

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV282

PROPERTY ADDRESS

607 GREEN ACRE ROAD, BENTON, PA 17814

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
05/26/2016	Advance Fee	Advance Fee	214437	\$0.00	\$1,350.00
05/26/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/26/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/26/2016	Crying Sale			\$10.00	\$0.00
05/26/2016	Docketing			\$15.00	\$0.00
05/26/2016	Levy			\$15.00	\$0.00
05/26/2016	Mailing Costs			\$48.00	\$0.00
05/26/2016	Posting Handbill			\$15.00	\$0.00
05/26/2016	Poundage			\$377.38	\$0.00
05/26/2016	Press Enterprise Inc.			\$2,225.94	\$0.00
05/26/2016	Sheriff Automation Fund			\$50.00	\$0.00
05/26/2016	Web Posting			\$100.00	\$0.00
07/14/2016	Service			\$165.00	\$0.00
07/14/2016	Service Mileage			\$40.00	\$0.00
07/14/2016	Copies			\$5.50	\$0.00
07/14/2016	Notary Fee			\$10.00	\$0.00
07/14/2016	Tax Claim Search			\$5.00	\$0.00
07/14/2016	Surcharge			\$120.00	\$0.00
				\$3,234.32	\$1,350.00

TOTAL BALANCE: \$(1,884.32)

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

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


First National Bank
60-1809/433

CHECK NO.
216848

CHECK DATE
09/07/2016

216848

CHECK AMOUNT
\$1,884.32

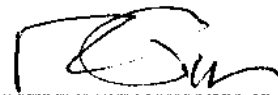
PAY One thousand eight hundred eighty-four and thirty-two/100*****

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

U.S. Bank v NOTESTINE
Case # 2016 CV 282

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

MP

" 216848 " 0433180920 513209312 "

PO Box 380
Bloomsburg, PA 17815
Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Barb Villarrial
From: Sheriff Timothy T. Chamberlain
Fax:
Pages: 2
Phone:
Date: August 30, 2016
Re: Kimberly Notestine
CC:

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

• **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$1,884.32.

TX RESULT REPORT

NAME :
TEL :
DATE :AUG.30.2016 13:33

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
0615	TX	001	917172331149	AUG.30	13:32	002	00h00min39s	ECM	OK

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Barb Villarrial

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: August 30, 2016

Re: Kimberly Notestine

CC:

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

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$1,884.32.

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

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

BARB VILLARRIAL

Fax: 570-389-5625

Date: August 30, 2016

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFF'S SALE

PROPERTY: 607 GREEN ACRES ROAD

KIMBERLY A. NOTESTINE

2016-CV-0000282-MF

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

**Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 09/07/16. AMOUNT
REALIZED \$18,869.05**

**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



Plaintiff

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

vs.

Defendant

KIMBERLY NOTESTINE
TENANTS/OCCUPANTS

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, August 3, 2016

Writ of Execution No. : 2016CV282

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 607 GREEN ACRE ROAD, BENTON, PA 17814

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.	\$2,225.94
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs \$3,051.94

Distribution Costs

Recording Fees	\$68.00
---------------------------	--------------------

Total Distribution Costs \$68.00

Grand Total: \$3,119.94

2856.94
377.38

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

3234
32

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

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

vs.

Defendant

KIMBERLY NOTESTINE
TENANTS/OCCUPANTS

Attorney for the Plaintiff:

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1719 NORTH FRONT STREET
HARRISBURG, PA 17102

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Total Distribution Costs	\$68.00

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. 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

From: Purcell, Krug & Haller

1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149

BARB VILLARRIAL

Fax: 570-389-5625

Date: August 8, 2016

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 607 GREEN ACRES ROAD

KIMBERLY A. NOTESTINE

2016-CV-0000282-MF

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

Attached please find copy of notice of the date of continued sheriff sale filed 08/01/2016

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

**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. 2016-CV-0000282-MF**

VS.


**KIMBERLY A. NOTESTINE,
Defendant**

**FILED
PROTHONOTARY
2016 AUG - 1 A 9:31
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA**

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

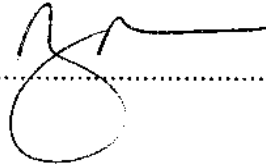
**THE SHERIFF'S SALE SCHEDULED FOR AUGUST 3, 2016 @ 10:00 AM IN THE ABOVE
CAPTIONED MATTER HAS BEEN CONTINUED TO SEPTEMBER 7, 2016 @ 10:00 AM**

DATE: July 28, 2016

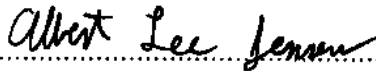
BY 
Attorney Leon P. Haller
PURCELL KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178
Attorney ID #15700

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

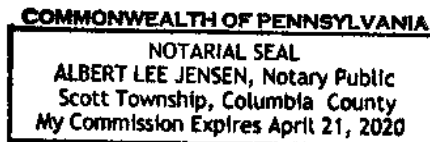
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March,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



(Notary Public)



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

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: 1075349
Description: **Notestine Sheriff Sale**
Run Dates: **07/13/16 to 07/27/16**
Class: **2**
Agate Lines: **408**
Blind Box:

Total Ad Cost \$2,225.94
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/13/16	07/27/16	3	\$2,225.94

SHERIFF'S SALE By Virtue of a Writ of Execution (Return of Possession) No. 2016CV0024

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

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1:
BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots Nos. 10 and 11 of plot of lots hereinafter mentioned, said beginning point being distant 57792 feet measured from the center line of Mountain View Drive and also the westerly side line of Green Acre Drive thence from said beginning point and along said westerly side line of Green Acre Drive, South 23 degrees 01 minutes East, 24 feet to a point of curve, thence from said point and continuing along the westerly side line of the aforesaid drive by a curve to the right in a southeasterly direction having a radius of 10154 feet to a point of tangency on the westerly side line of Green Acre Drive, said curve having a radius of 100 feet and a chord with a course of South 6 degrees 06 minutes West for a distance of 97.27 feet thence from said point and continuing along the westerly side line of the aforesaid drive, South 35 degrees 12 minutes West, 4705 feet to a point in the line of lands now or late of Lawrence W. Sieg, et al, thence from said point and along the line between Lots Nos. 10 and 11 and lands now or late of Lawrence W. Sieg, et al, North 54 degrees 57 minutes West, 23707 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glen Hess, et al, and thence from said point and along the line between Lots Nos. 10 and 11 North 89 degrees 29 minutes East, 17615 feet to a single point thence from said point and continuing along the line between the aforesaid lots, North 87 degrees 00 minutes East, 4939 feet to a point on the aforesaid westerly side line of Green Acre Drive, the place of beginning.

CONTAINING 1808355 square feet of land, be the same more or less, BEING all of Lot No. 10 of plot of lots known as "Green Acres", as developed for Glen G. Little & Son by the Sturdevant-Daley Engineering Co. Ltd. of Williamsport, PA.

TRACT NO. 2:
BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots Nos. 11 and 12 of plot of lots hereinafter mentioned, said beginning point being distant 49309 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive thence from said beginning point and along said westerly side line of Green Acre Drive by a curve to the left in a southeasterly direction for an arc distance of 4309 feet to a point of tangency on the westerly side line of Green Acre Drive, said curve having a radius of 10951 feet and a chord with a course of South 11 degrees 45 minutes 30 seconds East, for a distance of 42.81 feet thence from said point and continuing along the westerly side line of the aforesaid drive, South 23 degrees 01 minutes East, 4174 feet to a point in the line between Lots Nos. 10 and 11, thence from said point and along the line between said Lots Nos. 10 and 11, South 89 degrees 29 minutes West, 4939 feet to a single point thence from said point and continuing along the line between Lots Nos. 10 and 11, South 89 degrees 29 minutes West, 17615 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glen Hess, et al, and thence from said point and along the line between Lots Nos. 10 and 11 North 54 degrees 57 minutes West, 23707 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glen Hess, et al, and thence from said point and along the line between Lots Nos. 10 and 11 North 89 degrees 29 minutes East, 17615 feet to a single point thence from said point and continuing along the line between the aforesaid lots, North 87 degrees 00 minutes East, 4939 feet to a point on the aforesaid westerly side line of Green Acre Drive, the place of beginning.

CONTAINING 1845024 square feet of land, be the same more or less, BEING all of Lot No. 11 of the Plot of Lots known as "Green Acres" as developed for Glen G. Little & Son by the Sturdevant-Daley Engineering Co. Ltd. of Williamsport, PA.

SUBJECT, however, to a Drainage Easement through, over and upon a strip of land 6 feet in width lying along and adjacent to the northwesterly side line of the heretofore described premises and extending westerly from the westerly side line of Green Acre Drive to the westerly or corner of Lot No. 11 of the same width of 6 feet, to be used in common with a similar 6 foot wide strip of land lying along the southwesterly side line of Lot No. 12, thereby forming a 12 foot wide strip of land about 161 feet in length for the purpose of a Drainage Easement to carry surface water from Green Acre Drive towards Penna. State Highway, Legislative Route No. 504, said Easement strip at all times be kept clear and free from any refuse which would block the flow of water.

UNDER AND SUBJECT to all existing easements, covenants, restrictions and covenants as set forth in Record Book 339, Page 1129, and any debts in chain of title.

EXCEPTING AND RESERVING to the said Grantor herein, their heirs and assigns, the right to construct, reconstruct, operate and maintain overlines, including water mains, shut-off valves and all other necessary appliances on, along or under or near the front, rear and side lines of the aforesaid parcel of land.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights, power, water, land, and any other rights and reservations of record, as the same may appear in the or prior deeds or records, HAVING THEREON ERECTED A DWELLING KNOWN AS 607 GREEN ACRE ROAD, BENTON, PA. 17814.

PARCEL NO. 03-02A-01-002.
BEING the same premises which George H. Rempley, Jr., by deed dated July 30, 2007 and recorded August 1, 2007 to Columbia County Institution No. 200707921, granted and conveyed unto Kimberly A. Notestine

PROPERTY ADDRESS: 607 GREEN ACRE ROAD, BENTON, PA 17814

UP / TAX PARCEL NUMBER 03-02A-01-002

Seized and taken into execution to be sold as the property of KIMBERLY NOTESTINE, TENANTS/CO-OWNERS in and as U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PA HOUSING FINANCE

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (excluding 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 notice 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. It 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 of such 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 & MILLER
HARRISBURG, PA 17124-4175

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

From: Purcell, Krug & Haller

1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-233-1149

Tracy Childers

Fax: 570-389-5625

Date: July 28, 2016

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 607 GREEN ACRES ROAD

KIMBERLY A. NOTESTINE

2016-CV-0000282-MF

☒ **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.

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 165.00
 LEVY (PER PARCEL \$15.00
 MAILING COSTS \$ 48.00
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 40.00
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$ 5.50
 NOTARY \$ 10.00

TOTAL ***** \$ 441.00

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$ 2225.94
 SOLICITOR'S SERVICES \$100.00

TOTAL ***** \$ 2475.94

PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS \$ 68.00

TOTAL ***** \$ 78.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 \$ _____
 SCHOOL DIST. 20 \$ _____
 DELINQUENT 20 \$ 5.00

TOTAL ***** \$ 5.00

MUNICIPAL FEES DUE:

SEWER 20 \$ _____
 WATER 20 \$ _____

TOTAL ***** \$ -0-

SURCHARGE FEE (DSTE) \$ 120.00
 MISC. _____ \$ _____

TOTAL ***** \$ -0-

TOTAL COSTS (OPENING BID) \$ 3119.94

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)

July 7, 2016

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

Re: 2016-CV-0000282-MF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. KIMBERLY A.
NOTESTINE

Dear Sir/Madam:

Enclosed please find a copy of the Supplemental and 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:tlc

Enclosure

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

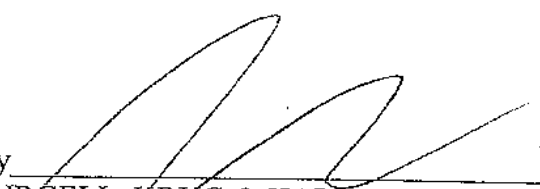
IN MORTGAGE FORECLOSURE

**SUPPLEMENTAL
RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 7/11/16, 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:

RELIANT ORANGEVILLE
HOLDINGS, LLC d/b/a
ORANGEVILLE HEALTH AND
REHABILITATION CENTER
200 BERWICK ROAD
ORANGEVILLE, PA 17859

TIMOTHY T. STEVENS, ESQUIRE
ATTY I.D. # 60247
C/O RELIANT ORANGEVILLE
HOLDINGS, LLC d/b/a
ORANGEVILLE HEALTH AND
REHABILITATION CENTER
702 HAMILTON STREET, SUITE 300
ALLENTOWN, PA 18101

By 
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.

KIMBERLY A. NOTESTINE,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

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:

KIMBERLY A. NOTESTINE
607 GREEN ACRES ROAD
BENTON, PA 17814

Benton Municipal Water & Sewer Authority
Third Street
Benton, PA 17814

Benton Municipal Water & Sewer Authority
c/o: Michael Gregorowicz, Esquire
401 S. Market Street
Bloomsburg, PA 17815

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

TENANT/OCCUPANT
607 GREEN ACRES ROAD
BENTON, PA 17814

By 
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.

KIMBERLY A. NOTESTINE,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

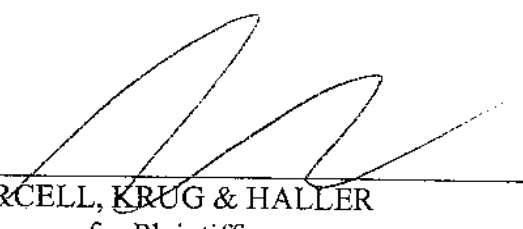
IN MORTGAGE FORECLOSURE

**SUPPLEMENTAL
RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 7/11/16, 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:

RELIANT ORANGEVILLE
HOLDINGS, LLC d/b/a
ORANGEVILLE HEALTH AND
REHABILITATION CENTER
200 BERWICK ROAD
ORANGEVILLE, PA 17859

TIMOTHY T. STEVENS, ESQUIRE
ATTY I.D. # 60247
C/O RELIANT ORANGEVILLE
HOLDINGS, LLC d/b/a
ORANGEVILLE HEALTH AND
REHABILITATION CENTER
702 HAMILTON STREET, SUITE 300
ALLENTOWN, PA 18101

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
LISA A. RYNARD

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL (1924-2009)

KIMBERLY A. NOTESTINE
607 GREEN ACRES ROAD
BENTON, PA 17814

Benton Municipal Water & Sewer Authority
Third Street
Benton, PA 17814

Benton Municipal Water & Sewer Authority
c/o: Michael Gregorowicz, Esquire
401 S. Market Street
Bloomsburg, PA 17815

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
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REHABILITATION CENTER
702 HAMILTON STREET, SUITE 300
ALLENTOWN, PA 18101

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 ID:15700
Attorney for Plaintiff

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: Wednesday 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:

**607 GREEN ACRES ROAD
BENTON, PA 17814**

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

No. 2016-CV-0000282-MF

JUDGMENT AMOUNT \$102,238.58

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

KIMBERLY A. NOTESTINE

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Township of Benton, County of Columbia, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots No. 10 and 11 of plot of lots hereinafter mentioned, said beginning point being distant 577.92 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive, South 23 degrees 00 minutes East, 24 feet to a point of curve; thence from said point and continuing along the westerly side line of the aforesaid drive by a curve to the right in a southwesterly direction from an arc distance of 101.58 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 100 feet and a chord with a course of South 6 degrees 06 minutes West for a distance of 97.27 feet; thence from said point and continuing along the westerly side line of the aforesaid drive, South 35 degrees 12 minutes West, 47.05 feet to a point in the line of lands now or late of Lawrence W. Sieg, *et ux.*; thence from said point and along the line between Lot No. 10 and lands now or late of Lawrence W. Sieg, *et ux.*, North 54 degrees 57 minutes West, 237.07 feet to a corner common to Lot Nos. 10 and 11 and also to lands now or late of Glen Hess, *et ux.*, and lands now or late of Lawrence W. Sieg, *et ux.*; thence from said point and along the line between Lots Nos. 10 and 11, North 89 degrees 29 minutes East, 176.16 feet to an angle point; thence from said point and continuing along the line between the aforesaid lots, North 67 degrees 00 minutes East, 49.98 feet to a point on the aforesaid westerly side line of Green Acre Drive, the place of beginning.

CONTAINING 18,063.55 square feet of land, be the same more or less. BEING all of Lot No. 10 of plot of lots known as "Green Acres", as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd. of Wilkes-Barre, PA.

TRACT NO. 2:

BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots Nos. 11 and 12 of plot of lots hereinafter mentioned, said beginning point being distance 493.09 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive by a curve to the left in a southerly direction for an arc distance of 43.09 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 109.81 feet and a chord with a course of South 11 degrees 45 minutes 30 seconds East, for a distance of 42.81 feet; thence from said point and continuing along the westerly side line of the aforesaid drive, South 23 degrees 00 minutes East, 41.74 feet to a point in the line between Lots Nos. 10 and 11; thence from said point and along the line between said Lots, South 67 degrees 00 minutes West, 49.98 feet to an angle point; thence from said point and continuing along the line between Lots Nos. 10 and 11, South 89 degrees 29 minutes West, 176.16 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glenn Hess, *et ux.*, and lands now or late of Lawrence W. Sieg, *et ux.*; thence from said point and along the line of other lands now or late of Miles O. Little, trading as Little Lumber Company, and Esther Little, his wife, North 18 degrees 09 minutes East, 127.10 feet to a point in the line between Lots Nos. 11 and 12; thence from said point and along the line between Lots Nos. 11 and 12, South 68 degrees 02 minutes East, 54.27 feet to an angle point; thence from said point and continuing along the line between said Lots, North 89 degrees 29 minutes East, 107.22 feet to a point in the aforesaid westerly side line of Green Acre Drive, the place of beginning.

CONTAINING 19,450.26 square feet of land, be the same more or less. BEING all of Lot No. 11 of the Plot of Lots known as "Green Acres" as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd., of Wilkes-Barre, PA.

SUBJECT, however, to a Drainage Easement through, over and upon a strip of land 6 feet in width lying along and adjacent to the northeasterly side line of the hereinabove described premises and extending westerly from the westerly side line of Green Acre Drive to the westerly or rear line of Lot No. 11 at the same width of 6 feet, to be used in common with a similar 6 foot wide strip of land lying along the southwesterly side line of Lot No. 12, thereby forming a 12 foot wide strip of land about 161 feet in length for the purpose of a Drainage Easement to carry surface water from Green Acre Drive towards Penna. State Highway, Legislative Route No. 504, said Easement shall at all times be kept clear and free from any refuse which would block the flow of water.

UNDER AND SUBJECT to all existing easements, conditions, restrictions and covenants as set forth in Record Book 339, Page 1129, and prior deeds in chain of title.

EXCEPTING AND RESERVING unto the grantors herein, their heirs and assigns, the right to construct, reconstruct, operate and maintain water lines, including water mains, shut-off valves and all other necessary appliances on, along or under or near the front, rear and side lines of the above-described parcel of land.

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.

HAVING THEREON ERECTED A DWELLING KNOWN AS 607 GREEN ACRE ROAD, BENTON, PA 17814.

PARCEL NO: 03-02A-01-002.

BEING the same premises which George H. Remphrey, Jr., by deed dated July 30, 2007 and recorded August 1, 2007 to Columbia County Instrument No. 200707921, granted and conveyed unto Kimberly A. Notestine.

TO BE SOLD AS THE PROPERTY OF KIMBERLY A. NOTESTINE ON JUDGMENT NO. 2016-CV-282.

PLC
PENNSYLVANIA HOUSING FINANCE AGENCY v. KIMBERLY A. NOTESTINE
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:

RELIANT ORANGEVILLE
HOLDINGS, LLC d/b/a
ORANGEVILLE HEALTH AND
REHABILITATION CENTER
200 BERWICK ROAD
ORANGEVILLE, PA 17859

Postmark:

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

Received from:

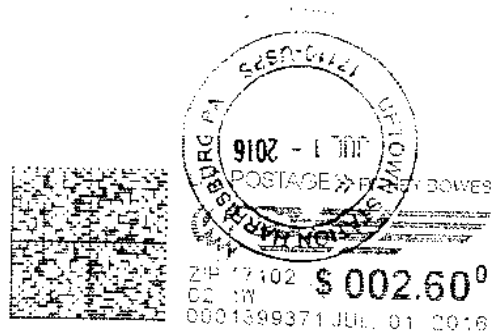
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TIMOTHY T. STEVENS, ESQUIRE
ATTY I.D. # 60247
C/O RELIANT ORANGEVILLE
HOLDINGS, LLC d/b/a
ORANGEVILLE HEALTH AND
REHABILITATION CENTER
702 HAMILTON STREET, SUITE 300
ALLENTOWN, PA 18101

Postmark:



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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 4/8/16, 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:

KIMBERLY A. NOTESTINE
607 GREEN ACRES ROAD
BENTON, PA 17814

Benton Municipal Water & Sewer Authority
Third Street
Benton, PA 17814

Benton Municipal Water & Sewer Authority
c/o: Michael Gregorowicz, Esquire
401 S. Market Street
Bloomsburg, PA 17815

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

TENANT/OCCUPANT
607 GREEN ACRES ROAD
BENTON, PA 17814

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

KIMBERLY A. NOTESTINE
607 GREEN ACRES ROAD
BENTON, PA 17814

Benton Municipal Water & Sewer Authority
Third Street
Benton, PA 17814

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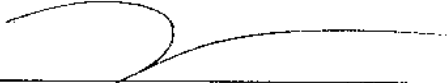
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
607 GREEN ACRES ROAD
BENTON, PA 17814

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.

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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.

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DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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DATE: Wednesday August 3rd, 2016

TIME: 9:00 a.m.

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

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THE LOCATION of your property to be sold is:

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BENTON, PA 17814**

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

No. 2016-CV-0000282-MF

JUDGMENT AMOUNT \$102,238.58

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

KIMBERLY A. NOTESTINE

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.

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(570) 784-8760

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

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

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

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Township of Benton, County of Columbia, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots No. 10 and 11 of plot of lots hereinafter mentioned, said beginning point being distant 577.92 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive, South 23 degrees 00 minutes East, 24 feet to a point of curve; thence from said point and continuing along the westerly side line of the aforesaid drive by a curve to the right in a southwesterly direction from an arc distance of 101.58 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 100 feet and a chord with a course of South 6 degrees 06 minutes West for a distance of 97.27 feet; thence from said point and continuing along the westerly side line of the aforesaid drive, South 35 degrees 12 minutes West, 47.05 feet to a point in the line of lands now or late of Lawrence W. Sieg, *et ux.*; thence from said point and along the line between Lot No. 10 and lands now or late of Lawrence W. Sieg, *et ux.*, North 54 degrees 57 minutes West, 237.07 feet to a corner common to Lot Nos. 10 and 11 and also to lands now or late of Glen Hess, *et ux.*, and lands now or late of Lawrence W. Sieg, *et ux.*; thence from said point and along the line between Lots Nos. 10 and 11, North 89 degrees 29 minutes East, 176.16 feet to an angle point; thence from said point and continuing along the line between the aforesaid lots, North 67 degrees 00 minutes East, 49.98 feet to a point on the aforesaid westerly side line of Green Acre Drive, the place of beginning.

CONTAINING 18,063.55 square feet of land, be the same more or less. BEING all of Lot No. 10 of plot of lots known as "Green Acres", as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd. of Wilkes-Barre, PA.

TRACT NO. 2:

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CONTAINING 19,450.26 square feet of land, be the same more or less. BEING all of Lot No. 11 of the Plot of Lots known as "Green Acres" as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd., of Wilkes-Barre, PA.

SUBJECT, however, to a Drainage Easement through, over and upon a strip of land 6 feet in width lying along and adjacent to the northeasterly side line of the hereinabove described premises and extending westerly from the westerly side line of Green Acre Drive to the westerly or rear line of Lot No. 11 at the same width of 6 feet, to be used in common with a similar 6 foot wide strip of land lying along the southwesterly side line of Lot No. 12, thereby forming a 12 foot wide strip of land about 161 feet in length for the purpose of a Drainage Easement to carry surface water from Green Acre Drive towards Penna. State Highway, Legislative Route No. 504, said Easement shall at all times be kept clear and free from any refuse which would block the flow of water.

UNDER AND SUBJECT to all existing easements, conditions, restrictions and covenants as set forth in Record Book 339, Page 1129, and prior deeds in chain of title.

EXCEPTING AND RESERVING unto the grantors herein, their heirs and assigns, the right to construct, reconstruct, operate and maintain water lines, including water mains, shut-off valves and all other necessary appliances on, along or under or near the front, rear and side lines of the above-described parcel of land.

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.

HAVING THEREON ERECTED A DWELLING KNOWN AS 607 GREEN ACRE ROAD, BENTON, PA 17814.

PARCEL NO: 03-02A-01-002.

BEING the same premises which George H. Remphrey, Jr., by deed dated July 30, 2007 and recorded August 1, 2007 to Columbia County Instrument No. 200707921, granted and conveyed unto Kimberly A. Notestine.

TO BE SOLD AS THE PROPERTY OF KIMBERLY A. NOTESTINE ON JUDGMENT NO. 2016-CV-282.

9414 7266 9904 2061 8523 57

TO: KIMBERLY A. NOTESTINE
607 GREEN ACRES ROAD
BENTON, PA 17814

SENDER: NOS 08/03/16

REFERENCE: P01455/44587

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	11.63

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



PENNSYLVANIA HOUSING FINANCE AGENCY v. KIMBERLY A. NOTESTINE
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:
KIMBERLY A. NOTESTINE
607 GREEN ACRES ROAD
BENTON, PA 17814

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:
Benton Municipal Water & Sewer Authority
Third Street
Benton, PA 17814

Postmark:

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

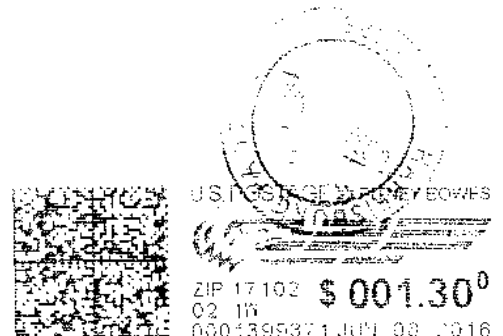
Received from:

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

Postage:

One piece of ordinary mail addressed to:
Benton Municipal Water & Sewer Authority
c/o: Michael Gregorowicz, Esquire
401 S. Market Street
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:

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

Postmark:

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

Received from:

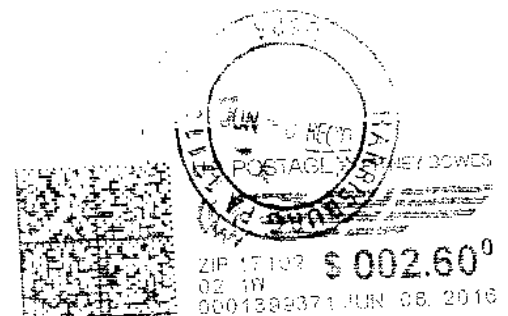
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
607 GREEN ACRES ROAD
BENTON, PA 17814

Postmark:



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV282

SHERIFF'S RETURN OF SERVICE

06/28/2016 01:25 PM - DEPUTY MARTIN BOUDMAN, 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 607 GREEN ACRE ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

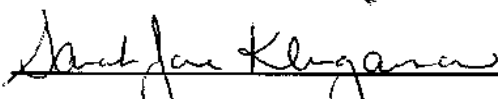
June 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE 2016

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

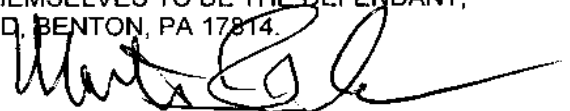


U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PA HOUSING
FINANCE
vs.
KIMBERLY NOTESTINE (et al.)

Case Number
2016CV282

SHERIFF'S RETURN OF SERVICE

06/01/2016 02:33 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: KIMBERLY NOTESTINE AT 607 GREEN ACRES ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

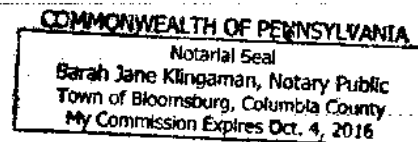

TIMOTHY T. CHAMBERLAIN, SHERIFF

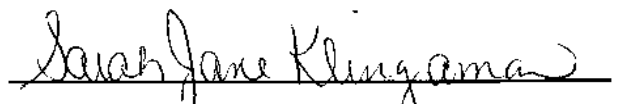
June 27, 2016

NOTARY

Affirmed and subscribed to before me this

27TH day of JUNE, 2016





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

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: KIMBERLY NOTESTINE

Primary Address: 607 GREEN ACRES ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address: 490 THIRD ST.
BENTON, PA 17814

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation: DEFENDANT

Date: 6/1/16

Time: 14:33

Deputy: 8

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

NOTESTINE, KIMBERLY

2016CV282

607 GREEN ACRES ROAD, BENTON, PA 17814

NO EXPIRATION

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

Date: 07/12/2016

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 25085

NOTE: STINE KIMBERLY A
607 GREEN ACRES RD
BENTON PA 17814

District: BENTON TWP
Deed: 20070 -9721
Location: LOTS 10 & 11
Parcel Id: 03 -02A-010-02,000

Assessment: 45,848
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: _____

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



71901140006000080627

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

2016-ED-87
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 2014

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:

**607 GREEN ACRES ROAD
BENTON, PA 17814**

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

No. 2016-CV-0000282-MF

JUDGMENT AMOUNT \$102,238.58

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

KIMBERLY A. NOTESTINE

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 81

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

NO ONE LIVES HERE

Serve To:

Name: TENANTS/OCCUPANTS

Primary Address: 607 GREEN ACRES ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address: 490 THIRD ST.
BENTON, PA 17814

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation: DEFENDANT

Date: 6/1/16

Time: 14:33

Deputy: 8

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

TENANTS/OCCUPANTS

2016CV282

607 GREEN ACRES ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

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: BENTON MUNICIPAL WATER & SEWER AL

Primary Address: 3RD STREET
BENTON, PA 17814

Phone: DOB:

Alternate Address: 590 EVERETT STREET
BENTON, PA 17814

Phone:

Final Service:

Served: Personally / Adult In Charge / Posted / Other

Adult In Charge: Kay Kovich Borough Secretary

Relation: BOROUGH SECRETARY

Date: 6/1/16 Time: 15:02

Deputy: 8 Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BENTON MUNICIPAL WATER

2016CV282

3RD STREET, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

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: Cathy Gordon

Primary Address: 85 Gordon Road
Benton, PA 17814

Phone: 570-925-2517

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF.

Date: 6/1/16

Time: 15:24

Deputy: 8

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.

GORDON, CATHY

2016CV282

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

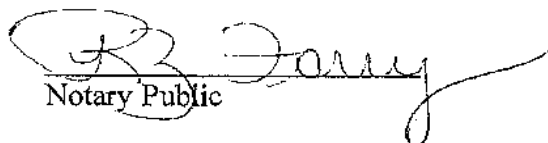
COUNTY OF DAUPHIN :

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

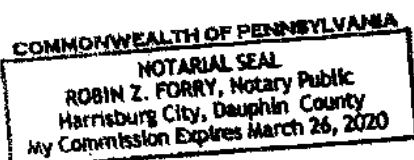
Sworn to and subscribed :

before me this 23 day :

of May 2016 :


Notary Public


LEON P. HALLER, ESQUIRE



**Status Report
Pursuant to Servicemembers Civil Relief Act**Last Name: NOTESTINEFirst Name: KIMBERLYMiddle Name: AActive Duty Status As Of: May-23-2016

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects the individual's active duty status based on the Active Duty Status Date

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA

This response reflects whether the individual or his/her unit has received early notification to report for active duty

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2016CV282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

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: KREISHER & GREGOROWICZ

Primary Address: 401 MARKET STREET
BLOOMSBURG, PA 17815

Phone: 570-784-5211 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Thonda Young

Relation: Clerk

Date: 5-29-16

Time: 2:02

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.

KREISHER & GREGOROWI

2016CV282

401 MARKET 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, AS TRUSTEE FOR THE PA HOUSING
FINANCE
vs.
NOTESTINE, KIMBERLY (et al.)

Case Number
2016CV282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

87

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: 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 Whitteight

Relation:

Clerk

Date:

5-27-16

Time:

08:10

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

2016CV282

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2016CV282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

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 County

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult in Charge · Posted · Other

Adult in Charge:

Karen Richmond

Relation:

Clerk

Date:

5-27-16

Time:

08:12

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 2016CV282 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV282

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 THOSE TWO CERTAIN pieces or parcels of land situate in the Township of Benton, County Columbia, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots No. 10 and 11 of plot of lots hereinafter mentioned, said beginning point being distant 577.92 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive, South 23 degrees 00 minutes East, 24 feet to a point of curve; thence from said point and continuing along the westerly side line of the aforesaid drive by a curve to the right in a southwesterly direction from an arc distance of 101.58 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 100 feet and a chord with a course of South 6 degrees 06 minutes West for a distance of 97.27 feet; thence from said point and continuing along the westerly side line of the aforesaid drive, South 35 degrees 12 minutes West, 47.05 feet to a point in the line of lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line between Lots No. 10 and lands now or late of Lawrence W. Sieg, et ux., North 54 degrees 57 minutes West, 237.07 feet to a corner common to Lot Nos. 10 and 11 and also to lands now or late of Glen Hess, et ux., and lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line between Lots Nos. 10 and 11, North 89 degrees 29 minutes East, 176.16 feet to an angle point; thence from said point and continuing along the line between the aforesaid lots, North 67 degrees 00 minutes East, 49.98 feet to a point on the aforesaid westerly side line of Green Acre Drive, the place of beginning.

CONTAINING 18,063.55 square feet of land, be the same more or less. BEING all of Lot No. 10 of plot of lots known as "Green Acres", as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd. of Wilkes-Barre, PA.

TRACT NO. 2:

BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots Nos. 11 and 12 of plot of lots hereinafter mentioned, said beginning point being distance 493.09 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive by a curve to the left in a southerly direction for an arc distance of 43.09 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 109.81 feet and a chord with a course of South 11 degrees 45 minutes 30 seconds East, for a distance of 42.81 feet; thence from said point and continuing along the westerly side line of the aforesaid drive, South 23 degrees 00 minutes East, 41.74 feet to a point in the line between Lots Nos. 10 and 11; thence from said point and along the line between said Lots, South 67 degrees 00 minutes West, 49.98 feet to an angle point; thence from said point and continuing along the line between Lots Nos. 10 and 11, South 89 degrees 29 minutes West, 176.16 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glenn Hess, et ux., and lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line of other lands now or late of Miles O. Little, trading as Little Lumber Company, and Esther Little, his wife, North 18 degrees 09 minutes East, 127.10 feet to a point in the line between Lots Nos. 11 and 12; thence from said point and along the line between Lots Nos. 11 and 12, South 68 degrees 02 minutes East, 54.27 feet to an angle point; thence from said point and continuing along the line between said Lots, North 89 degrees 29 minutes East, 107.22 feet to a point in the aforesaid westerly side line of Green Acre Drive, the place of beginning.

CONTAINING 19,450.26 square feet of land, be the same more or less. BEING all of Lot No. 11 of the Plot of Lots known as "Green Acres" as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd., of Wilkes-Barre, P A.

SUBJECT, however, to a Drainage Easement through, over and upon a strip of land 6 feet in width lying along and adjacent to the northeasterly side line of the hereinabove described premises and extending westerly from the westerly side line of Green Acre Drive to the westerly or rear line of Lot No. 11 at the same width of 6 feet, to be used in common with a similar 6 foot wide strip of land lying along the southwesterly side line of Lot No. 12, thereby forming a 12 foot wide strip of land about 161 feet in length for the purpose of a Drainage Easement to carry surface water from Green Acre Drive towards

Penna. State Highway, Legislative Route No. 504, said Easement shall at all times be kept clear and free from any refuse which would block the flow of water.

UNDER AND SUBJECT to all existing easements, conditions, restrictions and covenants as set forth in Record Book 339, Page 1129, and prior deeds in chain of title.

EXCEPTING AND RESERVING unto the grantors herein, their heirs and assigns, the right to construct, reconstruct, operate and

maintain water lines, including water mains, shut-off valves and all other necessary appliances on, along or under or near the front, rear and side lines of the above-described parcel of land.

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.

HAVING THEREON ERECTED A DWELLING KNOWN AS 607 GREEN ACRE ROAD, BENTON, PA 17814.

PARCEL NO: 03-02A-01-002.

BEING the same premises which George H. Remphrey, Jr., by deed dated July 30, 2007 and recorded August 1, 2007 to Columbia County Instrument No. 200707921, granted and conveyed unto Kimberly A. Notestine.

PROPERTY ADDRESS: 607 GREEN ACRE ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-02A-01-002

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

2016-ED-87

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: **607 GREEN ACRES ROAD BENTON, PA 17814** as follows:

Amount due pursuant to Judgment \$102,238.58

TOTAL WRIT \$102,238.58

PLUS COSTS:

Dated: Nov 20, 2019

PROTHONOTARY

Proth & Clerk of Sev. Courts

By My Comm. Ex. 1st Monday in 2020
DEPUTY

(SEAL)

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

2016-ED-87

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 **607 GREEN ACRES ROAD BENTON, PA 17814**:

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

KIMBERLY A. NOTESTINE
607 GREEN ACRES ROAD
BENTON, PA 17814

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

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

4. Name and address of last recorded **holder of every mortgage** of record:
PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

Benton Municipal Water & Sewer Authority
Third Street
Benton, PA 17814

Benton Municipal Water & Sewer Authority
c/o: Michael Gregorowicz, Esquire
401 S. Market Street
Bloomsburg, PA 17815

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:

DOMESTIC RELATIONS

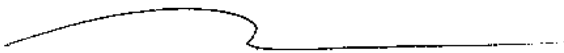
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT

607 GREEN ACRES ROAD
BENTON, PA 17814

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

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



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

DATE: May 23, 2016

Boston Twp

REAL ESTATE OUTLINE

ED # 2016ED27DATE RECEIVED 5/26/16DOCKET AND INDEX 2016 CV 282

CHECK FOR PROPER INFO.

WRIT OF EXECUTION XCOPY OF DESCRIPTION XWHEREABOUTS OF LKA XNON-MILITARY AFFIDAVIT XNOTICES OF SHERIFF SALE XWAIVER OF WATCHMAN XAFFIDAVIT OF LIENS LIST XCHECK FOR \$1,350.00 OR XCK# 214437****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****SALE DATE August 3rdTIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER

1ST WEEK _____2ND WEEK _____3RD WEEK _____

102,238.58

emailed
5/26/16

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

2016-ED-87

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: **607 GREEN ACRES ROAD BENTON, PA 17814** as follows:

Amount due pursuant to Judgment \$102,238.58

TOTAL WRIT \$102,238.58

PLUS COSTS:

Dated: Nov 6th 2016

Barbara A. Simons
PROTHONOTARY

Proth & Clerk of Sev. Courts

By My Comm. Exp. 1st Monday in 2020
DEPUTY

(SEAL)

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,
DEFENDANT(S)

COPY
IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

2016-ED-87

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 **607 GREEN ACRES ROAD BENTON, PA 17814**:

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

KIMBERLY A. NOTESTINE
607 GREEN ACRES ROAD
BENTON, PA 17814

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

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

4. Name and address of last recorded **holder of every mortgage** of record:
PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

Benton Municipal Water & Sewer Authority
Third Street
Benton, PA 17814

Benton Municipal Water & Sewer Authority
c/o: Michael Gregorowicz, Esquire
401 S. Market Street
Bloomsburg, PA 17815

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:

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

TENANT/OCCUPANT
607 GREEN ACRES ROAD
BENTON, PA 17814

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

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



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

DATE: May 23, 2016

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000282-MF

2016 ED-87

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:

**607 GREEN ACRES ROAD
BENTON, PA 17814**

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

No. 2016-CV-0000282-MF

JUDGMENT AMOUNT \$102,238.58

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

KIMBERLY A. NOTESTINE

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Township of Benton, County of Columbia, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots No. 10 and 11 of plot of lots hereinafter mentioned, said beginning point being distant 577.92 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive, South 23 degrees 00 minutes East, 24 feet to a point of curve; thence from said point and continuing along the westerly side line of the aforesaid drive by a curve to the right in a southwesterly direction from an arc distance of 101.58 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 100 feet and a chord with a course of South 6 degrees 06 minutes West for a distance of 97.27 feet; thence from said point and continuing along the westerly side line of the aforesaid drive, South 35 degrees 12 minutes West, 47.05 feet to a point in the line of lands now or late of Lawrence W. Sieg, *et ux.*; thence from said point and along the line between Lot No. 10 and lands now or late of Lawrence W. Sieg, *et ux.*, North 54 degrees 57 minutes West, 237.07 feet to a corner common to Lot Nos. 10 and 11 and also to lands now or late of Glen Hess, *et ux.*, and lands now or late of Lawrence W. Sieg, *et ux.*; thence from said point and along the line between Lots Nos. 10 and 11, North 89 degrees 29 minutes East, 176.16 feet to an angle point; thence from said point and continuing along the line between the aforesaid lots, North 67 degrees 00 minutes East, 49.98 feet to a point on the aforesaid westerly side line of Green Acre Drive, the place of beginning.

CONTAINING 18,063.55 square feet of land, be the same more or less. BEING all of Lot No. 10 of plot of lots known as "Green Acres", as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd. of Wilkes-Barre, PA.

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SUBJECT, however, to a Drainage Easement through, over and upon a strip of land 6 feet in width lying along and adjacent to the northeasterly side line of the hereinabove described premises and extending westerly from the westerly side line of Green Acre Drive to the westerly or rear line of Lot No. 11 at the same width of 6 feet, to be used in common with a similar 6 foot wide strip of land lying along the southwesterly side line of Lot No. 12, thereby forming a 12 foot wide strip of land about 161 feet in length for the purpose of a Drainage Easement to carry surface water from Green Acre Drive towards Penna. State Highway, Legislative Route No. 504, said Easement shall at all times be kept clear and free from any refuse which would block the flow of water.

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EXCEPTING AND RESERVING unto the grantors herein, their heirs and assigns, the right to construct, reconstruct, operate and maintain water lines, including water mains, shut-off valves and all other necessary appliances on, along or under or near the front, rear and side lines of the above-described parcel of land.

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.

HAVING THEREON ERECTED A DWELLING KNOWN AS 607 GREEN ACRE ROAD, BENTON, PA 17814.

PARCEL NO: 03-02A-01-002.

BEING the same premises which George H. Remphrey, Jr., by deed dated July 30, 2007 and recorded August 1, 2007 to Columbia County Instrument No. 200707921, granted and conveyed unto Kimberly A. Notestine.

TO BE SOLD AS THE PROPERTY OF KIMBERLY A. NOTESTINE ON JUDGMENT NO. 2016-CV-282.

1082

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: May 23, 2016

FROM:

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

CASE CAPTION:

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

VS.

KIMBERLY A. NOTESTINE

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2016-CV-0000282-MF **PLEASE SEND def. w/ N.O.S.*
2016-ED-87

SERVICE TO BE MADE ON DEFENDANT: KIMBERLY A. NOTESTINE

**ADDRESS FOR "PERSONAL SERVICE": 607 GREEN ACRES ROAD
BENTON, PA 17814**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

2016

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE ---POST PROPERTY

DATE: May 23, 2016

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

CASE CAPTION:

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

VS.

KIMBERLY A. NOTESTINE

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2016-CV-0000282-MF 2016-ED-87

SERVICE TO BE MADE ON DEFENDANT: POST PROPERTY

**ADDRESS FOR "POSTING SERVICE": 607 GREEN ACRES ROAD
BENTON, PA 17814**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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): **KIMBERLY A. NOTESTINE**

Filed to No. **2016-CV-0000282-MF** 2016-ED-87

INSTRUCTIONS

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

607 GREEN ACRES ROAD BENTON, PA 17814

(A more complete legal description accompanies these documents.)

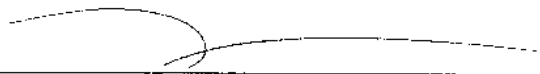
The parties to be served **PERSONALLY** and their addresses are as follows:

KIMBERLY A. NOTESTINE, 607 GREEN ACRES ROAD BENTON, PA 17814

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

SHERIFF:

I am submitting documentation necessary to schedule a Sheriff's sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Robin Z. Shahan-Forry
RForry@pkh.com
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Inquiries relating to package content should be directed to Cayla Watts at CWatts@pkh.com.

Inquiries relating to service should be directed to Mindy Horley at MHorley@pkh.com.

Inquiries relating to the actual sale should be directed to Barb Villarrial at BVillarrial@pkh.com.

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Township of Benton, County of Columbia, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots No. 10 and 11 of plot of lots hereinafter mentioned, said beginning point being distant 577.92 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive, South 23 degrees 00 minutes East, 24 feet to a point of curve; thence from said point and continuing along the westerly side line of the aforesaid drive by a curve to the right in a southwesterly direction from an arc distance of 101.58 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 100 feet and a chord with a course of South 6 degrees 06 minutes West for a distance of 97.27 feet; thence from said point and continuing along the westerly side line of the aforesaid drive, South 35 degrees 12 minutes West, 47.05 feet to a point in the line of lands now or late of Lawrence W. Sieg, *et ux.*; thence from said point and along the line between Lot No. 10 and lands now or late of Lawrence W. Sieg, *et ux.*, North 54 degrees 57 minutes West, 237.07 feet to a corner common to Lot Nos. 10 and 11 and also to lands now or late of Glen Hess, *et ux.*, and lands now or late of Lawrence W. Sieg, *et ux.*; thence from said point and along the line between Lots Nos. 10 and 11, North 89 degrees 29 minutes East, 176.16 feet to an angle point; thence from said point and continuing along the line between the aforesaid lots, North 67 degrees 00 minutes East, 49.98 feet to a point on the aforesaid westerly side line of Green Acre Drive, the place of beginning.

CONTAINING 18,063.55 square feet of land, be the same more or less. BEING all of Lot No. 10 of plot of lots known as "Green Acres", as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd. of Wilkes-Barre, PA.

TRACT NO. 2:

BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots Nos. 11 and 12 of plot of lots hereinafter mentioned, said beginning point being distance 493.09 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive by a curve to the left in a southerly direction for an arc distance of 43.09 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 109.81 feet and a chord with a course of South 11 degrees 45 minutes 30 seconds East, for a distance of 42.81 feet; thence from said point and continuing along the westerly side line of the aforesaid drive, South 23 degrees 00 minutes East, 41.74 feet to a point in the line between Lots Nos. 10 and 11; thence from said point and along the line between said Lots, South 67 degrees 00 minutes West, 49.98 feet to an angle point; thence from said point and continuing along the line between Lots Nos. 10 and 11, South 89 degrees 29 minutes West, 176.16 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glenn Hess, *et ux.*, and lands now or late of Lawrence W. Sieg, *et ux.*; thence from said point and along the line of other lands now or late of Miles O. Little, trading as Little Lumber Company, and Esther Little, his wife, North 18 degrees 09 minutes East, 127.10 feet to a point in the line between Lots Nos. 11 and 12; thence from said point and along the line between Lots Nos. 11 and 12, South 68 degrees 02 minutes East, 54.27 feet to an angle point; thence from said point and continuing along the line between said Lots, North 89 degrees 29 minutes East, 107.22 feet to a point in the aforesaid westerly side line of Green Acre Drive, the place of beginning.

CONTAINING 19,450.26 square feet of land, be the same more or less. BEING all of Lot No. 11 of the Plot of Lots known as "Green Acres" as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd., of Wilkes-Barre, PA.

SUBJECT, however, to a Drainage Easement through, over and upon a strip of land 6 feet in width lying along and adjacent to the northeasterly side line of the hereinabove described premises and extending westerly from the westerly side line of Green Acre Drive to the westerly or rear line of Lot No. 11 at the same width of 6 feet, to be used in common with a similar 6 foot wide strip of land lying along the southwesterly side line of Lot No. 12, thereby forming a 12 foot wide strip of land about 161 feet in length for the purpose of a Drainage Easement to carry surface water from Green Acre Drive towards Penna. State Highway, Legislative Route No. 504, said Easement shall at all times be kept clear and free from any refuse which would block the flow of water.

UNDER AND SUBJECT to all existing easements, conditions, restrictions and covenants as set forth in Record Book 339, Page 1129, and prior deeds in chain of title.

EXCEPTING AND RESERVING unto the grantors herein, their heirs and assigns, the right to construct, reconstruct, operate and maintain water lines, including water mains, shut-off valves and all other necessary appliances on, along or under or near the front, rear and side lines of the above-described parcel of land.

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.

HAVING THEREON ERECTED A DWELLING KNOWN AS 607 GREEN ACRE ROAD, BENTON, PA 17814.

PARCEL NO: 03-02A-01-002.

BEING the same premises which George H. Remphrey, Jr., by deed dated July 30, 2007 and recorded August 1, 2007 to Columbia County Instrument No. 200707921, granted and conveyed unto Kimberly A. Notestine.

TO BE SOLD AS THE PROPERTY OF KIMBERLY A. NOTESTINE ON JUDGMENT NO. 2016-CV-282.

SHORT LEGAL, if needed:

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Township of Benton, County of Columbia, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1:

BEING all of Lot No. 10, plot of lots known as "Green Acres", as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd. of Wilkes-Barre, PA.

TRACT NO. 2:

BEING all of Lot No. 11 of the Plot of Lots known as "Green Acres" as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd., of Wilkes-Barre, PA.

HAVING THEREON ERECTED A DWELLING KNOWN AS 607 GREEN ACRE ROAD, BENTON, PA 17814.

PARCEL NO: 03-02A-01-002.

Columbia County Instrument No. 200707921.

Document Receipt

Trans #	8069	Carrier / service:	USPS Server	First-Class Mail®	5/26/2016 12:00:00 AM
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600 ARCH STREET ROOM 3259

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900 MARKET STREET		Tracking #:	71901140006000080627	
		Doc Ref #:	2016ED87	
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PHILADELPHIA	PA	19107-4214		

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000080627

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DEPARTMENT OF PUBLIC
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HARRISBURG PA 17105

87

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WELFARE

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DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #: 71901140006000080603			
		Doc Ref #: 2016ED87			
		Postage 5.1300			
HARRISBURG PA 17128					

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102



First National Bank
60-1809/433

214437

CHECK NO.

CHECK DATE

214437

05/25/2016

PAY

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

CHECK AMOUNT

\$1,350.00

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND CONSECUTIVE INK

⑈ 214437 ⑈ ⑈ 043318092⑈ 513209312⑈