

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania

March 18, 2016

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION v.
JOSHUA L. BITTNER and JULIE A. BITTNER
576 HETLERVILLE ROAD NESCOPECK, PA 18635-2307
No.: 2015-CV-1389

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for April 6, 2016 due to the following: Bankruptcy.

JOSHUA L. BITTNER and JULIE A. BITTNER filed a Chapter 13, Bankruptcy Number 5:16-01065, on March 15, 2016.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK RALSTON for
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
JOSHUA BITTNER (et al.)

Case Number
2015CV1389

PROPERTY ADDRESS
576 HETLERVILLE ROAD, NESCOPECK, PA 18635

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
01/12/2016	Advance Fee	Advance Fee	001567144	\$0.00	\$1,350.00
01/12/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/12/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/12/2016	Crying Sale			\$10.00	\$0.00
01/12/2016	Docketing			\$15.00	\$0.00
01/12/2016	Levy			\$15.00	\$0.00
01/12/2016	Mailing Costs			\$42.00	\$0.00
01/12/2016	Posting Handbill			\$15.00	\$0.00
01/12/2016	Press Enterprise Inc.			\$417.75	\$0.00
01/12/2016	Sheriff Automation Fund			\$50.00	\$0.00
01/12/2016	Web Posting			\$100.00	\$0.00
03/18/2016	Service			\$165.00	\$0.00
03/18/2016	Service Mileage			\$16.00	\$0.00
03/18/2016	Copies			\$5.50	\$0.00
03/18/2016	Notary Fee			\$15.00	\$0.00
03/18/2016	Tax Claim Search			\$5.00	\$0.00
03/18/2016	Surcharge			\$120.00	\$0.00
03/18/2016	Refund	(PAID 03/18/2016)	7298	\$326.25	\$0.00
				\$1,350.00	\$1,350.00
				TOTAL BALANCE:	\$0.00

LAW OFFICES
KEVIN TANRIBILIR, ESQ.
701 EAST FRONT STREET
BERWICK, PA 18603
PHONE: 570-752-6200
FAX: 570-752-8265

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Tim Chamberlain, Sheriff	Kevin Tanribilir, Esq.
COMPANY:	DATE:
Columbia County Sheriff	03/16/16
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	2
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5622	No. 5-16-01065, US Bankruptcy Court
RE:	YOUR REFERENCE NUMBER:
<i>In Re Bittner</i>	#2015-CV-1389

☒ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Regarding the above bankruptcy matters, please be advised that our office has been retained to represent the debtors, Joshua L. Bittner and Julie A. Bittner, of 576 Hetlerville Road, Nescopeck, PA 18635, regarding a chapter 13 case filed on 03-15-16 at the US Bankruptcy Court, Middle District, to Docket #5-16-01065. See attached copy of Notice of Bankruptcy Case Filing.

Kindly be advised that the filing of the bankruptcy stays any and all execution and/or levy proceedings initiated by your office against the above debtor(s). Specifically, the bankruptcy filing stays any further action on the Writ of Execution issued in favor of US Bank, NA, including but not limited to, any sheriff sale of the debtor's real estate scheduled for April 6, 2016, and filed to execution #2016-ED-02. Kindly proceed accordingly.

If you have any questions about this transmission, please contact our office. Thank you.

Kevin Tanribilir, Esquire

CC. Phelan, Hallinan, Diamond & Jones, LLP.
(Fax #215-568-7616)

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing



A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 03/15/2016 at 6:29 PM and filed on 03/15/2016.

Joshua Lee Bittner
576 Hetlerville Rd
Nescopeck, PA 18635-2307
SSN / ITIN: xxx-xx-7000

Julie Ann Bittner
576 Hetlerville Rd
Nescopeck, PA 18635-2307
SSN / ITIN: xxx-xx-7711

The case was filed by the debtor's attorney: The bankruptcy trustee is:

Kevin Tanribilir
701 East Front Street
Berwick, PA 18603
570 752-6200

Charles J DeHart, III (Trustee)
8125 Adams Drive, Suite A
Hummelstown, PA 17036
717 566-6097

The case was assigned case number 5:16-bk-01065-JJT to Judge John J Thomas.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

KIM ZIELINSKI
Legal Assistant, 1328

Representing Lenders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2015-CV-1389
No.: 2016-ED-2

Re: U.S. BANK NATIONAL ASSOCIATION VS. JOSHUA L. BITTNER A/K/A JOSHUA BITTNER,
and JULIE A. BITTNER A/K/A JULIE BITTNER
No.: 2015-CV-1389, No.: 2016-ED-2

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 04/06/2016 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 964110

PHELAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION
Plaintiff,

v.

JOSHUA L. BITTNER A/K/A JOSHUA BITTNER
JULIE A. BITTNER A/K/A JULIE BITTNER
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2015-CV-1389
: No.: 2016-ED-2

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY)

SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

Date: 3/10/16

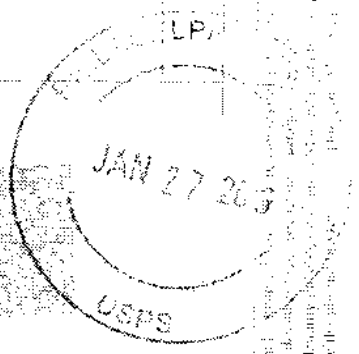
IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address
Of Sender

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/GIL - 04/06/2016 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 576 HETLERVILLE ROAD NESCOPECK, PA 18635-2307	\$0.47	
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47	
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47	
4	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
6	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
7	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754		
		RE: JOSHUA L. BITTNER v. A JOSHUA BITTNER (COLUMBIA) PH # 964110/1021 P WHI Team		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



Form 3877 Facsimile

The full declaration of the filer is required on all filings and is required for the declaration of intangible documents under the Uniform Gifts to Minors Act (UGTMA) and the Uniform Transfers to Minors Act (UTMA). The maximum voluntary payment for the maximum voluntary payment is \$25,000 per recipient. The maximum voluntary payment is \$25,000 per recipient. The maximum voluntary payment is \$25,000 per recipient. The maximum voluntary payment is \$25,000 per recipient.

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

Date: 03/08/2016

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 23660

BITTNER JOSHUA & JULIE
576 HETLERVILLE ROAD
NESCOPECK PA 18635

District: MIFFLIN TWP
Deed: 20081 -2410
Location: 576 HETLERVILLE RD
Parcel Id:23 -08 -008-01,000

Assessment: 32,080
Balances as of 03/08/2016

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2016 - REAL ESTATE

As of Date: 03/08/2016 10:48:27 AM

Owner: BITTNER JOSHUA & JULIE

576 HETLERVILLE ROAD

NESCOPECK PA 18635

Municipality: MIFFLIN TWP

Parcel #: 23 -08 -008-01,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
023783	G	\$329.82	04/30/2016	\$336.55	06/30/2016	\$370.21	08/31/2016
		Payment					
023783	S	\$31.44	04/30/2016	\$32.08	06/30/2016	\$35.29	08/31/2016
		Payment					
023783	R	\$147.76	04/30/2016	\$150.78	06/30/2016	\$158.32	08/31/2016
		Payment					

Total Paid To Date:

\$0.00

LW.

Signature

3-08-16

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
JOSHUA BITTNER (et al.)

Case Number
2015CV1389

SHERIFF'S RETURN OF SERVICE

01/22/2016 09:02 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE @ACCEPTEDBY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JULIE BITTNER AT 576 HETLERVILLE ROAD, NESCOPECK, PA 18635.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

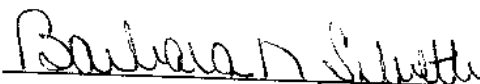

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 01, 2016

Proth & Clerk of Sev. Courts
NOTARY Com. Ex. 1st Monday in 2020

Affirmed and subscribed to before me this

1ST day of MARCH, 2016



PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION


vs.

JOSHUA BITTNER (et al.)

Case Number
2015CV1389

SHERIFF'S RETURN OF SERVICE

01/22/2016 09:02 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JULIE BITTNER HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOSHUA BITTNER AT 576 HETLERVILLE ROAD, NESCOPECK, PA 18635.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 01, 2016

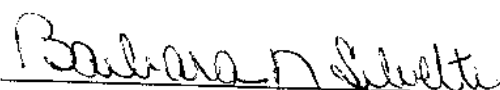
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

Affirmed and subscribed to before me this

NOTARY

1ST day of MARCH

2016



PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
JOSHUA BITTNER (et al.)

Case Number
2015CV1389

SHERIFF'S RETURN OF SERVICE

03/01/2016 05:09 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON
THE REAL ESTATE LOCATED AT 576 HETLerville ROAD, NESCOPECK, PA 18635.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 02, 2016

Affirmed and subscribed to before me this

2ND day of MARCH

NOTARY

Proth & Clerk of Sev. Courts

My Comm. Ex. 1st Monday in 2020

Barbara D. Silvette

2016

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
BITTNER, JOSHUA (et al.)

Case Number
2015CV1389

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 576 HETLERVILLE ROAD
NESCOPECK, PA 18635

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation:

Date:

3-1-16

Time:

5:09

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2015CV1389

576 HETLERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
BITTNER, JOSHUA (et al.)

Case Number
2015CV1389

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

2

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JULIE BITTNER

Primary Address: 576 HETTERVILLE ROAD
NESCOPECK, PA 18635

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1-22-16

Time:

09:02

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BITTNER, JULIE

2015CV1389

576 HETTERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
BITTNER, JOSHUA (et al.)

Case Number
2015CV1389

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 2

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOSHUA BITTNER

Primary Address: 576 HETLERVILLE ROAD
NESCOPECK, PA 18635

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Julie Bittner

Relation: W.Fe

Date: 1-22-16

Time: 09:02

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BITTNER, JOSHUA

2015CV1389

576 HETLERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION
Plaintiff

vs.

JOSHUA L. BITTNER
A/K/A JOSHUA BITTNER
JULIE A. BITTNER
A/K/A JULIE BITTNER
Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2015-CV-1389

No.: 2016-ED-2

ORDER

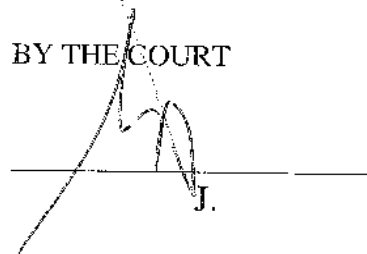
AND NOW, this 17 day of February, 2016 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$90,507.41
Interest Through December 24, 2015	\$9,195.21
Legal fees	\$990.00
Cost of Suit and Title	\$811.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$79.85
Escrow Deficit	<u>\$4,128.92</u>
TOTAL	\$105,712.39

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT



PROTHONOTARY
FILED
2016 FEB 19 PM 2 05
CLERK OF COURT
COLUMBIA COUNTY, PA

964110



January 27, 2016

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

U.S. BANK NATIONAL ASSOCIATION

VS.

**JOSHUA L. BITTNER A/K/A JOSHUA BITTNER
JULIE A. BITTNER A/K/A JULIE BITTNER**

NO: 2015-CV-1389

NO: 2016-ED-2

Dear Timothy:

The property located at 576 Hetlerville Road Nescopeck, Pa is not connected to public sewer and therefore, no money is due to our office.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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



71901140006000071472

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

2

U.S. Bank National Association

Plaintiff

VS.

Joshua L. Bittner a/k/a Joshua Bittner
Julie A. Bittner a/k/a Julie Bittner

Defendant(s)

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2015-CV-1389

: 2016-ED-2

: COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Joshua L. Bittner a/k/a Joshua Bittner
Julie A. Bittner a/k/a Julie Bittner
576 Hetlerville Road
Nescopeck, PA 18635-2307

*****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at 576 Hetlerville Road, Nescopeck, PA 18635-2307 is scheduled to be sold at the Sheriff's Sale on April 6, 2016 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$95,506.62 obtained by U.S. Bank National Association (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
BITTNER, JOSHUA (et al.)

Case Number
2015CV1389

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 2

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 576 HETLERVILLE ROAD
NESCOPECK, PA 18635

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Julie Bittner

Relation: Homeowner

Date: 1-20-16 Time: 09:02

Deputy: 3 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2015CV1389

576 HETLERVILLE ROAD, NESCOPECK, PA 18635

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
BITTNER, JOSHUA (et al.)

Case Number
2015CV1389

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 2

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly

Relation: Reception

Date: 1/14/16

Time: 9:50

Deputy: C & F

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2015CV1389

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
BITTNER, JOSHUA (et al.)

Case Number
2015CV1389

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 2

Warrant:

Serve To:

Name: Central Columbia SD
Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2015CV1389

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
BITTNER, JOSHUA (et al.)

Case Number
2015CV1389

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 2

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 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: Deb Miller

Relation: Tax Clerk

Date: 1-12-16

Time: 1:20

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV1389

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.
BITTNER, JOSHUA (et al.)

Case Number
2015CV1389

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 2

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 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 Richenderfer

Relation: Clerk

Date: 1-12-14

Time: 1:22

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV1389

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1389

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, APRIL 06, 2016
AT 9:00 O'CLOCK A.M.

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

ALL that certain piece, parcel and tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being more particularly described as follows, to wit:

BEGINNING at a steel pin found located along the southern right-of-way line of S.R. 2028, thence continuing along the southern right-of-way line of S.R. 2028, South 75 degrees 20 minutes 30 seconds East, 292.06 feet to a steel pin set; thence continuing along land now or late of William R. Piez, et ux South 12 degrees 54 minutes 31 seconds East, 326.11 feet to a steel pin set; thence continuing along land about to be conveyed to Elwood R. Mowery, et ux, North 75 degrees 20 minutes 30 seconds West 291.37 feet to a steel pin found; thence continuing along land now or late of Emil Novak et ux North 13 degrees 01 minutes, 00 seconds West, 326.43 feet to a steel pin found, the place of BEGINNING.

THE above description was taken from a survey prepared by Webb Engineering, R.P.E., dated February 3, 1989.

THE grantors having received an additional .938 acres of land and which included with the land which they previously owned as described in Deed Book 290, Page 624, the total acreage of the above description contains 1.936 acres.

A portion of the above description is BEING a part of the premises which Virgil B. Mowery, widow, by deed dated March 27, 1986 and recorded in Record Book Volume 364, Page 925, granted and conveyed unto Mildred M. Hoffman, et al, grantors herein. The remaining portion of said description BEING the same premises which Raymond C. Mowery and Virgil B. Mowery, his wife, by deed dated December 6, 1978 and recorded in Deed Book Volume 290, Page 624, granted and conveyed unto Elwood R. Mowery and Dorothy J. Mowery, husband and wife, grantors herein.

TITLE TO SAID PREMISES IS VESTED IN Joshua Bittner and Julie Bittner, his wife, tenants by entireties, by Deed from James A. Mowery, dated 11/24/2008, recorded 12/05/2008 in Instrument Number 200812410.

Tax Parcel: 23-08-008-01,000

Premises Being: 576 Hetlerville Road, Nescopeck, PA 18635-2307

PROPERTY ADDRESS: 576 HETLERVILLE ROAD, NESCOPECK, PA 18635

UPI / TAX PARCEL NUMBER: 23-08-008-01,000

Seized and taken into execution to be sold as the property of JOSHUA BITTNER, JULIE BITTNER 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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

U.S. Bank National Association

vs.

Joshua L. Bittner a/k/a Joshua Bittner
Julie A. Bittner a/k/a Julie Bittner

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-1389

2016-ED-2
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 576 Hettlerville Road, Nescopeck, PA 18635-2307
(See Legal Description attached)

Amount Due

\$95,506.62

Interest from 01/08/2016 to Date of Sale

\$_____ and costs.

@ \$15.70 per diem

Barbara N. Silvestro 1881
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 1/7/2016
(SEAL)

PH # 964110

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

REAL ESTATE OUTLINE

ED # 2

DATE RECEIVED 1-5-2016
DOCKET AND INDEX 2015 CV 1389

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>001567144</u>

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

SALE DATE April 6th 2016 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

U.S. Bank National Association
Plaintiff

v.

Joshua L. Bittner a/k/a Joshua Bittner
Julie A. Bittner a/k/a Julie Bittner
Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-1389

2016-ED-2
COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **576 Hetlerville Road, Nescopeck, PA 18635-2307**.

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

Name

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

Joshua L. Bittner a/k/a Joshua Bittner

576 Hetlerville Road
Nescopeck, PA 18635-2307

Julie A. Bittner a/k/a Julie Bittner

576 Hetlerville Road
Nescopeck, PA 18635-2307

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

Name

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

Joshua L. Bittner a/k/a Joshua Bittner

576 Hetlerville Road
Nescopeck, PA 18635-2307

Julie A. Bittner a/k/a Julie Bittner

576 Hetlerville Road
Nescopeck, PA 18635-2307

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

Name

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

None.

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

Name

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

None.

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

Name

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

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

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

Tenant/Occupant

576 Hetlerville Road
Nescopeck, PA 18635-2307

Commonwealth of Pennsylvania Bureau of
Individual Taxes Inheritance Tax Division

6th Floor, Strawberry Sq.
Dept 280601
Harrisburg, PA 17128

Department of Public Welfare, TPL Casualty
Unit, Estate Recovery Program

P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105

Domestic Relations of
Columbia County

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

Commonwealth of Pennsylvania
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704
Pittsburgh, PA 15222

U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building

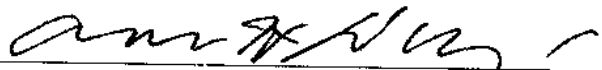
228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754

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

Date:

12/16/15

By:



Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No. 203034

Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

LEGAL DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being more particularly described as follows, to wit:

BEGINNING at a steel pin found located along the southern right-of-way line of S.R. 2028, thence continuing along the southern right-of-way line of S.R. 2028, South 75 degrees 20 minutes 30 seconds East, 292.06 feet to a steel pin set; thence continuing along land now or late of William R. Piez, et ux, South 12 degrees 54 minutes 31 seconds East, 326.11 feet to a steel pin set; thence continuing along land about to be conveyed to Elwood R. Mowery, et ux, North 75 degrees 20 minutes 30 seconds West 291.37 feet to a steel pin found; thence continuing along land now or late of Emil Novak, et ux, North 13 degrees 01 minutes, 00 seconds West, 326.43 feet to a steel pin found, the place of BEGINNING.

THE above description was taken from a survey prepared by Webb Engineering, R.P.E., dated February 3, 1989.

THE grantors having received an additional .938 acres of land and which included with the land which they previously owned as described in Deed Book 290, Page 624, the total acreage of the above description contains 1.936 acres.

A portion of the above description is BEING a part of the premises which Virgil B. Mowery, widow, by deed dated March 27, 1986 and recorded in Record Book Volume 364, Page 925, granted and conveyed unto Mildred M. Hoffman, et al, grantors herein. The remaining portion of said description BEING the same premises which Raymond C. Mowery and Virgil B. Mowery, his wife, by deed dated December 6, 1978 and recorded in Deed Book Volume 290, Page 624, granted and conveyed unto Elwood R. Mowery and Dorothy J. Mowery, husband and wife, grantors herein.

TITLE TO SAID PREMISES IS VESTED IN Joshua Bittner and Julie Bittner, his wife, tenants by entireties, by Deed from James A. Mowery, dated 11/24/2008, recorded 12/05/2008 in Instrument Number 200812410.

Tax Parcel: 23-08-008-01,000

Premises Being: 576 Hetlerville Road, Nescopeck, PA 18635-2307

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2015-CV-1389 2016-ED-2

U.S. Bank National Association

v.

Joshua L. Bittner a/k/a Joshua Bittner

Julie A. Bittner a/k/a Julie Bittner

owner(s) of property situate in the **MIFFLIN TOWNSHIP, COLUMBIA County,**
Pennsylvania, being

576 Hetlerville Road, Nescopeck, PA 18635-2307

Parcel No. 23-08-008-01,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$95,506.62**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

U.S. Bank National Association

vs.

Joshua L. Bittner a/k/a Joshua Bittner
Julie A. Bittner a/k/a Julie Bittner

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-1389
: 2016-ED-2

VERIFICATION OF NON-MILITARY SERVICE

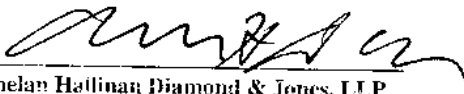
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Joshua L. Bittner a/k/a Joshua Bittner is over 18 years of age and resides at 576 Hetlerville Road, Nescopeck, PA 18635-2307 and 576 Hetlerville rd, Nescopeck, PA 18635-2307.

(c) that defendant Julie A. Bittner a/k/a Julie Bittner is over 18 years of age and resides at 576 Hetlerville Road, Nescopeck, PA 18635-2307.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.


Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No. 203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

U.S. Bank National Association
Plaintiff

v.

Joshua L. Bittner a/k/a Joshua Bittner
Julie A. Bittner a/k/a Julie Bittner
Defendant(s)


: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-1389
:
: 2016-ED-2
: COLUMBIA County
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ☒ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☐ Act 91 procedures have been fulfilled
- ☐ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: 
Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No. 203034
Attorney for Plaintiff

U.S. Bank National Association
Plaintiff

v.

Joshua L. Bittner a/k/a Joshua Bittner
Julie A. Bittner a/k/a Julie Bittner
Defendant(s)

: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
: NO.: 2015-CV-1389
:
: 2016-ED-2
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe to the Writ of Execution was filed, the following information concerning the real property located at **576 Hetlerville Road, Nescopeck, PA 18635-2307**.

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

Name

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

Joshua L. Bittner a/k/a Joshua Bittner

576 Hetlerville Road
Nescopeck, PA 18635-2307

Julie A. Bittner a/k/a Julie Bittner

576 Hetlerville Road
Nescopeck, PA 18635-2307

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

Name

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

Joshua L. Bittner a/k/a Joshua Bittner

576 Hetlerville Road
Nescopeck, PA 18635-2307

Julie A. Bittner a/k/a Julie Bittner

576 Hetlerville Road
Nescopeck, PA 18635-2307

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

Name

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

None.

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

Name

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

None.

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

Name

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

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

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

Tenant/Occupant

**576 Hetlerville Road
Nescopeck, PA 18635-2307**

**Commonwealth of Pennsylvania Bureau of
Individual Taxes Inheritance Tax Division**

**6th Floor, Strawberry Sq.
Dept 280601
Harrisburg, PA 17128**

**Department of Public Welfare, TPI, Casualty
Unit, Estate Recovery Program**

**P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105**

**Domestic Relations of
Columbia County**

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

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

**U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building**

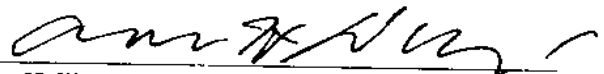
**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

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

Date:

12/16/15

By:



Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No. 203034

Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

U.S. Bank National Association	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2015-CV-1389</u>
	:	
Joshua L. Bittner a/k/a Joshua Bittner	:	<u>2016-ED-2</u>
Julie A. Bittner a/k/a Julie Bittner	:	COLUMBIA County
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Joshua L. Bittner a/k/a Joshua Bittner
Julie A. Bittner a/k/a Julie Bittner
576 Hetlerville Road
Nescopeck, PA 18635-2307**

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **576 Hetlerville Road, Nescopeck, PA 18635-2307** is scheduled to be sold at the Sheriff's Sale on April 6th 2016 at 9:00 am in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$95,506.62** obtained by **U.S. Bank National Association** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815**

Telephone (570) 784-8760

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-1389**

U.S. Bank National Association

v.

Joshua L. Bittner a/k/a Joshua Bittner

Julie A. Bittner a/k/a Julie Bittner

owner(s) of property situate in the **MIFFLIN TOWNSHIP, COLUMBIA County,**
Pennsylvania, being

576 Hetlerville Road, Nescopeck, PA 18635-2307

Parcel No. 23-08-008-01.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$95,506.62**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being more particularly described as follows, to wit:

BEGINNING at a steel pin found located along the southern right-of-way line of S.R. 2028, thence continuing along the southern right-of-way line of S.R. 2028, South 75 degrees 20 minutes 30 seconds East, 292.06 feet to a steel pin set; thence continuing along land now or late of William R. Piez, et ux, South 12 degrees 54 minutes 31 seconds East, 326.11 feet to a steel pin set; thence continuing along land about to be conveyed to Elwood R. Mowery, et ux, North 75 degrees 20 minutes 30 seconds West 291.37 feet to a steel pin found; thence continuing along land now or late of Emil Novak, et ux, North 13 degrees 01 minutes, 00 seconds West, 326.43 feet to a steel pin found, the place of BEGINNING.

THE above description was taken from a survey prepared by Webb Engineering, R.P.E., dated February 3, 1989.

THE grantors having received an additional .938 acres of land and which included with the land which they previously owned as described in Deed Book 290, Page 624, the total acreage of the above description contains 1.936 acres.

A portion of the above description is BEING a part of the premises which Virgil B. Mowery, widow, by deed dated March 27, 1986 and recorded in Record Book Volume 364, Page 925, granted and conveyed unto Mildred M. Hoffman, et al, grantors herein. The remaining portion of said description BEING the same premises which Raymond C. Mowery and Virgil B. Mowery, his wife, by deed dated December 6, 1978 and recorded in Deed Book Volume 290, Page 624, granted and conveyed unto Elwood R. Mowery and Dorothy J. Mowery, husband and wife, grantors herein.

TITLE TO SAID PREMISES IS VESTED IN Joshua Bittner and Julie Bittner, his wife, tenants by entireties, by Deed from James A. Mowery, dated 11/24/2008, recorded 12/05/2008 in Instrument Number 200812410.

Tax Parcel: 23-08-008-01,000

Premises Being: 576 Hetlerville Road, Nescopeck, PA 18635-2307

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Expiration date

Plaintiff

U.S. Bank National Association

Defendant

Joshua L. Bittner a/k/a Joshua Blumer

Julie A. Bittner a/k/a Julie Bittner

No: 2015-CV-1389

2016-ED-2

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC. TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

JOSHUA L. BITTNER A/K/A JOSHUA BITTNER

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

576 Hetleville Road

Nescopeck PA 18635-2307

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN --- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attaching it without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

12/16/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

No. 2015-CV-1389

2016-ED-2

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

Plaintiff

U.S. Bank National Association

Defendant

Joshua L. Bittner a/k/a Joshua Bittner

Julie A. Bittner a/k/a Julie Bittner

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

JULIE A. BITTNER A/K/A JULIE BITTNER

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

576 Hellerville Road

Nescopeck, PA 18635-2307

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomsoever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

12/16/15

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

PLAINTIFF

Court Number

RETURNED.

AFFIRMED and subscribed to before me this _____ day

at _____ 20__

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

No.: 2015-CV-1389

2016-ED-2

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

Plaintiff

U.S. Bank National Association

Defendant

Joshua L. Bittner a/k/a Joshua Bittner

Julie A. Bittner a/k/a Julie Bittner

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE SEIZED, ATTACHED OR SALE

JOSHUA L. BITTNER A/K/A JOSHUA BITTNER

ADDRESS (Street or RFD), Apartment No., City, Beru, Twp., State and Zip Code)

576 Hellerville Road

Nescopeck, PA 18635-2307

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

12/15/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
U.S. Bank National Association

No. 2012-CV-1389

2016-ED-2

Defendant
Joshua L. Bittner a/k/a Joshua Bittner
Julie A. Bittner a/k/a Julie Bittner

Type of Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Room, Twp., State and Zip Code)
576 Hetleville Road

Nescopeck, PA 18635-2307

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA, do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

12/16/15

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

PLAINTIFF

Court Number

RETURNED:

ATTESTED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S RETURN

U.S. Bank National Association

vs.

Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Joshua L. Bittner a/k/a Joshua Bittner

Julie A. Bittner a/k/a Julie Bittner

Defendants

No : 2015-CV-1389

2016-ED-2

ISSUED

NOW, _____ 20__ I, _____

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____

_____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20__ See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Joshua L. Bittner a/k/a Joshua Bittner, Julie A. Bittner a/k/a Julie Bittner at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Bradley Davis
Supervisor
Writ Department
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 Ext. 1265
Front Desk: (215) 563-7000 Ext. 1265
Fax: (215) 563-3826

LEGAL DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Mifflin Township, Columbia County, Pennsylvania, being more particularly described as follows, to wit:

BEGINNING at a steel pin found located along the southern right-of-way line of S.R. 2028, thence continuing along the southern right-of-way line of S.R. 2028, South 75 degrees 20 minutes 30 seconds East, 292.06 feet to a steel pin set; thence continuing along land now or late of William R. Piez, et ux, South 12 degrees 54 minutes 31 seconds East, 326.11 feet to a steel pin set; thence continuing along land about to be conveyed to Elwood R. Mowery, et ux, North 75 degrees 20 minutes 30 seconds West 291.37 feet to a steel pin found; thence continuing along land now or late of Emil Novak, et ux, North 13 degrees 01 minutes, 00 seconds West, 326.43 feet to a steel pin found, the place of BEGINNING.

THE above description was taken from a survey prepared by Webb Engineering, R.P.E., dated February 3, 1989.

THE grantors having received an additional .938 acres of land and which included with the land which they previously owned as described in Deed Book 290, Page 624, the total acreage of the above description contains 1.936 acres.

A portion of the above description is BEING a part of the premises which Virgil B. Mowery, widow, by deed dated March 27, 1986 and recorded in Record Book Volume 364, Page 925, granted and conveyed unto Mildred M. Hoffman, et al, grantors herein. The remaining portion of said description BEING the same premises which Raymond C. Mowery and Virgil B. Mowery, his wife, by deed dated December 6, 1978 and recorded in Deed Book Volume 290, Page 624, granted and conveyed unto Elwood R. Mowery and Dorothy J. Mowery, husband and wife, grantors herein.

TITLE TO SAID PREMISES IS VESTED IN Joshua Bittner and Julie Bittner, his wife, tenants by entireties, by Deed from James A. Mowery, dated 11/24/2008, recorded 12/05/2008 in Instrument Number 200812410.

Tax Parcel: 23-08-008-01,000

Premises Being: 576 Hotlerville Road, Nescopeck, PA 18635-2307

Document Receipt

Trans #	7155	Carrier / service:	USPS Server	First-Class Mail®	1/12/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000071496

Doc Ref #: 2016ED2

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	7154	Carrier / service:	USPS Server	First-Class Mail®	1/12/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

ROBERT N.C. NIX FEDERAL BUILDING

PHILADELPHIA PA 19107

Tracking #: 71901140006000071489

Doc Ref #: 2016ED2

Postage 5.1300

Document Receipt

Trans #	7153	Carrier / service:	USPS Server	First-Class Mail®	1/12/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000071472

Doc Ref #: 2016ED2

Postage 5.1300

PHILADELPHIA PA 19107

2

Document Receipt

Trans #	7152	Carrier / service:	USPS Server	First-Class Mail®	1/12/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000071465

Doc Ref #: 2016ED2

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7151	Carrier / service	USPS Server	First-Class Mail®	1/12/2016 12:00:00 AM
---------	------	-------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000071458

Doc Ref #: 2016ED2

Postage 5.1300

HARRISBURG PA 17128

001567144 0360018081 361508666

HXC [964110] 576 HETLERVILLE ROAD (2015-CV-1389)

AUTHORIZED SIGNATURE

James S. Miller

TO THE
ORDER
OF
Sheriff of Columbia County
35 W Main Street
Bloombsburg, PA 17815

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
11/17/2015

AMOUNT
*****\$1,350.00

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001567144