

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

US BANK NA

VS ANTHONY & SHANNON TALANCA

NO. 25-2016

ED

NO. 1541-2015

JD

DATE/TIME OF SALE: MAY 4, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 248.76

POUNDAGE - 2% OF BID \$ 49.62

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

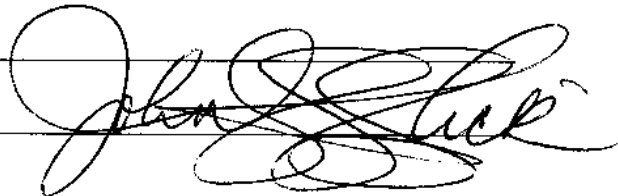
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2530.38

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2530.38

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1180.38

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
ANTHONY TALANCA
SHANNON TALANCA

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

Sheriff's Sale Date: Wednesday, May 4, 2016

Writ of Execution No. : 2015CV1541

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 137 BRIARCLIFF ROAD, BERWICK, PA 18603

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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,101.93
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	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$1,961.93**

Municipal Costs

Sewer	\$451.83
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Total Municipal Costs **\$451.83**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$2,480.76**

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

LAW OFFICES

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

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

May 13, 2016

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. ANTHONY D. TALANCA SHANNON M. TALANCA
No. 2015-CV-0001541-MF

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:

US 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.

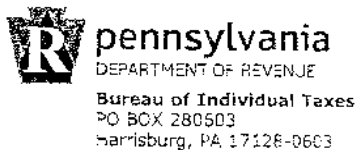
Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,

Leon P. Haller, Esquire

Leon P. Haller

LPH/rb
Enclosure



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 5/13/2016			
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 137 Briar Cliff Road		City, Township, Borough Borough of Berwick	
County COLUMBIA COUNTY	School District Berwick SD	Tax Parcel Number 04D-03-057	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration \$2,530.38	2. Other Consideration + 0.00	3. Total Consideration = \$2,530.38
4. County Assessed Value \$58,410.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = \$210,276.00

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

1a. Amount of Exemption Claimed \$210,276.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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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 Leon P. Haller, Esquire	Date 5/13/2016
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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

CHECK NO.
213795

CHECK DATE
05/05/2016

213795

CHECK AMOUNT
\$1,180.38

PAY One thousand one hundred eighty and thirty-eight/100*****

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

TELEPHONE 707-10
TO THE
ORDER
OF





AUTHORIZED SIGNATURE

MP

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

⑈ 213795 ⑆ 0433180920 513209312 ⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>455.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>110.93</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1351.93</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	\$ <u>451.83</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>451.83</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0 -</u>	

TOTAL COSTS (OPENING BID) \$ 2480.76

1350

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
TALANCA, ANTHONY (et al.)

Case Number
2015CV1541

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 137 BRIARCLIFF ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3/30/16

Time:

1323 (1:23pm)

Deputy:

446

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2015CV1541

137 BRIARCLIFF ROAD, 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.
ANTHONY TALANCA (et al.)

Case Number
2015CV1541

SHERIFF'S RETURN OF SERVICE

02/12/2016 11:00 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 ANTHONY TALANCA HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SHANNON TALANCA AT 137 BRIAR CLIFF ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 12, 2016

COMMONWEALTH OF PENNSYLVANIA

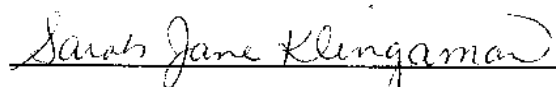
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2016



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ANTHONY TALANCA (et al.)

Case Number
2015CV1541

SHERIFF'S RETURN OF SERVICE

02/12/2016 11:00 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 THE DEFENDANT, TO WIT: ANTHONY TALANCA AT 137 BRIAR CLIFF ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

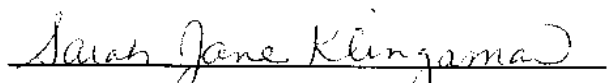
February 12, 2016

NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2016

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ANTHONY TALANCA (et al.)

Case Number
2015CV1541

SHERIFF'S RETURN OF SERVICE

03/30/2016 01:23 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 137 BRIARCLIFF ROAD, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

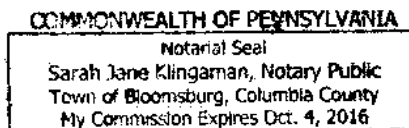
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 31, 2016

NOTARY

Affirmed and subscribed to before me this

31ST day of MARCH, 2016



Sarah Jane Klingaman

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

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

PLAINTIFF

VS.

ANTHONY D. TALANCA AND
SHANNON M. TALANCA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001541-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 4/1/16, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

ANTHONY D. TALANCA
137 BRIARCLIFF ROAD
BERWICK, PA 18603

SHANNON M. TALANCA
137 BRIARCLIFF ROAD
BERWICK, PA 18603

USDA – Rural Development f/k/a
Farmers Home Administration
1400 Independence Avenue, S.W.
Washington, DC 20250

USDA – Rural Development
Centralized Servicing Center f/k/a
Farmers Home Administration
1500 Market Street
St Louis, MO 63103

USDA – Rural Development f/k/a
Farmers Home Administration
P.O. Box 66889
St Louis, MO 63166

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

TENANT/OCCUPANT
137 BRIARCLIFF ROAD
BERWICK, PA 18603

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

LAW OFFICES

Purcell, Krug & Haller

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
NICHOLE M. STALEY O'GORMAN
LISA A. RYNARD
LATOYA C. WINFIELD

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

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL
VALERIE A. GUNN
Of Counsel

ANTHONY D. TALANCA
137 BRIARCLIFF ROAD
BERWICK, PA 18603

SHANNON M. TALANCA
137 BRIARCLIFF ROAD
BERWICK, PA 18603

USDA – Rural Development f/k/a
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1400 Independence Avenue, S.W.
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P.O. Box 66889
St Louis, MO 63166

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

TENANT/OCCUPANT
137 BRIARCLIFF ROAD
BERWICK, PA 18603

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

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

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

By: _____

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

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

PLAINTIFF

VS.

ANTHONY D. TALANCA AND
SHANNON M. TALANCA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001541-MF

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: Wednesday May 4th, 2016

TIME: 9:00 a.m.

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

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

THE LOCATION of your property to be sold is:

**137 BRIARCLIFF ROAD
BERWICK, PA 18603**

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

No. 2015-CV-0001541-MF

JUDGMENT AMOUNT \$90,110.12

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

ANTHONY D. TALANCA AND SHANNON M. TALANCA

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

LEGAL DESCRIPTION:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Briar Cliff Road at the southeast corner of Lot No. 173, thence along Briar Cliff Road, South 13 degrees 16 minutes West a distance of 60 feet to the northerly line of Lot No. 175; thence North 75 degrees 32 minutes West along line of Lot No. 175 a distance of 153.36 feet to a point on the easterly line of Lot No. 176; thence North 10 degrees 46 minutes East along line of Lots Nos. 176 and 177 a distance of 60 feet to a point on the southerly side of Lot No. 173; thence South 75 degrees 34 minutes East along the line of Lot No. 173, a distance of 155.98 feet to the westerly side of Briar Cliff Road, the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 137 BRIARCLIFF ROAD, BERWICK, PA 18603.

BEING Lot No. 174 of Section "C" of Park Place Village.

Parcel No. 04D-03-057-00000.

BEING the same premises which Christina Biddings, by deed dated May 16, 2002 and recorded June 27, 2002 to Columbia County Instrument No. 200207646, granted and conveyed unto Anthony D. Talanca and Shannon M. Talanca.

UNDER AND SUBJECT to and together with prior 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.

SEIZED IN EXECUTION AS THE PROPERTY OF ANTHONY D. TALANCA AND SHANNON M. TALANCA UNDER COLUMBIA COUNTY JUDGMENT NO. 2015-CV-1541-MF.

9414 7266 9904 2052 5739 33

TO: ANTHONY D. TALANCA
137 BRIARCLIFF ROAD
BERWICK, PA 18603

SENDER: NOS 05/04/16

REFERENCE: P01455/44294

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	71
	Certified Fee	3.45
	Return Receipt Fee	2.80
	Restricted Delivery	5.15
	Total Postage & Fees	12/0

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



9414 7266 9904 2052 5739 40

TO: SHANNON M. TALANCA
137 BRIARCLIFF ROAD
BERWICK, PA 18603

SENDER: NOS 05/04/2016

REFERENCE: P01455/44294

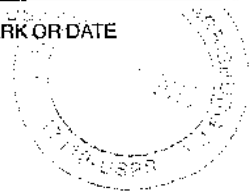
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	71
	Certified Fee	3.45
	Return Receipt Fee	2.80
	Restricted Delivery	5.15
	Total Postage & Fees	12/0

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



PENNSYLVANIA HOUSING FINANCE AGENCY v. ANTHONY D. TALANCA SHANNON M. TALANCA
Columbia County Sale

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

ANTHONY D. TALANCA
137 BRIARCLIFF ROAD
BERWICK, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

SHANNON M. TALANCA
137 BRIARCLIFF ROAD
BERWICK, PA 18603

Postmark:

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

Received from:

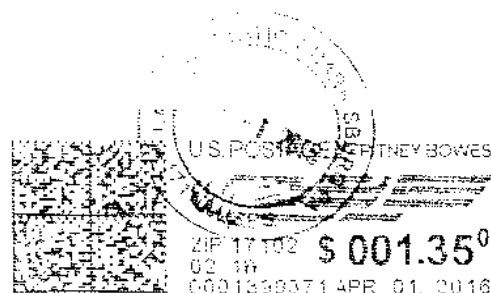
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

USDA – Rural Development f/k/a
Farmers Home Administration
1400 Independence Avenue, S.W.
Washington, DC 20250

Postmark:



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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

USDA – Rural Development
Centralized Servicing Center f/k/a
Farmers Home Administration
1500 Market Street
St Louis, MO 63103

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

USDA – Rural Development f/k/a
Farmers Home Administration
P.O. Box 66889
St Louis, MO 63166

Postmark:

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

Received from:

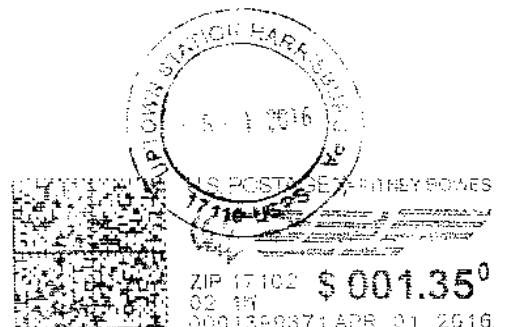
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



PENNSYLVANIA HOUSING FINANCE AGENCY v. ANTHONY D. TALANCA SHANNON M. TALANCA
Columbia County Sale

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

Received from:

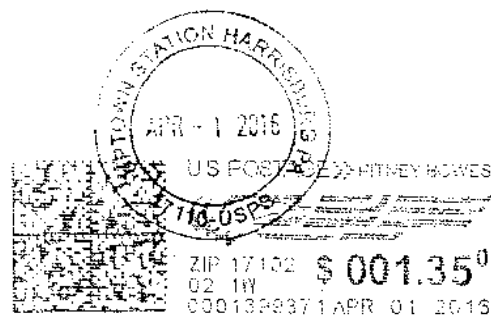
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
137 BRIARCLIFF ROAD
BERWICK, PA 18603

Postmark:



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

REAL ESTATE TAX CERTIFICATION

Date: 03/08/2016

Fee: \$5.00

Cert. NO: 23657

TALANCA ANTHONY D & SHANNON M
137 BRIAR CLIFF ROAD
BERWICK PA 18603

District: BERWICK BORO
Deed: 20020 -7646
Location: 137 BRIAR CLIFF RD
Parcel Id:04D-03 -057-00,000

Assessment: 29,205
Balances as of 03/08/2016

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

NO TAX CLAIM TAXES DUE

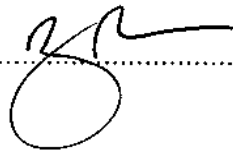
COLUMBIA COUNTY SHERIFF

By: _____

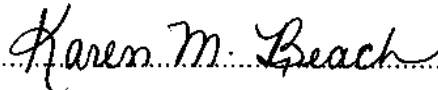
Per: _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

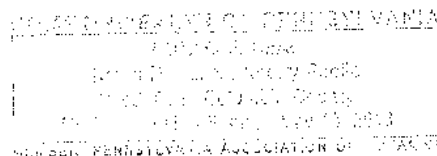
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 13, 20, 27, 2016 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 27th day of April 2016



(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.

.....

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



CENTRALIZED SERVICING CENTER
USDA - RURAL DEVELOPMENT
FARMERS HOME ADMIN.
1500 MARKET STREET
ST. LOUIS MO 63103
O

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 03/04/16

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID: 1067154
Description: Talanca Sheriff Sale No
1541 of 2015
Run Dates: 04/13/16 to 04/27/16
Class: 2
Agate Lines: 201
Blind Box:

Total Ad Cost \$1,101.93
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/13/16	04/27/16	3	\$1,101.93

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1541

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, MAY 04, 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 or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Briar Cliff Road at the southeast corner of Lot No. 173, thence along Briar Cliff Road, South 13 degrees 16 minutes West a distance of 60 feet to the northerly line of Lot No. 175; thence North 75 degrees 32 minutes West along line of Lot No. 175 a distance of 153.36 feet to a point on the easterly line of Lot No. 176; thence North 10 degrees 46 minutes East along line of Lots Nos. 176 and 177 a distance of 60 feet to a point on the southerly side of Lot No. 173; thence South 75 degrees 34 minutes East along the line of Lot No. 173, a distance of 155.98 feet to the westerly side of Briar Cliff Road, the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 137 BRIARCLIFF ROAD, BERWICK, PA 18803.

BEING Lot No. 174 of Section "C" of Park Place Village.

Parcel No. 04D-03-057-00000.

BEING the same premises which Christina Biddings, by deed dated May 18, 2002 and recorded June 27, 2002 to Columbia County Instrument No. 200207846, granted and conveyed unto Anthony D. Talanca and Shannon M. Talanca.

UNDER AND SUBJECT to and together with prior 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: 137 BRIARCLIFF ROAD, BERWICK, PA 18803

UPI / TAX PARCEL NUMBER: 04D-03-057-0000

Seized and taken into execution to be sold as the property of ANTHONY TALANCA, SHANNON TALANCA 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.

PURCELL, KRUG & HALLER
HARRISBURG, PA 17123-44178
Attorney for the Plaintiff

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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



71901140006000073483

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
TALANCA, ANTHONY (et al.)

Case Number
2015CV1541

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 25

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-12-16

Time: 10:12

Deputy: 3

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.

GINGHER, CONNIE C.

2015CV1541

1615 LINCOLN AVENUE, 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.
TALANCA, ANTHONY (et al.)

Case Number
2015CV1541

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 25

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 137 BRIAR CLIFF ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Anthony Talanca

Relation: owner

Date: 7-12-16

Time: 11:00

Deputy: 3

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

2015CV1541

137 BRIAR CLIFF ROAD, 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.
TALANCA, ANTHONY (et al.)

Case Number
2015CV1541

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 25

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SHANNON TALANCA

Primary Address: 137 BRIAR CLIFF ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Anthony Talanca

Relation: Husband

Date: 2-12-16

Time: 11:00

Deputy: 3

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.

TALANCA, SHANNON

2015CV1541

137 BRIAR CLIFF ROAD, 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.
TALANCA, ANTHONY (et al.)

Case Number
2015CV1541

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 25

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ANTHONY TALANCA

Primary Address: 137 BRIAR CLIFF ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 2-12-16

Time: 11:00

Deputy: 3

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.

TALANCA, ANTHONY

2015CV1541

137 BRIAR CLIFF ROAD, BERWICK, PA 18603

NO EXPIRATION



February 11, 2016

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

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

VS.

**ANTHONY D. TALANCA
SHANNON M. TALANCA**

**NO: 2015-CV-0001541-MF
NO: 2016-ED-25**

Dear Timothy:

The amount due on the sewer account #115904 for the property located at 137 Briarcliff Road, Berwick Pa through June 30, 2016 is \$451.83.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
TALANCA, ANTHONY (et al.)

Case Number
2015CV1541

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 25

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 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:

2-10-16

Time:

3:55

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

2015CV1541

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
TALANCA, ANTHONY (et al.)

Case Number
2015CV1541

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 35

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sherry Erans

Relation: Clerk

Date: 2-10-16

Time: 3:50

Deputy: 4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV1541

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.
TALANCA, ANTHONY (et al.)

Case Number
2015CV1541

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 25

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 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 Maceis

Relation: Clerk

Date: 2-10-16

Time: 15:10

Deputy: 3

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2015CV1541

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1541

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, MAY 04, 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 or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Briar Cliff Road at the southeast corner of Lot No. 173, thence along Briar Cliff Road, South 13 degrees 16 minutes West a distance of 60 feet to the northerly line of Lot No. 175; thence North 75 degrees 32 minutes West along line of Lot No. 175 a distance of 153.36 feet to a point on the easterly line of Lot No. 176; thence North 10 degrees 46 minutes East along line of Lots Nos. 176 and 177 a distance of 60 feet to a point on the southerly side of Lot No. 173; thence South 75 degrees 34 minutes East along the line of Lot No. 173, a distance of 155.98 feet to the westerly side of Briar Cliff Road, the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 137 BRIARCLIFF ROAD, BERWICK, PA 18603.

BEING Lot No. 174 of Section "C" of Park Place Village.

Parcel No. 04D-03-057-00000.

BEING the same premises which Christina Biddings, by deed dated May 16, 2002 and recorded June 27, 2002 to Columbia County Instrument No. 200207646, granted and conveyed unto Anthony D. Talanca and Shannon M. Talanca.

UNDER AND SUBJECT to and together with prior 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: 137 BRIARCLIFF ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-057-0000

Seized and taken into execution to be sold as the property of ANTHONY TALANCA, SHANNON TALANCA in suit of U.S. BANK NATIONAL ASSOCIATION.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

PLAINTIFF

VS.

ANTHONY D. TALANCA AND
SHANNON M. TALANCA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001541-MF

2016-ED-25

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: **137 BRIARCLIFF ROAD BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$90,110.12
Interest	\$365.72
Per diem of \$10.64 to 1/20/16	
Late Charges	\$38.38
(\$19.19 per month to 1/20/16)	
Escrow Deficit	\$1,316.92

TOTAL WRIT \$91,831.14

PLUS COSTS:

Dated: 2-9-2016

Barbara N. Silvestri

PROTHONOTARY Proth & Clerk of Sev. Courts

By Stephanie A. [Signature] My Com. Ex. 1st Monday in 2020
DEPUTY

(SEAL)

REAL ESTATE OUTLINE

ED # 20168025

DATE RECEIVED Feb 9 2016
DOCKET AND INDEX 2015 CV 1341

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>211457</u>

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

SALE DATE May 4th 2016 TIME 9.00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

A- 040-03-057-0000

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant(s): **ANTHONY D. TALANCA AND SHANNON M. TALANCA**

Filed to No. **2015-CV-0001541-MF** 2016-ED-25

INSTRUCTIONS

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

137 BRIARCLIFF ROAD BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

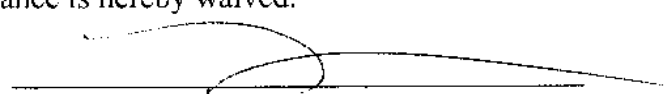
The parties to be served **PERSONALLY** and their addresses are as follows:

**ANTHONY D. TALANCA AND, 137 BRIARCLIFF ROAD BERWICK, PA 18603
SHANNON M. TALANCA, 137 BRIARCLIFF ROAD BERWICK, PA 18603**

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, February 2, 2016 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


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

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

PLAINTIFF

VS.

ANTHONY D. TALANCA AND
SHANNON M. TALANCA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001541-MF

2016-ED-25

IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **137 BRIARCLIFF ROAD BERWICK, PA 18603:**

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

ANTHONY D. TALANCA
137 BRIARCLIFF ROAD
BERWICK, PA 18603

SHANNON M. TALANCA
137 BRIARCLIFF ROAD
BERWICK, PA 18603

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

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

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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

USDA – Rural Development f/k/a
Farmers Home Administration
1400 Independence Avenue, S.W.
Washington, DC 20250

USDA – Rural Development
Centralized Servicing Center f/k/a
Farmers Home Administration
1500 Market Street
St Louis, MO 63103

USDA – Rural Development f/k/a
Farmers Home Administration
P.O. Box 66889
St Louis, MO 63166

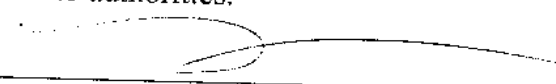
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
137 BRIARCLIFF ROAD
BERWICK, PA 18603

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

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



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

DATE: February 2, 2016

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

PLAINTIFF

VS.

ANTHONY D. TALANCA AND
SHANNON M. TALANCA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001541-MF

2016-ED-25
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: May 4th 2016

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:

**137 BRIARCLIFF ROAD
BERWICK, PA 18603**

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

No. 2015-CV-0001541-MF

JUDGMENT AMOUNT \$90,110.12

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

ANTHONY D. TALANCA AND SHANNON M. TALANCA

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

LEGAL DESCRIPTION:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Briar Cliff Road at the southeast corner of Lot No. 173, thence along Briar Cliff Road, South 13 degrees 16 minutes West a distance of 60 feet to the northerly line of Lot No. 175; thence North 75 degrees 32 minutes West along line of Lot No. 175 a distance of 153.36 feet to a point on the easterly line of Lot No. 176; thence North 10 degrees 46 minutes East along line of Lots Nos. 176 and 177 a distance of 60 feet to a point on the southerly side of Lot No. 173; thence South 75 degrees 34 minutes East along the line of Lot No. 173, a distance of 155.98 feet to the westerly side of Briar Cliff Road, the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 137 BRIARCLIFF ROAD, BERWICK, PA 18603.

BEING Lot No. 174 of Section "C" of Park Place Village.

Parcel No. 04D-03-057-00000.

BEING the same premises which Christina Biddings, by deed dated May 16, 2002 and recorded June 27, 2002 to Columbia County Instrument No. 200207646, granted and conveyed unto Anthony D. Talanca and Shannon M. Talanca.

UNDER AND SUBJECT to and together with prior 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.

SEIZED IN EXECUTION AS THE PROPERTY OF ANTHONY D. TALANCA AND SHANNON M. TALANCA UNDER COLUMBIA COUNTY JUDGMENT NO. 2015-CV-1541-MF.

LEGAL DESCRIPTION:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Briar Cliff Road at the southeast corner of Lot No. 173, thence along Briar Cliff Road, South 13 degrees 16 minutes West a distance of 60 feet to the northerly line of Lot No. 175; thence North 75 degrees 32 minutes West along line of Lot No. 175 a distance of 153.36 feet to a point on the easterly line of Lot No. 176; thence North 10 degrees 46 minutes East along line of Lots Nos. 176 and 177 a distance of 60 feet to a point on the southerly side of Lot No. 173; thence South 75 degrees 34 minutes East along the line of Lot No. 173, a distance of 155.98 feet to the westerly side of Briar Cliff Road, the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 137 BRIARCLIFF ROAD, BERWICK, PA 18603.

BEING Lot No. 174 of Section "C" of Park Place Village.

Parcel No. 04D-03-057-00000.

BEING the same premises which Christina Biddings, by deed dated May 16, 2002 and recorded June 27, 2002 to Columbia County Instrument No. 200207646, granted and conveyed unto Anthony D. Talanca and Shannon M. Talanca.

UNDER AND SUBJECT to and together with prior 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.

SEIZED IN EXECUTION AS THE PROPERTY OF ANTHONY D. TALANCA AND SHANNON M. TALANCA UNDER COLUMBIA COUNTY JUDGMENT NO. 2015-CV-1541-MF.

SHORT LEGAL, IF NEEDED:

ALL that certain piece of land in the Borough of Berwick, County of Columbia, Pennsylvania, and being Lot No. 174 of Section "C" of Park Place Village.

HAVING THEREON ERECTED A DWELLING KNOWN AS 137 BRIARCLIFF ROAD, BERWICK, PA 18603.

Parcel No. 04D-03-057-00000.

Columbia County Instrument No. 200207646.

SEIZED IN EXECUTION AS THE PROPERTY OF ANTHONY D. TALANCA AND SHANNON M. TALANCA UNDER COLUMBIA COUNTY JUDGMENT NO. 2015-CV-1541-MF.

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

PLAINTIFF

VS.

ANTHONY D. TALANCA AND
SHANNON M. TALANCA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001541-MF

2016-ED-25
IN MORTGAGE FORECLOSURE

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

I, LEON P. HALLER, Attorney for the Plaintiff in the above matter, being duly sworn according to law, hereby certify that the Mortgage in the above case is insured by the Federal Housing Administration under Title II of the National Housing Act (12 U.S.C.A. Section 707 1715z11) and therefore does not fall within the provisions of PA Act 91 of 1983 (Homeowners' Emergency Mortgage Assistance Payments Program).

Sworn to and subscribed :

before me this 2nd day :

of Feb 20 16 :


LEON P. HALLER, ESQUIRE


Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ROBIN Z FORRY

Notary Public

HARRISBURG CITY, DAUPHIN COUNTY
My Commission Expires Mar 26, 2016

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

PLAINTIFF

VS.

ANTHONY D. TALANCA AND
SHANNON M. TALANCA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001541-MF

2016-ED-25
IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

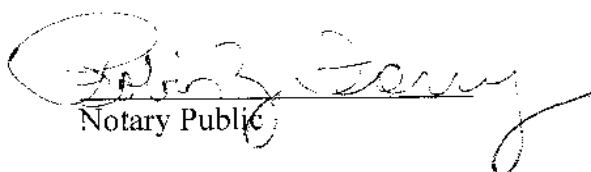
COUNTY OF DAUPHIN :

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

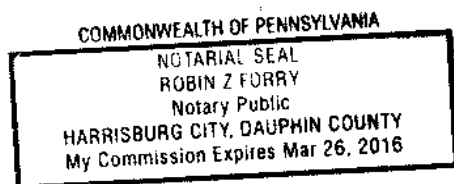
Sworn to and subscribed :

before me this 2ND day :

of FEBRUARY, 2016 :


Notary Public


LEON P. HALLER, ESQUIRE





Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: TALANCAFirst Name: ANTHONYMiddle Name: DActive Duty Status As Of: Feb-02-2016

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: J7F6515512C9N00



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: TALANCAFirst Name: SHANNONMiddle Name: MActive Duty Status As Of: Feb-02-2016

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
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NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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Department of Defense - Manpower Data Center
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Arlington, VA 22350

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[https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

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WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: L7Z9Y115P2F3D70

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: February 2, 2016

FROM:

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

CASE CAPTION:

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

VS.

ANTHONY D. TALANCA AND SHANNON M. TALANCA

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2015-CV-0001541-MF

**please serve deft. w/ Notice of Sale.*

2016-ED-25

SERVICE TO BE MADE ON DEFENDANT: SHANNON M. TALANCA

**ADDRESS FOR "PERSONAL SERVICE": 137 BRIARCLIFF ROAD
BERWICK, PA 18603**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE ---POST PROPERTY

DATE: February 2, 2016

FROM:

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

CASE CAPTION:

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

VS.

ANTHONY D. TALANCA AND SHANNON M. TALANCA

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2015-CV-0001541-MF

2016-ED-25
SERVICE TO BE MADE ON DEFENDANT: POST PROPERTY

**ADDRESS FOR "POSTING": 137 BRIARCLIFF ROAD
BERWICK, PA 18603**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

Document Receipt

Trans #	7357	Carrier / service:	USPS Server	First-Class Mail®	2/10/2016 12:00:00 AM
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Ship to:

USDA-RURAL DEVELOPEMNT

FARMERS HOME ADMIN

P.O. BOX 66889

Tracking #: 71901140006000073513

Doc Ref #: 2016ED25

Postage 5.1300

ST. LOUIS MO 63166

Document Receipt

Trans #	7356	Carrier / service:	USPS Server	First-Class Mail®	2/10/2016 12:00:00 AM
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Ship to:

USDA - RUAL DEVELOPMENT

CENTRALIZED SERVICING
CENTERFARMERS HOME ADMIN.
1500 MARKET STREET

Tracking #: 71901140006000073506

Doc Ref #: 2016ED25

Postage 5.1300

ST. LOUIS MO 63103

Document Receipt

Trans #	7356	Carrier / service:	USPS Server	First-Class Mail®	2/10/2016 12:00:00 AM
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Ship to:

USDA - RUAL DEVELOPMENT

CENTRALIZED SERVICING
CENTERFARMERS HOME ADMIN.
1500 MARKET STREET

Tracking #: 71901140006000073506

Doc Ref #: 2016ED25

Postage 5.1300

ST. LOUIS MO 63103

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000073490

Doc Ref #: 2016ED25

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PHILADELPHIA PA 19106

25

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000073483

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PHILADELPHIA PA 19107

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000073469

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HARRISBURG PA 17128

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000073469

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Postage 5 1300

HARRISBURG PA 17128

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

METRO
BANK
60-184/313

CHECK NO.
211457

CHECK DATE
02/08/2016

211457

WZ523559 10-15
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



[Signature]

AUTHORIZED SIGNATURE



SECURITY FEATURES INCLUDED DETAILS ON BACK.



⑈ 211457 ⑈ ⑆031301846⑆ 513209312⑈