Shop
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, October 13, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour 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

HALADAY, GREGORY M

2016CV497

120 CAMELTOWN ROAD, DANVILLE, PA 17821

NO EXPIRATION

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

PLAINTIFF

VS.

GREGORY M. HALADAY,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-497

2016-ED-165
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: **417 WEST STREET BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment \$87,036.49

TOTAL WRIT \$87,036.49

PLUS COSTS:

Dated: 10-12-2016

Barbara L. Jiwett
PROTHONOTARY

Prothonotary & Clerk of Soc. Courts

By Stephanie J. Jiwett
DEPUTY

(SEAL)

RECEIVED

BY: William McSorley

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

PLAINTIFF

VS.

GREGORY M. HALADAY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-497

2016-ED-165
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: Feb. 1st 2017

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:

**417 WEST STREET
BLOOMSBURG, PA 17815**

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

No. 2016-CV-497

JUDGMENT AMOUNT \$87,036.49

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

GREGORY M. HALADAY

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL that certain piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of West Street, 76 feet north of Brugler's Alley; thence along West Street, northwardly 36 feet to a corner of lot of James Magee and other; thence by the same at right angle to West Street eastwardly 83 feet, more or less, to an alley 15 feet wide, to be opened from Brugler's Alley northwardly along line of land now or formerly of A. Z. Schoch; thence along said alley southwardly, parallel with West Street, 36 feet to corner of lot now or formerly of A. J. Drum; thence along the same westwardly 83 feet more or less to a corner upon West Street, the place of beginning. Upon which is erected a frame dwelling house.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 417 WEST STREET, BLOOMSBURG, PA 17815.

PARCEL NO:05W-03-034.

BEING the same premises which Stephen D. Lowe and Andrea K. Lowe, by deed dated August 14, 2009 and recorded August 19, 2009 to Columbia County Instrument No. 2009-07815, granted and conveyed unto Gregory M. Haladay.

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 GREGORY M. HALADAY UNDER COLUMBIA COUNTY JUDGMENT NO. 2016-CV-497.

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)

January 9, 2017

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

Re: 2016-CV-497 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. GREGORY M.
HALADAY

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PA HOUSING
FINANCE
vs.
GREGORY HALADAY (et al.)

Case Number
2016CV497

SHERIFF'S RETURN OF SERVICE

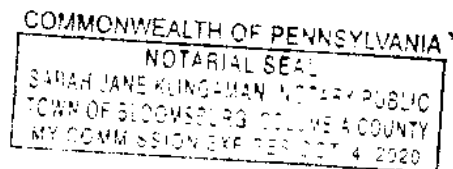
12/29/2016 11:58 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE
WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL
ESTATE LOCATED AT 417 WEST STREET, BLOOMSBURG, PA 17815.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2016



NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER 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, AS TRUSTEE FOR THE PA HOUSING
FINANCE
vs.
HALADAY, GREGORY (et al.)

Case Number
2016CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

165

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Miranda Church

Relation:

Clerk

Date:

10-14-16

Time:

2:45

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.

DOMESTIC RELATIONS OF 2016CV497 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, AS TRUSTEE FOR THE PA HOUSING
FINANCE
vs.
HALADAY, GREGORY (et al.)

Case Number
2016CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

165

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Deb Miller

Relation:

Clerk

Date:

10-14-16

Time:

2:40

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

2016CV497

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, AS TRUSTEE FOR THE PA HOUSING
FINANCE
vs.
GREGORY HALADAY (et al.)

Case Number
2016CV497

SHERIFF'S RETURN OF SERVICE

10/13/2016 12:31 PM - I, DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: GREGORY HALADAY, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 417 WEST STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2016

NOTARY

Affirmed and subscribed to before me this

14TH day of OCTOBER, 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, AS TRUSTEE FOR THE PA HOUSING
FINANCE
vs.
HALADAY, GREGORY (et al.)

Case Number
2016CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 165

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Realtor (570)-441-2943

Realtor

Return - does not live c 417 West St Bloom.

Serve To:

Name: GREGORY HALADAY

Primary Address: 417 WEST STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-13-16

Time: 12:31

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.

HALADAY, GREGORY

2016CV497

417 WEST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

PLAINTIFF

VS.

GREGORY M. HALADAY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-497

2016-ED-165
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: **417 WEST STREET BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment

\$87,036.49

TOTAL WRIT

\$87,036.49

PLUS COSTS:

Dated: 10-12-2016

Barbara D. Jimenez
PROTHONOTARY

Proth & Clerk of Sev. Courts

By Stephanie [Signature] (Clerk, L.C. 1st Monday in 2020)
DEPUTY

(SEAL)

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

PLAINTIFF

VS.

GREGORY M. HALADAY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-497

2016-ED-165
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: Feb. 1st 2017

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:

**417 WEST STREET
BLOOMSBURG, PA 17815**

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

No. 2016-CV-497

JUDGMENT AMOUNT \$87,036.49

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

GREGORY M. HALADAY

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL that certain piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of West Street, 76 feet north of Brugler's Alley; thence along West Street, northwardly 36 feet to a corner of lot of James Magee and other; thence by the same at right angle to West Street eastwardly 83 feet, more or less, to an alley 15 feet wide, to be opened from Brugler's Alley northwardly along line of land now or formerly of A. Z. Schoch; thence along said alley southwardly, parallel with West Street, 36 feet to corner of lot now or formerly of A. J. Drum; thence along the same westwardly 83 feet more or less to a corner upon West Street, the place of beginning. Upon which is erected a frame dwelling house.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 417 WEST STREET, BLOOMSBURG, PA 17815.

PARCEL NO:05W-03-034.

BEING the same premises which Stephen D. Lowe and Andrea K. Lowe, by deed dated August 14, 2009 and recorded August 19, 2009 to Columbia County Instrument No. 2009-07815, granted and conveyed unto Gregory M. Haladay.

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 GREGORY M. HALADAY UNDER COLUMBIA COUNTY JUDGMENT NO. 2016-CV-497.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PA HOUSING
FINANCE
vs.
HALADAY, GREGORY (et al.)

Case Number
2016CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 165

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mary Ward

Relation:

Tax

Date:

10/13/16

Time:

1:44

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.

WARD, MARY F.

2016CV497

01 E SECOND STREET, TOWN HALL, 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, AS TRUSTEE FOR THE PA HOUSING
FINANCE
vs.
HALADAY, GREGORY (et al.)

Case Number
2016CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 165

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Liz Masich
570-441-2943
570-387-1600

Post

Key Realty

Serve To:

Name: OCCUPANT

Primary Address: 417 WEST STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Posted

Relation:

Date:

10-13-16

Time:

12:50

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.

OCCUPANT

2016CV497

417 WEST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV497

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, FEBRUARY 01, 2017
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 the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of West Street, 76 feet north of Brugler's Alley; thence along West Street, northwardly 36 feet to a corner of lot of James Magee and other; thence by the same at right angle to West Street eastwardly 83 feet, more or less, to an alley 15 feet wide, to be opened from Brugler's Alley northwardly along line of land now or formerly of A. Z. Schoch; thence along said alley southwardly, parallel with West Street, 36 feet to corner of lot now or formerly of A. J. Drum; thence along the same westwardly 83 feet more or less to a corner upon West Street, the place of beginning. Upon which is erected a frame dwelling house.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 417 WEST STREET, BLOOMSBURG, PA 17815. PARCEL NO: 05W-03-034.

BEING the same premises which Stephen D. Lowe and Andrea K. Lowe, by deed dated August 14, 2009 and recorded August 19, 2009 to Columbia County Instrument No. 2009-07815, granted and conveyed unto Gregory M. Haladay.

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: 417 WEST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-03-034

Seized and taken into execution to be sold as the property of GREGORY HALADAY, OCCUPANTS HALADAY, GREGORY M HALADAY in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PA HOUSING FINANCE.

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

05W-03-034

417 West Street, Bloomsburg

REAL ESTATE OUTLINE

ED # 2016 ED 165

DATE RECEIVED 10-12-16
DOCKET AND INDEX 2016 CV 497

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>	emailed 10-12-16 SPK
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>217733</u>

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

SALE DATE Feb. 1st 2017 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

SHORT LEGAL, if needed:

ALL that certain piece of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, being 36 x 83 feet and HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 417 WEST STREET, BLOOMSBURG, PA 17815.

PARCEL NO:05W-03-034.

Columbia County Instrument No. 2009-07815.

TO BE SOLD AS THE PROPERTY OF GREGORY M. HALADAY UNDER COLUMBIA COUNTY JUDGMENT NO. 2016-CV-497.

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



71901140006000091227

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9128	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

ATTN: LORI ADAMS

P.O. BOX 281230

Tracking #: 71901140006000091241

Doc Ref #: 2016ED165

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	9127	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000091234

Doc Ref #: 2016ED165

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	9128	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

ATTN: LORI ADAMS

P.O. BOX 281230

Tracking #: 71901140006000091241

Doc Ref #: 2016ED165

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	9126	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000091227

Doc Ref #: 2016ED165

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9126	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE	US SMALL BUSINESS ADMINISTRATION
900 MARKET STREET	Tracking #: 71901140006000091227
	Doc Ref #: 2016ED165
	Postage 5.1300
PHILADELPHIA PA 19107-4214	

Document Receipt

Trans #	9125	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000091210

Doc Ref #: 2016ED165

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9125	Carrier / service	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000091210

Doc Ref #: 2016ED165

Postage 5 1300

HARRISBURG PA 17105

Document Receipt

Trans #	9853	Carrier / service:	USPS Server	First-Class Mail®	12:00:00 AM
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Ship to:

GREGORY HIALADAY

c/o Nicole Macnair
3625 south decatur street

las vegas NV 89103

Tracking #	7190114000600009802
Doc Ref #	2016ED165
Postage	5 1300

Document Receipt

Trans #	9124	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000091203

Doc Ref #: 2016ED165

Postage 5.1300

HARRISBURG PA 17128

217733

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102



First National Bank

60-1809/433

CHECK NO.

217733

CHECK DATE

10/11/2016

PAY

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

CHECK AMOUNT

\$1,350.00

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



[Handwritten Signature]

AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈ 217733⑈ ⑆043318092⑆ 513209312⑈