

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
JONATHAN HUNSINGER
APRIL HUNSINGER
OCCUPANTS HUNSINGER

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, September 7, 201

Writ of Execution No. : 2015CV1384

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 732 CENTER STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,232.25
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	\$225.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

Total Sheriff Costs **\$2,131.25**

Distribution Costs

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

Grand Total: **\$2,198.25**

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

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

U.S. BANK N.A.

VS JONATHAN & APRIL HUNSINGER

NO. 86-2016

ED

NO. 1384-2015

JD

DATE/TIME OF SALE: Sept. 7, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2198,25

POUNDAGE - 2% OF BID \$ 43,97

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

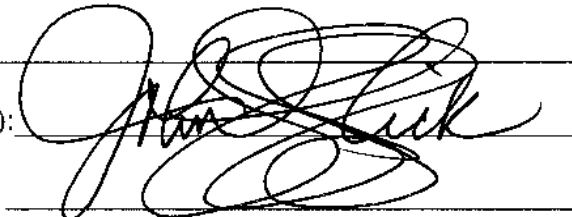
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2242,22

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2242,22

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 892,22

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 208962
Customer:
SHERIFF'S OFFICE

Invoice Date: 11/08/2016 8:39:45 AM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201608928	BLOOMSBURG TOWN OF
	Grantor - HUNSINGER, JONATHAN		11/08/16 8:39:48 AM	
	Grantee - U S BANK			
	Consideration - \$2,242.22			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	<u>\$67.00</u>		
	PAYMENTS			
	CHECK: 7598 - SHERIFF'S OFFICE	<u>\$67.00</u>		
	TOTAL PAYMENTS	<u>\$67.00</u>		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

LAW OFFICES

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

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

October 26, 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. APRIL HUNSINGER & JONATHAN HUNSINGER
No. 2015-CV-0001384-CV

Dear Sheriff:

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

THE GRANTEE SHOULD BE:

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

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

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

Very truly yours,

Leon P. Haller

Leon P. Haller

LPH/tq
Enclosure



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Date of Acceptance of Document 9 / 7 / 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 ZIP Code PA 17101

C. REAL ESTATE LOCATION

Street Address 732 Center Street		City, Township, Borough Town of Bloomsburg	
County COLUMBIA COUNTY	School District Bloomsburg SD	Tax Parcel Number 05W-03-190-01	

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$2,198.25	2. Other Consideration + 0.00	3. Total Consideration = \$2,198.25
4. County Assessed Value \$13,558.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = \$50,029.02

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

1a. Amount of Exemption Claimed \$ 50,029.02	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

LPHaller

Date

10/25/16

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.
218307

CHECK DATE
11/04/2016

218307

PAY Eight hundred ninety-two and twenty-two/100*****

CHECK AMOUNT
\$892.22

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS





AUTHORIZED SIGNATURE

MP

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

⑈ 218307⑈ ⑆043318092⑆ 513209312⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
HUNSINGER, JONATHAN (et al.)

Case Number
2015CV1384

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 732 CENTER STREET
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge (Posted) Other

Adult In Charge:

Relation:

Date:

6-28-16

Time:

10:41

Deputy:

4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2015CV1384

732 CENTER STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

LAW OFFICES

Purcell, Krug & Haller

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

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

HERSHEY
(717)533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL (1924-2009)

August 18, 2016

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

Re: 2015-CV-0001384-CV U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. APRIL
HUNSINGER JONATHAN HUNSINGER

Dear Sir/Madam:

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

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

US BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,

Plaintiff

VS.

JONATHN HUNSINGER AND
APRIL HUNSINGER, IN THEIR
CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER AND THE
UNKNOWN HEIRS OF LLOYD J.
HUNSINGER, DECEASED,

Defendants

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW
NO. 2015 CV-0001384 CV

MORTGAGE FORECLOSURE

SUPPLEMENTAL
RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/15/2016, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

APRIL HUNSINGER
112 BELL CURVE
BLOOMSBURG, PA 17815

APRIL HUNSINGER
732 CENTER STREET
BLOOMSBURG, PA 17815

By 

PURCELL, KRUG & HALLER

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

LAW OFFICES

Purcell, Krug & Haller

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

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

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL
VALERIE A. GUNN
Of Counsel

APRIL HUNSINGER
112 BELL CURVE
BLOOMSBURG, PA 17815

APRIL HUNSINGER
732 CENTER STREET
BLOOMSBURG, PA 17815

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.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

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, September 7, 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:

**732 CENTER STREET
BLOOMSBURG, PA 17815**

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

No. 2015-CV-0001384-CV

JUDGMENT AMOUNT \$41,737.89

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

JONATHAN HUNSINGER AND APRIL HUNSINGER, IN THEIR CAPACITY AS KNOWN HEIRS OF LLOYD J. HUNSINGER, AND THE UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED,

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 lot or piece of land, situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated August 26, 1971, as follows:

BEGINNING at a stake on the West side of Center Street, said point being 100.95 feet North of the northwest corner of 8th and Center Streets; thence along premises known as No. 734 Center Street and passing through the center of a partition wall, South 62 degrees West, 90 feet to a point on the East side of a public alley; thence along the same North 28 degrees West, 19.05 feet to a corner of land now or late of Joseph R. and Jane E. Geiger; thence along said land, North 62 degrees East, 90 feet to a point on the West side of Center Street aforesaid; thence along the same South 28 degrees East, 19.05 feet to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 732 Center Street, Bloomsburg, PA 17815.

PARCEL NO: 05W-03-190-01.

BEING the same premises which Lloyd J. Hunsinger and Cheryl J. Hunsinger, by deed dated November 18, 2008 and recorded December 1, 2008 to Columbia County Instrument No. 200812262, granted and conveyed unto Lloyd J. Hunsinger.

Cheryl J. Hunsinger is hereby released from liability under the terms of the Note and Mortgage and therefore not named as a Defendant. Lloyd J. Hunsinger died Intestate on February 23, 2015. There is no known estate. Jonathan Hunsinger, his son, and April Hunsinger, his daughter, are believed to be the sole heirs of Lloyd J. Hunsinger. Any other heirs are unknown. The Defendants are the real owners of the property.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights-of-way appearing of record; and subject to any state of facts an accurate survey would show.

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.

TO BE SOLD AS THE PROPERTY OF JONATHAN HUNSINGER AND APRIL HUNSINGER, IN THEIR CAPACITY AS KNOWN HEIRS OF LLOYD J. HUNSINGER, AND THE UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED, ON COLUMBIA COUNTY JUDGMENT NO. 2015-CV-1384-CV.
SHORT LEGAL, if n

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

VS.

APRIL HUNSINGER
JONATHAN HUNSINGER,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW
NO. 2015-CV-0001384-CV

MORTGAGE FORECLOSURE

ORDER OF COURT

AND NOW, to-wit, this 9 day of August, 2016, upon consideration of the Plaintiff's Motion for Service pursuant to special Order of Court, the property having been posted with Sheriff's Handbill/Notice of Sale it is hereby ORDERED that the Motion is granted; and, it is further ORDERED that service of the Notice of Sale as required by Pennsylvania Rule of Civil procedure 3129.2(c)(1)(i)(C) be made upon Defendant APRIL HUNSINGER by mailing of copies of the Notice by ordinary and Certified mail to the Defendant's last known addresses 732 Center Street, Bloomsburg, PA 17815 and 12 Bell Curve, Bloomsburg, PA 17815.

BY THE COURT

1st Thomas A. James, Jr. J

FILED
2016-08-09 PM 3:44
CLERK OF COURT
COLUMBIA COUNTY, PA

9414 7266 9904 2075 4077 03

TO: APRIL HUNSINGER
112 BELL CURVE
BLOOMSBURG, PA 17815

SENDER: BAV

REFERENCE: PHFA VS. HUNSINGER

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	07
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	4.95
	Total Postage & Fees	1162

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

AUG 15 2016

9414 7266 9904 2075 4076 97

TO: APRIL HUNSINGER
732 CENTER STREET
BLOOMSBURG, PA 17815

SENDER: BAV

REFERENCE: PHFA VS. HUNSINGER

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	68
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	4.95
	Total Postage & Fees	1162

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

AUG 15 2016

1200
PENNSYLVANIA HOUSING FINANCE AGENCY v. APRIL HUNSINGER JONATHAN HUNSINGER
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:

APRIL HUNSINGER
112 BELL CURVE
BLOOMSBURG, PA 17815

Postmark:

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

Received from:

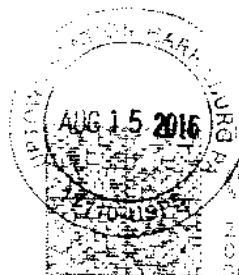
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

APRIL HUNSINGER
732 CENTER STREET
BLOOMSBURG, PA 17815

Postmark:



U.S. POSTAGE, 11 F. MEYER ROVES
ZIP 17102 \$ 002.60⁰
02 IN
000139931 AUG 15 2016

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

PLAINTIFF

VS.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/18/16, 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:

APRIL HUNSINGER
112 BELL CURVE
BLOOMSBURG, PA 17815

JONATHAN HUNSINGER
748 HAZLE STREET
BLOOMSBURG, PA 17815

THE UNKNOWN HEIRS OF
LLOYD J. HUNSINGER, DECEASED
732 CENTER STREET
BLOOMSBURG, PA 17815

Columbia County Housing and Redevelopment Authority
700 Sawmill Road #101
Bloomsburg, PA 17815

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

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

Asset Acceptance, LLC
c/o: Fulton, Friedman & Gullace, LLP
6 Kacey Court, Suite 203
Mechanicsburg, PA 17055

Asset Acceptance, LLC
c/o: Fulton, Friedman & Gullace, LLP
130B Gettysburg Pike
Mechanicsburg, PA 17055

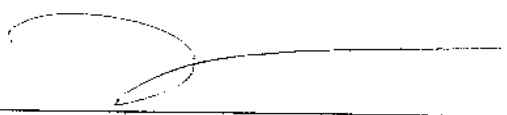
PA DEPT OF REVENUE
BUREAU OF COMPLIANCE
ATTN: LORI ADAMS
PO BOX 281230
HARRISBURG, PA 17128-1230

DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT – ESTATE RECOVERY
PO BOX 8486
WILLOW OAK BLDG
HARRISBURG, PA 17105-8486

PA DEPARTMENT OF REVENUE
INHERITANCE TAX DIVISION
PO BOX 280601
HARRISBURG, PA 17128-0601

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

TENANT/OCCUPANT
732 CENTER STREET
BLOOMSBURG, PA 17815

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

APRIL HUNSINGER
112 BELL CURVE
BLOOMSBURG, PA 17815

JONATHAN HUNSINGER
748 HAZLE STREET
BLOOMSBURG, PA 17815

THE UNKNOWN HEIRS OF
LLOYD J. HUNSINGER, DECEASED
732 CENTER STREET
BLOOMSBURG, PA 17815

Columbia County Housing and Redevelopment Authority
700 Sawmill Road #101
Bloomsburg, PA 17815

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

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

Asset Acceptance, LLC
c/o: Fulton, Friedman & Gullace, LLP
6 Kacey Court, Suite 203
Mechanicsburg, PA 17055

Asset Acceptance, LLC
c/o: Fulton, Friedman & Gullace, LLP
130B Gettysburg Pike
Mechanicsburg, PA 17055

PA DEPT OF REVENUE
BUREAU OF COMPLIANCE
ATTN: LORI ADAMS
PO BOX 281230
HARRISBURG, PA 17128-1230

DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT – ESTATE RECOVERY
PO BOX 8486
WILLOW OAK BLDG
HARRISBURG, PA 17105-8486

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

TENANT/OCCUPANT
732 CENTER STREET
BLOOMSBURG, PA 17815

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.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

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, August 3rd, 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:

**732 CENTER STREET
BLOOMSBURG, PA 17815**

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

No. 2015-CV-0001384-CV

JUDGMENT AMOUNT \$41,737.89

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

JONATHAN HUNSINGER AND APRIL HUNSINGER, IN THEIR CAPACITY AS KNOWN HEIRS OF LLOYD J. HUNSINGER, AND THE UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED,

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

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

PLAINTIFF

VS.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

IN MORTGAGE FORECLOSURE

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated August 26, 1971, as follows:

BEGINNING at a stake on the West side of Center Street, said point being 100.95 feet North of the northwest corner of 8th and Center Streets; thence along premises known as No. 734 Center Street and passing through the center of a partition wall, South 62 degrees West, 90 feet to a point on the East side of a public alley; thence along the same North 28 degrees West, 19.05 feet to a corner of land now or late of Joseph R. and Jane E. Geiger; thence along said land, North 62 degrees East, 90 feet to a point on the West side of Center Street aforesaid; thence along the same South 28 degrees East, 19.05 feet to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 732 Center Street, Bloomsburg, PA 17815.

PARCEL NO: 05W-03-190-01.

BEING the same premises which Lloyd J. Hunsinger and Cheryl J. Hunsinger, by deed dated November 18, 2008 and recorded December 1, 2008 to Columbia County Instrument No. 200812262, granted and conveyed unto Lloyd J. Hunsinger.

Cheryl J. Hunsinger is hereby released from liability under the terms of the Note and Mortgage and therefore not named as a Defendant. Lloyd J. Hunsinger died Intestate on February 23, 2015. There is no known estate. Jonathan Hunsinger, his son, and April Hunsinger, his daughter, are believed to be the sole heirs of Lloyd J. Hunsinger. Any other heirs are unknown. The Defendants are the real owners of the property.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights-of-way appearing of record; and subject to any state of facts an accurate survey would show.

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.

TO BE SOLD AS THE PROPERTY OF JONATHAN HUNSINGER AND APRIL HUNSINGER, IN THEIR CAPACITY AS KNOWN HEIRS OF LLOYD J. HUNSINGER, AND THE UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED, ON COLUMBIA COUNTY JUDGMENT NO. 2015-CV-1384-CV.

9414 7266 9904 2061 8523 71

TO: JONATHAN HUNSINGER
748 HAZLE STREET
BLOOMSBURG, PA 17815

SENDER: NOS 08/03/16

REFERENCE: P01455/43853

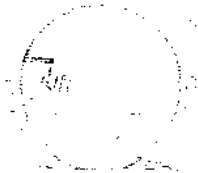
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.68
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	4.95
	Total Postage & Fees	11.67

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



9414 7266 9904 2061 8523 88

TO: APRIL HUNSINGER
112 BELL CURVE
BLOOMSBURG, PA 17815

SENDER: NOS 08/03/16

REFERENCE: P01455/43853

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.68
	Certified Fee	3.30
	Return Receipt Fee	2.70
	Restricted Delivery	4.95
	Total Postage & Fees	11.67

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



9414 7266 9904 2061 8523 64

TO: THE UNKNOWN HEIRS OF
LLOYD J. HUNSINGER, DECEASED
732 CENTER STREET
BLOOMSBURG, PA 17815

SENDER: NOS 08/03/16

REFERENCE: P01455/43853

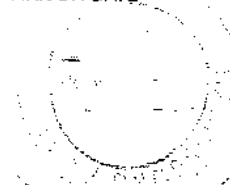
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.68
	Certified Fee	3.30
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	Restricted Delivery	4.95
	Total Postage & Fees	11.67

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



PENNSYLVANIA HOUSING FINANCE AGENCY v. APRIL HUNSINGER JONATHAN HUNSINGER
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:

APRIL HUNSINGER

112 BELL CURVE

BLOOMSBURG, PA 17815

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

JONATHAN HUNSINGER

748 HAZLE STREET

BLOOMSBURG, PA 17815

Postmark:

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1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

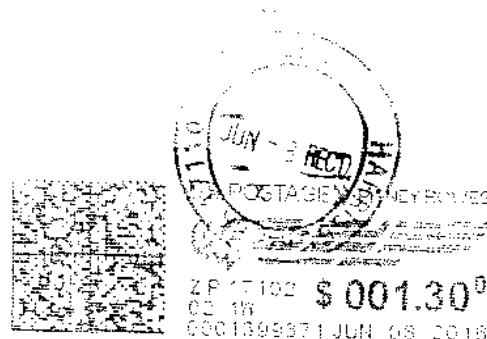
THE UNKNOWN HEIRS OF

LLOYD J. HUNSINGER, DECEASED

732 CENTER STREET

BLOOMSBURG, PA 17815

Postmark:



U. S. POSTAL SERVICE
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Received from:

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

Postage:

One piece of ordinary mail addressed to:

Postmark:

Columbia County Housing and Redevelopment Authority
700 Sawmill Road #101
Bloomsburg, PA 17815

U. S. POSTAL SERVICE
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Received from:

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

Postage:

One piece of ordinary mail addressed to:

Postmark:

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

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

Received from:

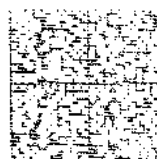
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Postmark:

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



U.S. POSTAGE
ZIP 17102 \$ 001.30⁰
02 JUN
9001399371 JUN 08 2016

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Asset Acceptance, LLC
c/o: Fulton, Friedman & Gullace, LLP
6 Kacey Court, Suite 203
Mechanicsburg, PA 17055

Postmark:

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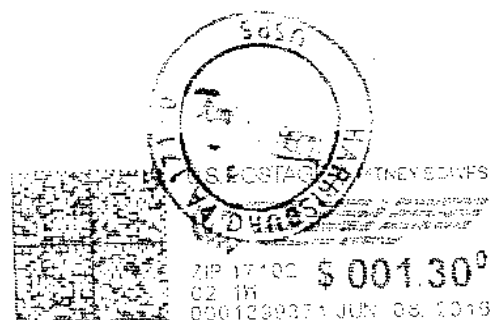
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

PA DEPT OF REVENUE
BUREAU OF COMPLIANCE
ATTN: LORI ADAMS
PO BOX 281230
HARRISBURG, PA 17128-1230

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:

DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT – ESTATE RECOVERY
PO BOX 8486
WILLOW OAK BLDG
HARRISBURG, PA 17105-8486

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INHERITANCE TAX DIVISION
PO BOX 280601
HARRISBURG, PA 17128-0601

Postmark:

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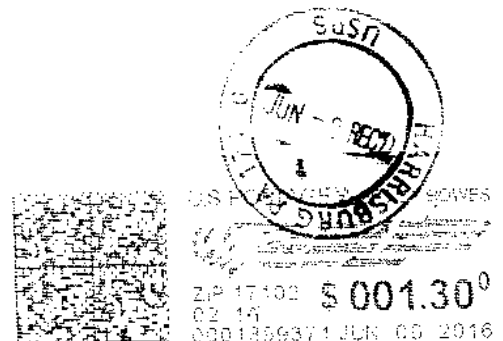
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

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. APRIL HUNSINGER JONATHAN HUNSINGER
Columbia County Sale

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

Received from:

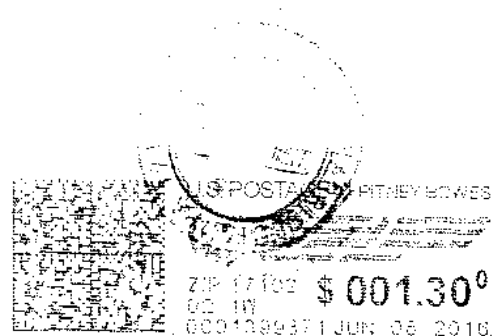
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
732 CENTER STREET
BLOOMSBURG, PA 17815

Postmark:



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

PLAINTIFF

VS.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/8/16, 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:

APRIL HUNSINGER
112 BELL CURVE
BLOOMSBURG, PA 17815

JONATHAN HUNSINGER
748 HAZLE STREET
BLOOMSBURG, PA 17815

THE UNKNOWN HEIRS OF
LLOYD J. HUNSINGER, DECEASED
732 CENTER STREET
BLOOMSBURG, PA 17815

Columbia County Housing and Redevelopment Authority
700 Sawmill Road #101
Bloomsburg, PA 17815

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

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

US BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,

Plaintiff

VS.

JONATHN HUNSINGER AND
APRIL HUNSINGER, IN THEIR
CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER AND THE
UNKNOWN HEIRS OF LLOYD J.
HUNSINGER, DECEASED,

Defendants

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW
NO. 2015 CV-0001384 CV

MORTGAGE FORECLOSURE

SUPPLEMENTAL
RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/15/2016, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

APRIL HUNSINGER
112 BELL CURVE
BLOOMSBURG, PA 17815

APRIL HUNSINGER
732 CENTER STREET
BLOOMSBURG, PA 17815

By 

PURCELL, KRUG & HALLER

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

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

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

Plaintiff

**CIVIL DIVISION
CASE NO. 2015-CV-0001384-CV**

VS.

**JONATHAN HUNSINGER AND APRIL
HUNSINGER, IN THEIR CAPACITY
AS KNOWN HEIRS OF LLOYD J.
HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
Defendants**


**FILED
PROTHONOTARY
2016 JUL 29 A 11:13
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA**

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

**THE SHERIFF'S SALE SCHEDULED FOR AUGUST 3, 2016 @ 10:00 AM IN THE ABOVE
CAPTIONED MATTER HAS BEEN CONTINUED TO SEPTEMBER 7, 2016 @ 10:00 AM**

DATE: July 27, 2016

BY


**Attorney Leon P. Haller
PURCELL KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178
Attorney ID #15700**

TOWN OF BLOOMSBURG	DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:	Real Estate	13558	41.8000	555.39	566.72	623.39
MARY F WARD						
301 E 2nd ST						
BLOOMSBURG, PA 17815						

INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE			
FIRST INSTALLMENT	188.91	188.91	13558		555.39	566.72
SECOND	188.91	207.80			IF PAID ON	IF PAID ON
THIRD INSTALLMENT	188.90	207.79			OR BEFORE	OR BEFORE
			TAXABLE ASSESSMENT	13558	AUG 31	OCT 31
						OCT 31

SCHOOL PENALTY @ 10%

M
A HUNSINGER LLOYD J
I 732 CENTER STREET
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 05W03 19001000	10653
732 CENTER ST	3500.00
20081-2262	10058.00
0.04 ACRES	
	TAXES BECOME
	DELINQUENT 120
	DAYS AFTER BILLING

NAME & ADDRESS CORRECTIONS REQUESTED.

T
C

PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
PH: 717-234-4178
FAX: 717-233-1149

fax transmittal

To: SHERIFF'S OFFICE

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

570-389-5625

Fax: ~~570-389-5622~~

Phone: 570-389-5624

Re: SHERIFFS SALE

APRIL HUNSINGER JONATHAN
HUNSINGER

2015-CV-0001384-CV

From: Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149
BARB VILLARRIAL

Date: August 10, 2016

Pages: 1 PAGE

PROPERTY: 732 CENTER STREET

☒ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Attached please find copy of notice of the date of continued sheriff sale filed 07/27/2016

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER
IMMEDIATELY.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
JONATHAN HUNSINGER (et al.)

Case Number
2015CV1384

SHERIFF'S RETURN OF SERVICE

05/27/2016 11:15 AM - I, DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: APRIL HUNSINGER, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 112 BELL CURVE, BLOOMSBURG, PA 17815. NO FORWARD AR POST OFFICE.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 27, 2016

Fixed all

Copies to

Mindy

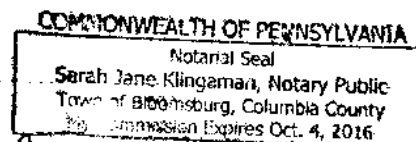
7/22/14

@ 9:25 -

Affirmed and subscribed to before me this

NOTARY

27TH day of MAY, 2016



Sarah Jane Klingaman

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.
HUNSINGER, JONATHAN (et al.)

Case Number
2015CV1384

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	86
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	APRIL HUNSINGER
Primary Address:	15 CONTRY TERRANCE LANE BLOOMSBURG, PA 17815 <i>Bad Address</i>
Phone:	DOB:
Alternate Address:	112 BELL CURVE BLOOMSBURG, PA 17815 <i>Bad Address</i>
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	7/8/16	7/8/16				
Time:	11:15	4:15				
Mileage:						
Deputy:	5	4				

Service Attempt Notes:

- ① PRIMARY ADDRESS DOES NOT EXIST
 - ② J-Net 732 Center St Bloomsburg
 - ③ Bloomsburg Post office has no forwarding address
 - 4.
 - 5.
 - 6.
- 112 Bell Curve
 732 Center St.
 15 Contry Terrace

HUNSINGER, APRIL

2015CV1384

15 CONTRY TERRANCE LANE, 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.
HUNSINGER, JONATHAN (et al.)

Case Number
2015CV1384

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 86

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: APRIL HUNSINGER

Primary Address: 112 BELL CURVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5-27-16

Time: 11:15

Deputy: 4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date: 5/27/16

Time: 11:15

Mileage:

Deputy: 4

Service Attempt Notes:

1. NO Forwarding Address -

2. Nothing Found on J-Net.

3.

4.

5.

6.

HUNSINGER, APRIL

2015CV1384

112 BELL CURVE, 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.
HUNSINGER, JONATHAN (et al.)

Case Number
2015CV1384

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 86

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Return

→ Was Fired From Weiss Markets Bloomsburg

Serve To:

Name: OCCUPANTS HUNSINGER

Primary Address: 732 CENTER STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: BRIAN Austin
570 764 3062

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6/9/16

Time: 0800

Deputy: 4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	5/27/16	5/30/16	6-1-16	6-2-16	6-6-16	6/8/16
Time:	11:30	10:45	11:35	2:52	3:00	09:30
Mileage:						
Deputy:	4	4	4	4	4	4

Service Attempt Notes:

1. Not home L/C
2. Not home L/C
3. Not home L/C
4. Not home L/C
5. Not home L/C
6. Not home L/C

- No Forwarding Address Rec Post office Bloomsburg.

- No Address Change Rec J-Net.

HUNSINGER, OCCUPANTS

2015CV1384

732 CENTER STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

ADDITIONAL INSTRUCTIONS

LAW OFFICES

Purcell, Krug & Haller

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

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

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL (1924-2009)

DATE: July 7, 2016
TO: Real Estate, Columbia County sheriff office
FAX #: 570-389-5625
FROM: Mindy Horley
PURCELL, KRUG & HALLER
(717) 234-4178 ext. 160 (Voice)
(717) 233-1149 (FAX)
email: mhorley@pkh.com
PAGES: 5 (including this one)
RE: Service - April Hunsinger a/k/a April Masker

MESSAGE:

*Please also by service @ ① 15 Country Terrace Lane
Bloomsburg PA 17815*

Please try to serve April at the property address of 732 Center St, Bloomsburg, PA 17815
②

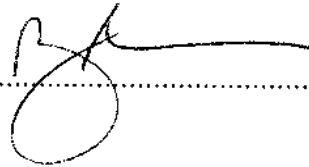
Mindy Horley
Paralegal for Leon P. Haller, Esq.

Thank you

The information contained in this telefacsimile is transmitted by an attorney. It is privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of the communication is strictly prohibited. If this communication has been received in error, please immediately notify us by telephone, collect if necessary, and return the original message to us at the above address via the U.S. Postal Service (we will reimburse postage). Thank You.

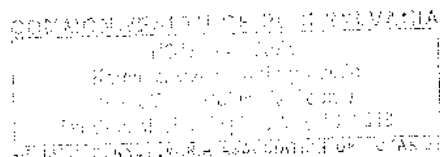
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } S :

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 July 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 July, 2016

Karen M. Beach
(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.

.....

PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
PH: 717-234-4178
FAX: 717-233-1149

86

fax transmittal

To: SHERIFF'S OFFICE

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

From: Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149

TRACY CHILDERS

Fax: 570-389-5622

Date: July 27, 2016

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 732 CENTER STREET

**APRIL HUNSINGER JONATHAN
HUNSINGER**

2015-CV-0001384-CV

☒ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

**Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 08/03/16 TO THE
NEXT SALE DATE OF 09/07/16**

**IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER
IMMEDIATELY.**

ADDITIONAL INSTRUCTIONS

LAW OFFICES

*Purcell, Krug & Haller*1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINKER
LISA A. RYHARDHERSHEY
(717) 533-3436JOSEPH MESSELY (1910-1982)
JOHN W. PURCELL (1934-2009)

DATE: July 7, 2016

TO: Real Estate, Columbia County sheriff office

FAX #: 570-389-5625

FROM: Mindy Horley
PURCELL, KRUG & HALLER
(717) 234-4178 ext. 160 (Voice)
(717) 233-1149 (FAX)
email: mhorley@pkh.com

PAGES: 5 (including this one)

RE: Service - April Hunsinger a/k/a April Masker

MESSAGE: Please also by service ① 15 Country Terrace Lane
Bloomsburg PA 17815
Please try to serve April at the property address of 732 Center St, Bloomsburg, PA 17815
②

Mindy Horley
Paralegal for Leon P. Haller, Esq.

Thank you

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TX RESULT REPORT

NAME :
TEL :
DATE : JUL.21.2016 08:25

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
0244	TX	001	917172331149	JUL.21	08:22	005	00h02min34s	ECM	OK

LAW OFFICES

Purcell, Krug & Haller

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

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

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL (1924-2009)

DATE: July 7, 2016

TO: Real Estate, Columbia County sheriff office

FAX #: 570-389-5625

FROM: Mindy Horley
PURCELL, KRUG & HALLER
(717) 234-4178 ext. 160 (Voice)
(717) 233-1149 (FAX)
email: mhorley@pkh.com

PAGES: 5 (including this one)

RE: Service - April Hunsinger a/k/a April Masker

MESSAGE:

Please try to serve April at the property address of 732 Center St, Bloomsburg, PA 17815

Mindy Horley
Paralegal for Leon P. Haller, Esq.

Thank you

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

PLAINTIFF

VS.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

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, August 3rd, 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:

**732 CENTER STREET
BLOOMSBURG, PA 17815**

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

No. 2015-CV-0001384-CV

JUDGMENT AMOUNT \$41,737.89

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

JONATHAN HUNSINGER AND APRIL HUNSINGER, IN THEIR CAPACITY AS KNOWN HEIRS OF LLOYD J. HUNSINGER, AND THE UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED,

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

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

PLAINTIFF

VS.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

IN MORTGAGE FORECLOSURE

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated August 26, 1971, as follows:

BEGINNING at a stake on the West side of Center Street, said point being 100.95 feet North of the northwest corner of 8th and Center Streets; thence along premises known as No. 734 Center Street and passing through the center of a partition wall, South 62 degrees West, 90 feet to a point on the East side of a public alley; thence along the same North 28 degrees West, 19.05 feet to a corner of land now or late of Joseph R. and Jane E. Geiger; thence along said land, North 62 degrees East, 90 feet to a point on the West side of Center Street aforesaid; thence along the same South 28 degrees East, 19.05 feet to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 732 Center Street, Bloomsburg, PA 17815.

PARCEL NO: 05W-03-190-01.

BEING the same premises which Lloyd J. Hunsinger and Cheryl J. Hunsinger, by deed dated November 18, 2008 and recorded December 1, 2008 to Columbia County Instrument No. 200812262, granted and conveyed unto Lloyd J. Hunsinger.

Cheryl J. Hunsinger is hereby released from liability under the terms of the Note and Mortgage and therefore not named as a Defendant. Lloyd J. Hunsinger died Intestate on February 23, 2015. There is no known estate. Jonathan Hunsinger, his son, and April Hunsinger, his daughter, are believed to be the sole heirs of Lloyd J. Hunsinger. Any other heirs are unknown. The Defendants are the real owners of the property.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights-of-way appearing of record; and subject to any state of facts an accurate survey would show.

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.

TO BE SOLD AS THE PROPERTY OF JONATHAN HUNSINGER AND APRIL HUNSINGER, IN THEIR CAPACITY AS KNOWN HEIRS OF LLOYD J. HUNSINGER, AND THE UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED, ON COLUMBIA COUNTY JUDGMENT NO. 2015-CV-1384-CV.

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

REAL ESTATE TAX CERTIFICATION

Date: 07/12/2016

Fee: \$5.00

Cert. NO: 25086

HUNSINGER LLOYD J
732 CENTER STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20081 -2262
Location: 732 CENTER STREET
Parcel Id:05W-03 -190-01,000

Assessment: 13,558
Balances as of 07/12/2016

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
JONATHAN HUNSINGER (et al.)

Case Number
2015CV1384

SHERIFF'S RETURN OF SERVICE

06/28/2016 10:41 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 732 CENTER STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

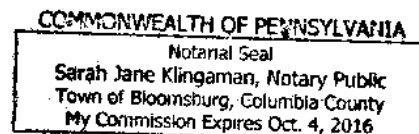
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE, 2016



Sarah Jane Klingaman

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.
JONATHAN HUNSINGER (et al.)

Case Number
2015CV1384

SHERIFF'S RETURN OF SERVICE

05/27/2016 11:45 AM - DEPUTY MICHAEL BEYER, 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 ROBERT GRIFFIN FATHER IN LAW, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JONATHAN HUNSINGER AT 748 HAZLE STREET, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,

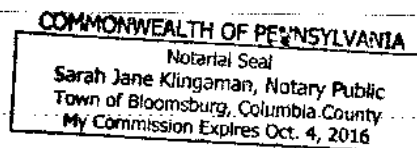

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 27, 2016

NOTARY

Affirmed and subscribed to before me this

27TH day of MAY, 2016





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

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



71901140006000080702

ASSET ACCEPTANCE LLC
FULTON FREIDMAN & GALLACE LLP
6 KACEY COURT SUITE 203
MECXHANICSB PA 17055
URG

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



71901140006000080719

ASSET ACCEPTANCE LLC
FULTON FRIEDMAN & GALLACE
130 B GETTSBURG PIKE
MECHANICSBURG PA 17055
RG

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

PLAINTIFF

VS.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

2016-ED-86
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: **732 CENTER STREET BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment \$41,737.89

TOTAL WRIT \$41,737.89

PLUS COSTS:

Dated: May 16, 2017

Stephanie A. [Signature]
PROTHONOTARY

Proth & Clerk of Sev. Courts

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

(SEAL)

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

PLAINTIFF

VS.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

2016-ED-86

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: August 3rd 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:

**732 CENTER STREET
BLOOMSBURG, PA 17815**

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

No. 2015-CV-0001384-CV

JUDGMENT AMOUNT \$41,737.89

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

JONATHAN HUNSINGER AND APRIL HUNSINGER, IN THEIR CAPACITY AS KNOWN HEIRS OF LLOYD J. HUNSINGER, AND THE UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED,

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

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

PLAINTIFF

VS.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

IN MORTGAGE FORECLOSURE

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated August 26, 1971, as follows:

BEGINNING at a stake on the West side of Center Street, said point being 100.95 feet North of the northwest corner of 8th and Center Streets; thence along premises known as No. 734 Center Street and passing through the center of a partition wall, South 62 degrees West, 90 feet to a point on the East side of a public alley; thence along the same North 28 degrees West, 19.05 feet to a corner of land now or late of Joseph R. and Jane E. Geiger; thence along said land, North 62 degrees East, 90 feet to a point on the West side of Center Street aforesaid; thence along the same South 28 degrees East, 19.05 feet to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 732 Center Street, Bloomsburg, PA 17815.

PARCEL NO: 05W-03-190-01.

BEING the same premises which Lloyd J. Hunsinger and Cheryl J. Hunsinger, by deed dated November 18, 2008 and recorded December 1, 2008 to Columbia County Instrument No. 200812262, granted and conveyed unto Lloyd J. Hunsinger.

Cheryl J. Hunsinger is hereby released from liability under the terms of the Note and Mortgage and therefore not named as a Defendant. Lloyd J. Hunsinger died Intestate on February 23, 2015. There is no known estate. Jonathan Hunsinger, his son, and April Hunsinger, his daughter, are believed to be the sole heirs of Lloyd J. Hunsinger. Any other heirs are unknown. The Defendants are the real owners of the property.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights-of-way appearing of record; and subject to any state of facts an accurate survey would show.

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.

TO BE SOLD AS THE PROPERTY OF JONATHAN HUNSINGER AND APRIL HUNSINGER, IN THEIR CAPACITY AS KNOWN HEIRS OF LLOYD J. HUNSINGER, AND THE UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED, ON COLUMBIA COUNTY JUDGMENT NO. 2015-CV-1384-CV.

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



71901140006000080672

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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 06/01/16

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID:	1075376
Description:	Hunsinger Sheriff Sale 86
of 2016	
Run Dates:	07/13/16 to 07/27/16
Class:	2
Agate Lines:	225
Blind Box:	

Total Ad Cost	\$1,232.25			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/13/16	07/27/16	3	\$1,232.25

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1384

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, AUGUST 03, 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 lot or piece of land, situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated August 26, 1971, as follows:

BEGINNING at a stake on the West side of Center Street, said point being 100.95 feet North of the northwest corner of 8th and Center Streets; thence along premises known as No. 734 Center Street and passing through the center of a partition wall, South 82 degrees West, 90 feet to a point on the East side of a public alley; thence along the same North 28 degrees West, 19.05 feet to a corner of land now or late of Joseph R. and Jane E. Geiger; thence along said land, North 62 degrees East, 90 feet to a point on the West side of Center Street aforesaid; thence along the same South 28 degrees East, 19.05 feet to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 732 Center Street, Bloomsburg, PA 17815.

PARCEL NO: 05W-03-190-01.

BEING the same premises which Lloyd J. Hunsinger and Cheryl J. Hunsinger, by deed dated November 18, 2008 and recorded December 1, 2008 to Columbia County Instrument No. 200812262, granted and conveyed unto Lloyd J. Hunsinger. Cheryl J. Hunsinger is hereby released from liability under the terms of the Note and Mortgage and therefore not named as a Defendant. Lloyd J. Hunsinger died Intestate on February 23, 2015. There is no known estate. Jonathan Hunsinger, his son, and April Hunsinger, his daughter, are believed to be the sole heirs of Lloyd J. Hunsinger. Any other heirs are unknown. The Defendants are the real owners of the property.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights-of-way appearing of record; and subject to any state of facts an accurate survey would show.

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: 732 CENTER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-03-190-01

Seized and taken into execution to be sold as the property of JONATHAN HUNSINGER, APRIL HUNSINGER, OCCUPANTS HUNSINGER 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
HUNSINGER, JONATHAN (et al.)

Case Number
2015CV1384

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	86
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JONATHAN HUNSINGER
Primary Address:	748 HAZLE STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult <u>In Charge</u> · Posted · Other		
Adult In Charge:	Robert Griffin		
Relation:	Father in law		
Date:	5-27-16	Time:	11:45
Deputy:	4	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

HUNSINGER, JONATHAN

2015CV1384

748 HAZLE STREET, 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.
HUNSINGER, JONATHAN (et al.)

Case Number
2015CV1384

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	86
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/03/2016 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:	Liz Whiteight
Relation:	Clerk
Date:	5-27-16
Time:	2:25
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

2015CV1384

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.
HUNSINGER, JONATHAN (et al.)

Case Number
2015CV1384

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 86

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col.

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 Richender In

Relation: Clerk

Date: 5-27-16

Time: 2:30

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 2015CV1384 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
HUNSINGER, JONATHAN (et al.)

Case Number
2015CV1384

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	86
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Mary F. Ward
Primary Address:	301 E Second Street, Town Hall Bloomsburg, PA 17816
Phone:	570-784-1581 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Mary Ward
Relation:	Tax office
Date:	5-27-16 Time: 11:20
Deputy:	4 Mileage:

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

WARD, MARY F. 2015CV1384 01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
HUNSINGER, JONATHAN (et al.)

Case Number
2015CV1384

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 86

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY HOUSING AUTHORIT

Primary Address: 700 SAWMILL ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Lori Morrissey

Relation: Clerk

Date: 5-27-16

Time: 12:03

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 HOUSE

2015CV1384

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1384

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, AUGUST 03, 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 lot or piece of land, situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated August 26, 1971, as follows:

BEGINNING at a stake on the West side of Center Street, said point being 100.95 feet North of the northwest corner of 8th and Center Streets; thence along premises known as No. 734 Center Street and passing through the center of a partition wall, South 62 degrees West, 90 feet to a point on the East side of a public alley; thence along the same North 28 degrees West, 19.05 feet to a corner of land now or late of Joseph R. and Jane E. Geiger; thence along said land, North 62 degrees East, 90 feet to a point on the West side of Center Street aforesaid; thence along the same South 28 degrees East, 19.05 feet to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 732 Center Street, Bloomsburg, PA 17815.

PARCEL NO: 05W-03-190-01.

BEING the same premises which Lloyd J. Hunsinger and Cheryl J. Hunsinger, by deed dated November 18, 2008 and recorded December 1, 2008 to Columbia County Instrument No. 200812262, granted and conveyed unto Lloyd J. Hunsinger.

Cheryl J. Hunsinger is hereby released from liability under the terms of the Note and Mortgage and therefore not named as a Defendant. Lloyd J. Hunsinger died Intestate on February 23, 2015. There is no known estate. Jonathan Hunsinger, his son, and April Hunsinger, his daughter, are believed to be the sole heirs of Lloyd J. Hunsinger. Any other heirs are unknown. The Defendants are the real owners of the property.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights-of-way appearing of record; and subject to any state of facts an accurate survey would show.

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: 732 CENTER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-03-190-01

Seized and taken into execution to be sold as the property of JONATHAN HUNSINGER, APRIL HUNSINGER, OCCUPANTS HUNSINGER 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

REAL ESTATE OUTLINE

ED # 2016ED86

DATE RECEIVED 5/26/16
DOCKET AND INDEX 2015 CV 1384

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>214436</u>

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

SALE DATE	<u>Aug 3rd</u>	TIME <u>9.00</u>
POSTING DATE	_____	_____
ADV. DATES FOR NEWSPAPER	1 ST WEEK _____	_____
	2 ND WEEK _____	_____
	3 RD WEEK _____	_____

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

PLAINTIFF

VS.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

2016-ED-86
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 **732 CENTER STREET BLOOMSBURG, PA 17815:**

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

APRIL HUNSINGER
112 BELL CURVE
BLOOMSBURG, PA 17815

JONATHAN HUNSINGER
748 HAZLE STREET
BLOOMSBURG, PA 17815

THE UNKNOWN HEIRS OF
LLOYD J. HUNSINGER, DECEASED
732 CENTER STREET
BLOOMSBURG, PA 17815

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):

Columbia County Housing and Redevelopment Authority
700 Sawmill Road #101
Bloomsburg, PA 17815

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

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

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

Asset Acceptance, LLC
c/o: Fulton, Friedman & Gullace, LLP ✓
6 Kacey Court, Suite 203
Mechanicsburg, PA 17055

Asset Acceptance, LLC
c/o: Fulton, Friedman & Gullace, LLP ✓
130B Gettysburg Pike
Mechanicsburg, PA 17055

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

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

PA DEPT OF REVENUE
BUREAU OF COMPLIANCE
ATTN: LORI ADAMS
PO BOX 281230
HARRISBURG, PA 17128-1230

DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT – ESTATE RECOVERY
PO BOX 8486
WILLOW OAK BLDG
HARRISBURG, PA 17105-8486

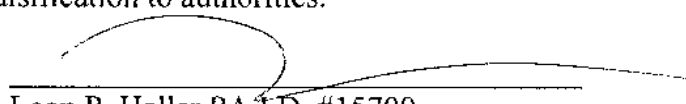
PA DEPARTMENT OF REVENUE
INHERITANCE TAX DIVISION
PO BOX 280601
HARRISBURG, PA 17128-0601

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

TENANT/OCCUPANT
732 CENTER STREET
BLOOMSBURG, PA 17815

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

DATE: May 23, 2016

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): **JONATHAN HUNSINGER AND APRIL HUNSINGER, IN THEIR
CAPACITY AS KNOWN HEIRS OF LLOYD J. HUNSINGER, AND THE
UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED,**

Filed to No. **2015-CV-0001384-CV** 2016 ED-86

INSTRUCTIONS

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

732 CENTER STREET BLOOMSBURG, PA 17815

(A more complete legal description accompanies these documents.)

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

APRIL HUNSINGER, 112 BELL CURVE, BLOOMSBURG, PA 17815


JONATHAN HUNSINGER, 748 HAZLE STREET, BLOOMSBURG, PA 17815

THE UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED
732 CENTER STREET, BLOOMSBURG, PA 17815

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, May 23, 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.

JONATHAN HUNSINGER AND APRIL HUNSINGER,
IN THEIR CAPACITY AS KNOWN HEIRS OF
LLOYD J. HUNSINGER, AND THE UNKNOWN
HEIRS OF LLOYD J. HUNSINGER, DECEASED,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-0001384-CV

2016-ED-86

IN MORTGAGE FORECLOSURE

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated August 26, 1971, as follows:

BEGINNING at a stake on the West side of Center Street, said point being 100.95 feet North of the northwest corner of 8th and Center Streets; thence along premises known as No. 734 Center Street and passing through the center of a partition wall, South 62 degrees West, 90 feet to a point on the East side of a public alley; thence along the same North 28 degrees West, 19.05 feet to a corner of land now or late of Joseph R. and Jane E. Geiger; thence along said land, North 62 degrees East, 90 feet to a point on the West side of Center Street aforesaid; thence along the same South 28 degrees East, 19.05 feet to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 732 Center Street, Bloomsburg, PA 17815.

PARCEL NO: 05W-03-190-01.

BEING the same premises which Lloyd J. Hunsinger and Cheryl J. Hunsinger, by deed dated November 18, 2008 and recorded December 1, 2008 to Columbia County Instrument No. 200812262, granted and conveyed unto Lloyd J. Hunsinger.

Cheryl J. Hunsinger is hereby released from liability under the terms of the Note and Mortgage and therefore not named as a Defendant. Lloyd J. Hunsinger died Intestate on February 23, 2015. There is no known estate. Jonathan Hunsinger, his son, and April Hunsinger, his daughter, are believed to be the sole heirs of Lloyd J. Hunsinger. Any other heirs are unknown. The Defendants are the real owners of the property.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights-of-way appearing of record; and subject to any state of facts an accurate survey would show.

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.

TO BE SOLD AS THE PROPERTY OF JONATHAN HUNSINGER AND APRIL HUNSINGER, IN THEIR CAPACITY AS KNOWN HEIRS OF LLOYD J. HUNSINGER, AND THE UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED, ON COLUMBIA COUNTY JUDGMENT NO. 2015-CV-1384-CV.

SHORT LEGAL, if needed:

ALL THAT CERTAIN piece of land situate in Bloomsburg, Columbia County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated August 26, 1971, being approximately 90 x 19.05, and

HAVING THEREON ERECTED A DWELLING KNOWN AS 732 Center Street, Bloomsburg, PA 17815.

PARCEL NO: 05W-03-190-01.

Columbia County Instrument No. 200812262.

TO BE SOLD AS THE PROPERTY OF JONATHAN HUNSINGER AND APRIL HUNSINGER, IN THEIR CAPACITY AS KNOWN HEIRS OF LLOYD J. HUNSINGER, AND THE UNKNOWN HEIRS OF LLOYD J. HUNSINGER, DECEASED, ON COLUMBIA COUNTY JUDGMENT NO. 2015-CV-1384-CV.

Document Receipt

Trans #	8077	Carrier / service:	USPS Server	First-Class Mail®	5/27/2016 12:00:00 AM
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Ship to:

ASSET ACCEPTANCE LLC

FULTON FRIEDMAN & GALLACE

130 B GETTSBURG PIKE

MECHANICSBUR PA 17055

G

Tracking #: 71901140006000080719

Doc Ref #: 2016ED86

Postage 5.1300

Document Receipt

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Ship to:

ASSET ACCEPTANCE LLC

FULTON FREIDMAN & GALLACE LLP

6 KACEY COURT SUITE 203

MECXHANICSBU PA 17055

RG

Tracking #: 71901140006000080702

Doc Ref #: 2016ED86

Postage 5.1300

Step

Document Receipt

Trans #	8076	Carrier / service:	USPS Server	First-Class Mail®	5/27/2016 12:00:00 AM
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Ship to:

ASSET ACCEPTANCE LLC

FULTON FREIDMAN & GALLACE LLP

8 KACEY COURT SUITE 203

MECXHANICSBU PA 17055
RG

Tracking #: 71901140006000080702

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Ship to:

PORTFOLIO RECOVERY ASSOCIATES
LLCBLATT HASENMILLER LEIBSKER &
MOORE

1835 MARKET STREET

PHILADELPHIA PA 19103

Tracking #: 71901140006000080696

Doc Ref #: 2016ED88

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000080689

Doc Ref #: 2016ED86

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PHILADELPHIA PA 19106

876

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000080672

Doc Ref #: 2016ED86

Postage 5.1300

PHILADELPHIA PA 19107-4214

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000080665

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HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000080658

Doc Ref #: 2016ED86

Postage 5.1300

HARRISBURG PA 17128

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


 First National Bank
 60-1809/433

214436

CHECK NO. CHECK DATE
 214436 05/25/2016

CHECK AMOUNT
 \$1,350.00

PAY

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

TO THE
 ORDER
 OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

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

⑈ 214436 ⑈ ⑆043318092⑆ 513209312⑈

WZ523559 - 03-15