

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
ANDREW SHERRARD, III
CHARLENE HERRING

Attorney for the Plaintiff:

ECKERT SEAMANS CHERIN & MELLOTT LLC
213 MARKET STREET
8TH FLOOR
HARRISBURG, PA 17101

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

Writ of Execution No. : 2014CV1369

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 189 OMAN ROAD, ORANGEVILLE, PA 17859

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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.22
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs **\$1,901.22**

Distribution Costs

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

Grand Total: **\$1,968.22**

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

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

U.S. BANK NA VS ANDREW SHERRARD & CHARLENE HERRING

NO. 88-2016 ED NO. 1369-2014 JD

DATE/TIME OF SALE: AUGUST 3, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 153,000.00 (1968.22)

POUNDAGE - 2% OF BID \$ 3060.00

TRANSFER TAX - 2% OF FAIR MKT \$ ~

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5278.22

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 5278.22

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3928.22

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 207769	Invoice Date: 09/22/2016 12:40:58 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF'S OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201607553	ORANGE TOWNSHIP
	Grantor - SHERRARD, ANFREW C -III		09/22/16 12:41:01 PM	
	Grantee - U S BANK			
	Consideration - \$5,278.22			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFFS DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7515 - SHERIFF'S OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

Adam M. Shienvold
717.237.6029
ashienvold@eckertseamans.com

August 9, 2016

Via Federal Express

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

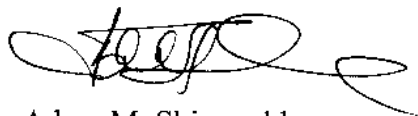
Re: U.S. Bank National Bank Association v. Charlene M. Herring
and Andrew Cameron Sherrard III, No. 2014-CV-1369

Dear Sheriff Chamberlain:

Enclosed please find our check in the amount of \$3,928.22, representing the remaining costs owed to purchase the property located 189 Oman Road, Orangeville, PA 17859, as shown on the enclosed Sheriff's Real Estate Final Cost Sheet. Also enclosed is a self-addressed, stamped envelope for your use in forwarding a receipt for the payment.

Thank you for your courtesy and cooperation. Please contact me if you have any questions regarding this matter.

Very truly yours,



Adam M. Shienvold

AMS:kmo

Enclosures

ECKERT SEAMANS CHERIN & MELLOTT, LLC

517026

600 GRANT STREET; 44TH FLOOR
PITTSBURGH, PA. 15219

DATE
08/09/16

CHECK NO.
517026

VOID AFTER 6 MONTHS

PAY THREE THOUSAND NINE HUNDRED TWENTY-EIGHT AND 22/100

AMOUNT
\$3,928.22

TO THE ORDER OF TIMOTHY T. CHAMBERLAIN, SHERIFF
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN ST
BLOOMSBURG, PA 17815

PNC BANK N.A. 001 8-9
430

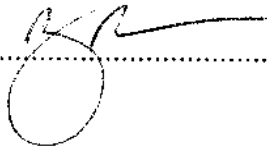
TWO SIGNATURES REQUIRED IF OVER \$25,000.00


AUTHORIZED SIGNATURE

⑈517026⑈ ⑆043000096⑆ 0002778051⑈

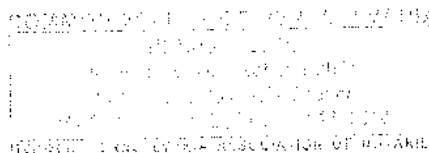
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 27th day of July 2016

Karen M. Beach
(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ vs. sherrard
 JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>398.00</u>

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

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1968.22

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

REAL ESTATE TAX CERTIFICATION

Date: 07/12/2016

Fee: \$5.00

Cert. NO: 25090

SHERRARD ANDREW C III
CHARLENE HERRING
189 OMAN RD
ORANGEVILLE PA 17859

District: ORANGE TWP
Deed: 20070 -0138
Location: 189 OMAN RD
Parcel Id: 27 -01 -007-01,000

Assessment: 37,097
Balances as of 07/12/2016

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ANDREW SHERRARD, III (et al.)

Case Number
2014CV1369

SHERIFF'S RETURN OF SERVICE

06/28/2016 11:50 AM - 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 189 OMAN ROAD, ORANGEVILLE, PA 17859.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

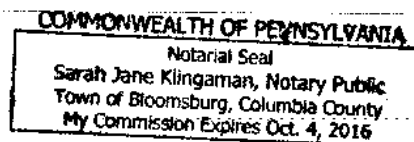
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE, 2016



Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINVIEW, NJ 07096

ORIGINAL

Adam M. Shienvold, Esquire (PA I.D. No. 81941)
ECKERT SEAMANS CHERIN & MELLOTT, LLC
213 Market Street, 8th Floor
Harrisburg, PA 17101
Telephone: (717) 237-6000
Facsimile: (717) 237-6019
Email: ashienvold@eckertseamans.com
Counsel for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL	:	CIVIL ACTION – LAW
ASSOCIATION, AS TRUSTEE, ON	:	
BEHALF OF THE HOLDERS OF THE	:	MORTGAGE FORECLOSURE
HOME EQUITY ASSET TRUST 2007-3	:	
HOME EQUITY PASS-THROUGH	:	NO. 2014-CV-1369
CERTIFICATES, SERIES 2007-3,	:	
Plaintiff,	:	2016-ED-88
	:	
v.	:	
	:	
	:	
CHARLENE M. HERRING and	:	
ANDREW CAMERON SHERRARD, III,	:	
Defendants.	:	

NOTICE OF SHERIFF'S SALE

TO: Columbia County PA
35 West Main Street
Lock Haven, PA 17745

OWNERS: Charlene M. Herring and Andrew Cameron Sherrard, III, Mortgagors and
Real Owners

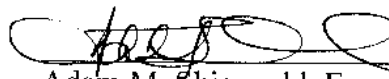
PROPERTY: **189 Oman Road, Orangeville, PA 17859**

COUNTY: Columbia County, Pennsylvania

The above-captioned property is scheduled to be sold at the Sheriff's Sale on August 3, 2016 at 9:00 a.m. by the office of the Columbia County Sherriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam M. Shienvold", is written over a horizontal line.

Adam M. Shienvold, Esquire
ECKERT SEAMANS CHERIN & MELLOTT, LLC

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, ON BEHALF OF THE
HOLDERS OF THE HOME EQUITY
ASSET TRUST 2007-3 HOME EQUITY
PASS-THROUGH CERTIFICATES,
SERIES 2007-3,

Plaintiff,

v.

CHARLENE M. HERRING and
ANDREW CAMERON SHERRARD III,

Defendants.

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
:
: NO. 2014-CV-1369
:
: CIVIL ACTION – LAW
:
:
: ACTION OF MORTGAGE
: FORECLOSURE
:
:

AFFIDAVIT OF SERVICE

I hereby certify that on June 3, 2016, I served a copy of the NOTICE OF SHERIFF'S
SALE pursuant to Rule 3129.2 upon the addressees listed below via U.S. First-Class mail,
postage prepaid, and Certified Mail, Return Receipt Requested, copies of which are attached
hereto as Exhibit A:

Columbia County PA
35 West Main Street
Bloomsburg, PA 17815

Commonwealth of Pa
Department of Welfare
P O Box 2675
Harrisburg Pa 17105

Nicole Lenhart
Central Columbia School District Tax
Collector
4777 Old Berwick Road
Bloomsburg, PA 17815

Columbia County Treasurer Dept.
11 West Main Street
Bloomsburg, PA 17815

Sherry Clements
Columbia County Tax Collector/Orange Twp.
430 Mount Pleasant Road
Orangeville, PA 17859

Commonwealth of PA
Department of Revenue
Bureau of Compliance
7th Floor – Strawberry Square
Harrisburg, PA 17128

Columbia County Domestic Relations
Office
11 West Main Street Second Floor
Bloomsburg, PA 17815

Columbia County Assessment Dept.
11 West Main Street
Bloomsburg, PA 17815

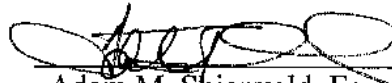
Orange Township
2028 State Route 487
Orangeville, PA 17859

Commonwealth of PA
Department of Labor & Industry
651 Boas Street -- Room 1600
Harrisburg, PA 17121-0750

I verify that the statements in this Affidavit of Service are true and correct. I understand that all statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsifications to authorities and that false statements may subject me to criminal penalties under that statute.

Respectfully submitted,

Date: July 13, 2016



Adam M. Shienvold, Esquire (PA 81941)
ECKERT SEAMANS CHERIN & MELLOTT, LLC
213 Market Street, 8th Floor
Harrisburg, PA 17101
Telephone: 717.237.6029
Email: ashienvold@eckertseamans.com

and

Dorothy A. Davis, Esquire (PA 34958)
ECKERT SEAMANS CHERIN & MELLOTT, LLC
600 Grant Street, 44th Floor
Pittsburgh, PA 15219-2788
Telephone: (412) 566-5953
Facsimile: (412) 566-6099
Email: ddavis@eckertseamans.com

Counsel for Plaintiff, U.S. Bank National
Association, as Trustee, on Behalf of the Holders of
the Home Equity Asset Trust 2007-3 Home Equity
Pass-Through Certificates, Series 2007-3

4320 4264 9000 0000 9000

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.65
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.465

Postmark
Here

Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

Sherry Clements
Columbia County Tax Collector / Orange
Township
430 Mount Pleasant Road
Orangeville PA 17859

PS Form 3811, July 2013

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sherry Clements
Columbia County Tax Collector / Orange
Township
430 Mount Pleasant Road
Orangeville PA 17859

2. Article Number

(Transfer from service label)

PS Form 3811, July 2013

Domestic Return Receipt

7006 0100 0004 4924 0234

391981-1541

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
B. Received by (Printed Name) ☒ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.65
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.465

Postmark
Here

Sent To
Street, Apt.
or PO Box
City, State

Commonwealth of PA
Department of Revenue
Bureau of Compliance
7th Floor - Strawberry Square
Harrisburg PA 17128

PS Form 3811, July 2013

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
B. Received by (Printed Name) ☒ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
Department of Revenue
Bureau of Compliance
7th Floor - Strawberry Square
Harrisburg PA 17128

2. Article Number

(Transfer from service label)

9855 65EE 0000 05TD 4TD2

151-0000

Domestic Return Receipt

PS Form 3811, July 2013

1420 4264 9000 0010 9002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com**OFFICIAL USE**

Postage	\$.465
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.465

Postmark
Here
 Sent To
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

 Nicole Lenhart
 Central Columbia School District
 Tax Collector
 4777 Old Berwick Road
 Bloomsburg PA 17815

PS Form 3800, Jul

COMPLETE THIS SECTION ON DELIVERY

 A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) ☐ Date of Delivery
 C. Is delivery address different from item 1? ☐ Yes ☐ No
 D. If YES, enter delivery address below:

JUN 20 2013

 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

 3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

6555 6533 0000 0510 4102

Domestic Return Receipt

PS Form 3811, July 2013

Article Number

(Transfer from service label)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

 Commonwealth of PA
 Department of Labor & Industry
 651 Boas Street - Room 1600
 Harrisburg PA 17121-0750

 2. Article Number
 (Transfer from service label)

7006 0100 0006 4924 0241

Domestic Return Receipt

201981-1541

PS Form 3811, July 2013

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com**OFFICIAL USE**

Postage	\$.465
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.465

Postmark
Here

Sent To

 Street, Apt.
 or PO Box
 City, State

 Commonwealth of PA
 Department of Labor & Industry
 651 Boas Street - Room 1600
 Harrisburg PA 17121-0750

PS Form

4102

COMPLETE THIS SECTION ON DELIVERY

 A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) ☐ Date of Delivery
 C. Is delivery address different from item 1? ☐ Yes ☐ No
 D. If YES, enter delivery address below:

 Rosemary Nagle
 Rosemary Nagle
 6-6-16

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

 Nicole Lenhart
 Central Columbia School District
 Tax Collector
 4777 Old Berwick Road
 Bloomsburg PA 17815

5920 4264 9000 0010 9002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.465
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.465

Sent To: Commonwealth of PA
 Department of Welfare
 P O Box 2675
 Harrisburg PA 17105

PS Form 3811, July 2013

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

Orange Township
 2028 State Route 487
 Orangeville PA 17859

2. Article Number (Transfer from service label): 1751-186162

PS Form 3811, July 2013

COMPLETE THIS SECTION ON DELIVERY

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

5. Is delivery address different from item 1? ☐ Yes ☐ No

6. If YES, enter delivery address below:

7. Signature: *[Signature]*

8. Received by (Printed Name): *[Signature]*

9. Date of Delivery: JUN 06 2013

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.465
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.465

Sent To: Orange Township
 2028 State Route 487
 Orangeville PA 17859

PS Form 3811, July 2013

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

Commonwealth of PA
 Department of Welfare
 P O Box 2675
 Harrisburg PA 17105

2. Article Number (Transfer from service label): 7006 0100 0006 4924 0289

PS Form 3811, July 2013

COMPLETE THIS SECTION ON DELIVERY

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

5. Is delivery address different from item 1? ☐ Yes ☐ No

6. If YES, enter delivery address below:

7. Signature: *[Signature]*

8. Received by (Printed Name): *[Signature]*

9. Date of Delivery: JUN 06 2013

2220 4264 9000 0010 9002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.465
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.465

Postmark
Here

Sent To
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+

Columbia County Domestic Relations
 Office
 11 West Main Street - 2nd Floor
 Bloomsburg PA 17815

PS Form 3800, June 2002 See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
 B. Received by (Printed Name) ☒ Addressee
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail®
☐ Registered
☐ Insured Mail
☐ Priority Mail Express™
☒ Return Receipt for Merchandise
☐ Collect on Delivery
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

61ED 4264 9000 0010 9002

Domestic Return Receipt

1451-186122

2. Article Number
 (Transfer from service label)

PS Form 3811, July 2013

Columbia County PA
 35 West Main Street
 Bloomsburg PA 17815

1. Article Addressed to:

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

61ED 4264 9000 0010 9002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.465
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.465

Postmark
Here

Sent To

Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+

Columbia County PA
 35 West Main Street
 Bloomsburg PA 17815

PS Form 3800, June 2002

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Columbia County Domestic Relations
 Office
 11 West Main Street - 2nd Floor
 Bloomsburg PA 17815

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Signature ☐ Agent

B. Received by (Printed Name) ☒ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type

☒ Certified Mail®
☐ Registered
☐ Insured Mail
☐ Priority Mail Express™
☒ Return Receipt for Merchandise
☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

7006 0100 0006 4924 0272

Domestic Return Receipt

291981-1541

2220 4264 9000 0010 9002

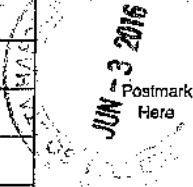
U.S. Postal ServiceTM CERTIFIED MAILTM RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.465
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.465



Sent To

Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

Columbia County Assessment Department
11 West Main Street
Bloomsburg PA 17815

PS Form 3800, June 2002

See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
B. Received by (Printed Name) ☒ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail[®] ☐ Priority Mail Express[™]
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

0120 4264 9000 0010 9002

Domestic Return Receipt

PS Form 3811, July 2013

2. Article Number (Transfer from service label)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Columbia County Treasurer
Department
11 West Main Street
Bloomsburg PA 17815

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Columbia County Assessment Department
11 West Main Street
Bloomsburg PA 17815

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
B. Received by (Printed Name) ☒ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

☒ Certified Mail[®] ☐ Priority Mail Express[™]
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7006 0100 0006 4904 0220 0000

Domestic Return Receipt

PS Form 3811, July 2013

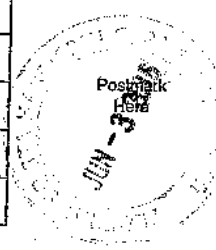
U.S. Postal ServiceTM CERTIFIED MAILTM RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.465
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.465



Sent To

Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

Columbia County Treasurer
Department
11 West Main Street
Bloomsburg PA 17815

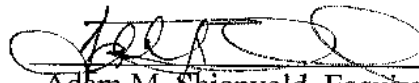
PS Form 3800, Jun

0120 4264 9000 0010 9002

CERTIFICATE OF SERVICE

I certify that on this 13th day of July, 2016, I served a copy of the foregoing AFFIDAVIT OF SERVICE via United States First-Class mail, postage prepaid, which service satisfies the Pennsylvania Rules of Civil Procedure, addressed to:

Patrick T. O'Connell, Esquire
The Law Office of Patrick T. O'Connell
24 West Main Street
Bloomsburg, PA 17815



Adam M. Shienvold, Esquire

Attorney for Plaintiff

Adam M. Shienvold, Esquire (PA I.D. No. 81941)
ECKERT SEAMANS CHERIN & MELLOTT, LLC
213 Market Street, 8th Floor
Harrisburg, PA 17101
Telephone: (717) 237-6000
Facsimile: (717) 237-6019
Email: ashienvold@eckertseamans.com
Counsel for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL ASSOCIATION,	:	CIVIL ACTION - LAW
AS TRUSTEE, ON BEHALF OF THE	:	
HOLDERS OF THE HOME EQUITY	:	MORTGAGE FORECLOSURE
ASSET TRUST 2007-3 HOME EQUITY	:	
PASS-THROUGH CERTIFICATES,	:	NO. 2014-CV-1369
SERIES 2007-3,	:	
	:	2016-ED-88
Plaintiff,	:	
	:	
v.	:	
	:	
CHARLENE M. HERRING AND	:	
ANDREW CAMERON SHERRARD III,	:	
	:	
Defendants.	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2007-3 Home Equity Pass-Through Certificates, Series 2007-3, Plaintiff in the above-captioned action, by its undersigned counsel, upon information and belief, sets forth as of the date of the Praecipe for Writ of Execution was filed, the following information concerning the real property located at:

189 Oman Road, Orange Township, Columbia County, Pennsylvania 17859

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

Charlene M. Herring and Andrew Cameron Sherrard, III, Mortgagors
and Real Owners
189 Oman Road, Orangeville, Pennsylvania 17859

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

Charlene M. Herring and Andrew Cameron Sherrard, III, Mortgagors
and Real Owners
189 Oman Road, Orangeville, Pennsylvania 17859

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

U.S. Bank National Association, as Trustee, on Behalf of the Holders of the
Home Equity Asset Trust 2007-3 Home Equity Pass-Through Certificates,
Series 2007-3
by and through its attorneys,
ECKERT SEAMANS CHERIN & MELLOTT LLC
Adam M. Shienvold, Esq., 213 Market Street, 8th Floor, Harrisburg, PA 17101

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

U.S. Bank National Association, as Trustee, on Behalf of the Holders of the
Home Equity Asset Trust 2007-3 Home Equity Pass-Through Certificates,
Series 2007-3
by and through its attorneys,
ECKERT SEAMANS CHERIN & MELLOTT LLC
Adam M. Shienvold, Esq., 213 Market Street, 8th Floor, Harrisburg, PA 17101

5. Name and address of every other person who has any record lien on the property:
None.

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

Columbia County PA
35 West Main Street
Lock Haven, PA 17745

Columbia County Treasurer Department
11 West Main Street
Lock Haven, PA 17745

Columbia County Assessment Department
11 West Main Street
Bloomsburg, PA 17815

Sherry Clements
Columbia County Tax Collector/Orange Township
430 Mount Pleasant Road
Orangeville, PA 17859

Nicole Lenhart
Central Columbia School District Tax Collector
4777 Old Berwick Road
Bloomsburg, PA 17815

Orange Township
2028 State Route 487
Orangeville, PA 17859

Columbia County Domestic Relations Office
11 West Main Street, Second Floor
Bloomsburg, PA 17815

Commonwealth of PA
Dept. of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of PA
Dept. of Revenue
Bureau of Compliance
7th Floor, Strawberry Square
Harrisburg, PA 17128-010

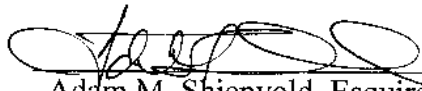
Commonwealth of PA
Dept. of Labor and Industry
651 Boas St., Room 1600
Harrisburg, PA 17121-0750

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:

Internal Revenue Service
Williamsport Office
330 Pine Street
Williamsport, PA 17701

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

Date: May 23, 2016


Adam M. Shienvold, Esquire
Counsel for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

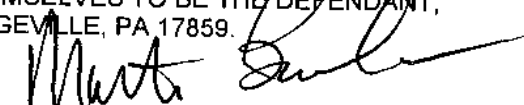


U.S. BANK NATIONAL ASSOCIATION
vs.
ANDREW SHERRARD, III (et al.)

Case Number
2014CV1369

SHERIFF'S RETURN OF SERVICE

06/01/2016 01:30 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: ANDREW SHERRARD, III AT 189 OMAN ROAD, ORANGEVILLE, PA 17859.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

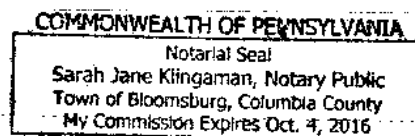

TIMOTHY T. CHAMBERLAIN, SHERIFF

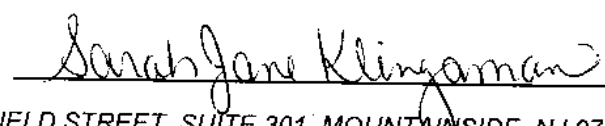
June 02, 2016

NOTARY

Affirmed and subscribed to before me this

2ND day of JUNE, 2016





Intiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAIN SIDE, NJ 07093

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



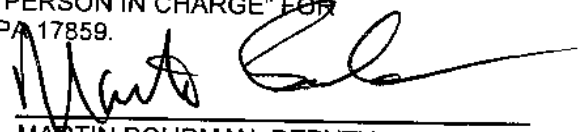
Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
ANDREW SHERRARD, III (et al.)

Case Number
2014CV1369

SHERIFF'S RETURN OF SERVICE

06/01/2016 01:30 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 ANDREW SHERRARD III HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CHARLENE HERRING AT 189 OMAN ROAD, ORANGEVILLE, PA 17859.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

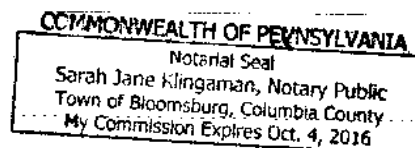

TIMOTHY T. CHAMBERLAIN, SHERIFF

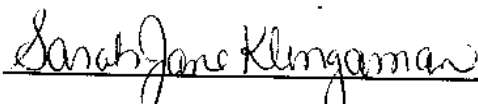
June 02, 2016

NOTARY

Affirmed and subscribed to before me this

2ND day of JUNE, 2016





intiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAIN SIDE, NJ 07096

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SHERRARD III, ANDREW (et al.)

Case Number
2014CV1369

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	189 OMAN ROAD ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - Adult In Charge - <u>Posted</u> - Other		
Adult In Charge:			
Relation:			
Date:	06-28-16	Time:	1150
Deputy:	8	Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

2014CV1369

189 OMAN ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

NO EXPIRATION

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Adam M. Shienvold, Esquire (PA I.D. No. 81941)
ECKERT SEAMANS CHERIN & MELLOTT, LLC
213 Market Street, 8th Floor
Harrisburg, PA 17101
Telephone: (717) 237-6000
Facsimile: (717) 237-6019
Email: ashienvold@eckertseamans.com
Counsel for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL ASSOCIATION,	:	CIVIL ACTION - LAW
AS TRUSTEE, ON BEHALF OF THE	:	
HOLDERS OF THE HOME EQUITY	:	MORTGAGE FORECLOSURE
ASSET TRUST 2007-3 HOME EQUITY	:	
PASS-THROUGH CERTIFICATES,	:	NO. 2014-CV-1369
SERIES 2007-3,	:	
	:	2016-ED-88
Plaintiff,	:	
	:	
v.	:	
	:	
CHARLENE M. HERRING AND	:	
ANDREW CAMERON SHERRARD III,	:	
	:	
Defendants.	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Andrew Cameron Sherrard, III, Mortgagor and Real Owner
189 Oman Road
Orangeville, PA 17859

The real estate and improvements, if any, located at and known as **189 Oman Road, Orange Township, Columbia County, Pennsylvania 17859** is scheduled to be sold at the Sheriff's Sale on **August 3, 2016 at 9:00 a.m.** at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the Court Judgment of \$247,857.00 plus interest and costs, obtained by Plaintiff in the above-captioned action (the mortgagee) against you. If the sale is postponed, the property will be relisted for the next available sale.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SHERRARD III, ANDREW (et al.)

Case Number
2014CV1369

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 88

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: CHARLENE HERRING
Primary Address: 189 OMAN ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

ANDREW SHERRARD III

Relation:

HUSBAND

Date:

6/1/16

Time:

1330

Deputy:

8

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

HERRING, CHARLENE

2014CV1369

189 OMAN ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SHERRARD III, ANDREW (et al.)

Case Number
2014CV1369

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 88

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: ANDREW SHERRARD, III

Primary Address: 189 OMAN ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: DEFENDANT

Relation:

Date: 6/1/16

Time: 13:30pm

Deputy: 8

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

SHERRARD III, ANDREW

2014CV1369

189 OMAN ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SHERRARD III, ANDREW (et al.)

Case Number
2014CV1369

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 88

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: OCCUPANT

Primary Address: 189 OMAN ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: ANDREW SHERRARD III

Relation: DEF

Date: 6/11/16

Time: 1330

Deputy: 8

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2014CV1369

189 OMAN ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

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 06/02/16

Account:

Name:

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

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

sale	Ad ID:	1075448
	Description:	Herring / Sherrard Sheriff
	Run Dates:	07/13/16 to 07/27/16
	Class:	2
	Agate Lines:	204
	Blind Box:	

Total Ad Cost		\$1,118.22		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/13/16	07/27/16	3	\$1,118.22

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1369

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, AUGUST 03, 2016 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron spike corner set in the center line of a public township road and in line of land now or formerly of Lloyd George and running thence along the centerline of said public township road, North 77 degrees 30 minutes East, 38.55 perches to an iron spike corner set in the center of the intersection of the aforesaid public township road and another public township road running along the easterly line of land now or formerly of Wilbur C. Kline and Elma L. Kline, his wife; running thence along the center line of the public township road running along the easterly line of land now or formerly of said Kline, South 22 degrees 40 minutes East, 61.5 perches to an iron spike set in the center line of the public township road last herein mentioned and in line of land now or formerly of Lloyd George; running thence along the northerly line of land now or formerly of said George, South 60 degrees West, 34.9 perches to a post corner; thence continuing along the easterly line of land now or formerly of said George, North 25 degrees 30 minutes West, 72.6 perches to an iron spike corner, the place of beginning and CONTAINING 14.4 acres of land after making allowances for public roads and upon which is erected a single frame dwelling house and outbuildings.

BEING THE SAME premises which Mary K. Miller and William F. Millor, her husband, by their Deed dated November 17, 2006 and recorded January 4, 2007, in the Office of the Recorder of Deeds, in and for Columbia County, Pennsylvania to Instrument Number 200700138 granted and conveyed unto Andrew C. Sherrard, III, and Charlene Herring, also known as Charlene M. Herring.

Tax map parcel no. 27-01-007-01,000

PROPERTY ADDRESS: 189 OMAN ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-01-007-01,000

Seized and taken into execution to be sold as the property of ANDREW SHERRARD, III, CHARLENE HERRING in suit of U.S. BANK NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff:
ZUCKER, GOLDBERG & ACKERMAN, LLC
MOUNTAINSIDE, NJ 908-233-8500

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SHERRARD III, ANDREW (et al.)

Case Number
2014CV1369

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 88

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 Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Sherry Evans Karen King

Relation:

Client

Date:

6-1-16

Time:

8:06

Deputy:

4

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2014CV1369

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SHERRARD III, ANDREW (et al.)

Case Number
2014CV1369

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 88

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: Sherry Evans

Relation: Clerk

Date: 6-1-16

Time: 8:05

Deputy: 4

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV1369

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SHERRARD III, ANDREW (et al.)

Case Number
2014CV1369

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

88

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: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Connie Johnson

Relation:

Receptionist

Date:

5-31-16

Time:

10:29

Deputy:

4

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CENTRAL COLUMBIA SD

2014CV1369

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1369

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, AUGUST 03, 2016
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron spike corner set in the center line of a public township road and in line of land now or formerly of Lloyd George and running thence along the centerline of said public township road. North 77 degrees 30 minutes East, 38.55 perches to an iron spike corner set in the center of the intersection of the aforesaid public township road and another public township road running along the easterly line of land now or formerly of Wilbur C. Kline and Elma L. Kline, his wife; running thence along the center line of the public township road running along the easterly line of land now or formerly of said Kline, South 22 degrees 40 minutes East, 61.5 perches to an iron spike set in the center line of the public township road last herein mentioned and in line of land now or formerly of Lloyd George; running thence along the northerly line of land now or formerly of said George, South 60 degrees West, 34.9 perches to a post corner; thence continuing along the easterly line of land now or formerly of said George, North 25 degrees 30 minutes West, 72.6 perches to an iron spike corner, the place of beginning and CONTAINING 14.4 acres of land after making allowances for public roads and upon which is erected a single frame dwelling house and outbuildings.

BEING THE SAME premises which Mary K. Miller and William F. Miller, her husband, by their Deed dated November 17, 2006 and recorded January 4, 2007, in the Office of the Recorder of Deeds, in and for Columbia County, Pennsylvania to Instrument Number 200700138 granted and conveyed unto Andrew C. Sherrard, III, and Charlene Herring, also known as Charlene M. Herring. Tax map parcel no. 27-01-007-01,000

PROPERTY ADDRESS: 189 OMAN ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-01-007-01,000

Seized and taken into execution to be sold as the property of ANDREW SHERRARD, III, CHARLENE HERRING in suit of U.S. BANK NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff:
ZUCKER, GOLDBERG & ACKERMAN, LLC
MOUNTAINSIDE, NJ 908-233-8500

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2016 ED 88

DATE RECEIVED 5-27-2016
DOCKET AND INDEX 2014-05-1369

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>513104</u>

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

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

Adam M. Shienvold, Esquire (PA I.D. No. 81941)
ECKERT SEAMANS CHERIN & MELLOTT, LLC
213 Market Street, 8th Floor
Harrisburg, PA 17101
Telephone: (717) 237-6000
Facsimile: (717) 237-6019
Email: ashienvold@eckertseamans.com
Counsel for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL ASSOCIATION,	:	CIVIL ACTION - LAW
AS TRUSTEE, ON BEHALF OF THE	:	
HOLDERS OF THE HOME EQUITY	:	MORTGAGE FORECLOSURE
ASSET TRUST 2007-3 HOME EQUITY	:	
PASS-THROUGH CERTIFICATES,	:	NO. 2014-CV-1369
SERIES 2007-3,	:	
	:	2016-ED-88
Plaintiff,	:	
	:	
v.	:	
	:	
CHARLENE M. HERRING AND	:	
ANDREW CAMERON SHERRARD III,	:	
	:	
Defendants.	:	

WRIT OF EXECUTION -- MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property at **189 Oman Road, Orange Township, Columbia County, Pennsylvania, 17859.**

Amount due: \$247,857.00

Interest: \$ 9,823.70

From 07/15/15 to date of sale on 08/03/16 per diem of \$25.45 and ongoing to actual date of sale including if sale is held at a later date.

[Costs to be added] \$ _____

Date: 05.27.16

by: Barbara N. Silvette
Prothonotary Proth & Clerk of Sev. Courts
My Comm. Exp. 1st Monday in 2020
Deputy

Adam M. Shienvold, Esquire (PA I.D. No. 81941)
ECKERT SEAMANS CHERIN & MELLOTT, LLC
213 Market Street, 8th Floor
Harrisburg, PA 17101
Telephone: (717) 237-6000
Facsimile: (717) 237-6019
Email: ashienvold@eckertseamans.com
Counsel for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL ASSOCIATION,	:	CIVIL ACTION - LAW
AS TRUSTEE, ON BEHALF OF THE	:	
HOLDERS OF THE HOME EQUITY	:	MORTGAGE FORECLOSURE
ASSET TRUST 2007-3 HOME EQUITY	:	
PASS-THROUGH CERTIFICATES,	:	NO. 2014-CV-1369
SERIES 2007-3,	:	
	:	2016-ED-88
Plaintiff,	:	
	:	
v.	:	
	:	
CHARLENE M. HERRING AND	:	
ANDREW CAMERON SHERRARD III,	:	
	:	
Defendants.	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Charlene M. Herring, Mortgagor and Real Owner
189 Oman Road
Orangeville, PA 17859

The real estate and improvements, if any, located at and known as **189 Oman Road, Orange Township, Columbia County, Pennsylvania 17859** is scheduled to be sold at the Sheriff's Sale on **August 3, 2016 at 9:00 a.m.** at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the Court Judgment of \$247,857.00 plus interest and costs, obtained by Plaintiff in the above-captioned action (the mortgage) against you. If the sale is postponed, the property will be relisted for the next available sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE.

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

1. The sale will be cancelled if you pay the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Adam Shienvold, Esquire at 717-237-6000.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may contact an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Columbia County Sheriff's Office at 570-389-5600.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at 570-389-5600.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your property will be filed by the Sheriff on a date

specified by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is posted.

7. You may also have other rights and defenses, or ways of getting your property back, if you act immediately after the sale.

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

**Lawyer Referral Service / Association De Licencidados
Columbia County Court Administrator
35 West Main Street
Columbia County Courthouse
Bloomsburg, PA 17815
(570) 389-5600**

Or

**Pennsylvania Bar Association Lawyer Referral Service
(800) 692-7375 or (717) 238-6807
Monday through Friday, from 8:00 a.m. to 4:30 p.m.**

Adam M. Shienvold, Esquire (PA I.D. No. 81941)
ECKERT SEAMANS CHERIN & MELLOTT, LLC
213 Market Street, 8th Floor
Harrisburg, PA 17101
Telephone: (717) 237-6000
Facsimile: (717) 237-6019
Email: ashienvold@eckertseamans.com
Counsel for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL ASSOCIATION,	:	CIVIL ACTION - LAW
AS TRUSTEE, ON BEHALF OF THE	:	
HOLDERS OF THE HOME EQUITY	:	MORTGAGE FORECLOSURE
ASSET TRUST 2007-3 HOME EQUITY	:	
PASS-THROUGH CERTIFICATES,	:	NO. 2014-CV-1369
SERIES 2007-3,	:	
	:	2016-ED-88
Plaintiff,	:	
	:	
v.	:	
	:	
CHARLENE M. HERRING AND	:	
ANDREW CAMERON SHERRARD III,	:	
	:	
Defendants.	:	

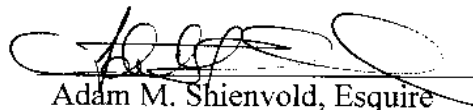
AFFIDAVIT OF LAST KNOWN ADDRESS UNDER RULE 76

The Defendant's last known address is as follows:

189 Oman Road, Orangeville, Pennsylvania 17859

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

Date: May 23, 2016


Adam M. Shienvold, Esquire
Counsel for Plaintiff

Adam M. Shienvold, Esquire (PA I.D. No. 81941)
 ECKERT SEAMANS CHERIN & MELLOTT, LLC
 213 Market Street, 8th Floor
 Harrisburg, PA 17101
 Telephone: (717) 237-6000
 Facsimile: (717) 237-6019
 Email: ashienvold@eckertseamans.com
 Counsel for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL ASSOCIATION,	:	CIVIL ACTION - LAW
AS TRUSTEE, ON BEHALF OF THE	:	
HOLDERS OF THE HOME EQUITY	:	MORTGAGE FORECLOSURE
ASSET TRUST 2007-3 HOME EQUITY	:	
PASS-THROUGH CERTIFICATES,	:	NO. 2014-CV-1369
SERIES 2007-3,	:	2016-ED-88
	:	
Plaintiff,	:	
	:	
v.	:	
	:	
CHARLENE M. HERRING AND	:	
ANDREW CAMERON SHERRARD III,	:	
	:	
Defendants.	:	

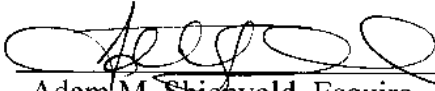
**AFFIDAVIT THAT THE DEFENDANT IS NOT IN THE MILITARY SERVICE,
 PURSUANT TO "SOLDIERS AND SAILORS" CIVIL RELIEF
 ACT OF 1918, RE-ENACTED IN 1940**

The undersigned, Adam M. Shienvold, Esquire, doth depose and say that:

- Charlene M. Herring Mortgagor and Real Owner, is not in the military service of the United States of America, based on the following facts: A search was performed on the Department of Defense website and a Status Report Pursuant to Servicemembers Civil Relief Act was obtained evidencing no military service.
- Andrew Cameron Sherrard, III, Mortgagor and Real Owner, is not in the military service of the United States of America, based on the following facts: A search was performed on the Department of Defense website and a Status Report Pursuant to Servicemembers Civil Relief Act was obtained evidencing no military service.

The statement set forth in this affidavit is made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: May 23, 2016


Adam M. Shienbold, Esquire
Counsel for Plaintiff

NO. 2014-CV-1369 2016 ED-88
LONG LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron spike corner set in the center line of a public township road and in line of land now or formerly of Lloyd George and running thence along the centerline of said public township road. North 77 degrees 30 minutes East, 38.55 perches to an iron spike corner set in the center of the intersection of the aforesaid public township road and another public township road running along the easterly line of land now or formerly of Wilbur C. Kline and Elma L. Kline, his wife; running thence along the center line of the public township road running along the easterly line of land now or formerly of said Kline, South 22 degrees 40 minutes East, 61.5 perches to an iron spike set in the center line of the public township road last herein mentioned and in line of land now or formerly of Lloyd George; running thence along the northerly line of land now or formerly of said George, South 60 degrees West, 34.9 perches to a post corner; thence continuing along the easterly line of land now or formerly of said George, North 25 degrees 30 minutes West, 72.6 perches to an iron spike corner, the place of beginning and **CONTAINING** 14.4 acres of land after making allowances for public roads and upon which is erected a single frame dwelling house and outbuildings.

BEING THE SAME premises which Mary K. Miller and William F. Miller, her husband, by their Deed dated November 17, 2006 and recorded January 4, 2007, in the Office of the Recorder of Deeds, in and for Columbia County, Pennsylvania to Instrument Number 200700138 granted and conveyed unto Andrew C. Sherrard, III, and Charlene Herring, also known as Charlene M. Herring.

Tax map parcel no. 27-01-007-01,000

Adam M. Shienvold, Esquire (PA I.D. No. 81941)
ECKERT SEAMANS CHERIN & MELLOTT, LLC
213 Market Street, 8th Floor
Harrisburg, PA 17101
Telephone: (717) 237-6000
Facsimile: (717) 237-6019
Email: ashienfold@eckertseamans.com
Counsel for Plaintiff

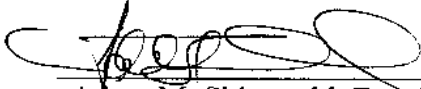
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL ASSOCIATION,	:	CIVIL ACTION - LAW
AS TRUSTEE, ON BEHALF OF THE	:	
HOLDERS OF THE HOME EQUITY	:	MORTGAGE FORECLOSURE
ASSET TRUST 2007-3 HOME EQUITY	:	
PASS-THROUGH CERTIFICATES,	:	NO. 2014-CV-1369
SERIES 2007-3,	:	
	:	2016-ED-88
Plaintiff,	:	
	:	
v.	:	
	:	
CHARLENE M. HERRING AND	:	
ANDREW CAMERON SHERRARD III,	:	
	:	
Defendants.	:	

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: May 23, 2016


Adam M. Shienvold, Esquire
Counsel for Plaintiff

Adam M. Shienvold, Esquire (PA I.D. No. 81941)
ECKERT SEAMANS CHERIN & MELLOTT, LLC
213 Market Street, 8th Floor
Harrisburg, PA 17101
Telephone: (717) 237-6000
Facsimile: (717) 237-6019
Email: ashienvold@eckertseamans.com
Counsel for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL ASSOCIATION,	:	CIVIL ACTION - LAW
AS TRUSTEE, ON BEHALF OF THE	:	
HOLDERS OF THE HOME EQUITY	:	MORTGAGE FORECLOSURE
ASSET TRUST 2007-3 HOME EQUITY	:	
PASS-THROUGH CERTIFICATES,	:	NO. 2014-CV-1369
SERIES 2007-3,	:	
	:	2016-ED-88
Plaintiff,	:	
	:	
v.	:	
	:	
CHARLENE M. HERRING AND	:	
ANDREW CAMERON SHERRARD III,	:	
	:	
Defendants.	:	

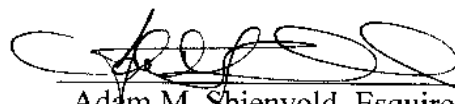
CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91 as this is an FHA-insured mortgage

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

Date: May 23, 2016


Adam M. Shienvold, Esquire
Counsel for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE, ON
BEHALF OF THE HOLDERS OF THE
HOME EQUITY ASSET TRUST 2007-3
HOME EQUITY PASS-THROUGH
CERTIFICATES, SERIES 2007-3,
Plaintiff,

v.

CHARLENE M. HERRING and
ANDREW CAMERON SHERRARD, III,
Defendants.

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN ORANGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 189 Oman Road, Orangeville, PA 17859

PARCEL NUMBER: 27-01-007-01,000

IMPROVEMENTS: Residential Property

Adam M. Shienvold, Counsel for Plaintiff

Adam M. Shienvold, Esquire (PA I.D. No. 81941)
ECKERT SEAMANS CHERIN & MELLOTT, LLC
213 Market Street, 8th Floor
Harrisburg, PA 17101
Telephone: (717) 237-6000
Facsimile: (717) 237-6019
Email: ashienvold@eckertseamans.com
Counsel for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL	:	CIVIL ACTION – LAW
ASSOCIATION, AS TRUSTEE, ON	:	
BEHALF OF THE HOLDERS OF THE	:	MORTGAGE FORECLOSURE
HOME EQUITY ASSET TRUST 2007-3	:	
HOME EQUITY PASS-THROUGH	:	NO. 2014-CV-1369
CERTIFICATES, SERIES 2007-3,	:	
Plaintiff,	:	2016-ED-88
	:	
v.	:	
	:	
	:	
CHARLENE M. HERRING and	:	
ANDREW CAMERON SHERRARD, III,	:	
Defendants.	:	

NOTICE OF SHERIFF'S SALE

TO: Commonwealth of PA
Dept. of Labor and Industry
651 Boas St., Room 1600
Harrisburg, PA 17121-0750

OWNERS: Charlene M. Herring and Andrew Cameron Sherrard, III, Mortgagors and
Real Owners

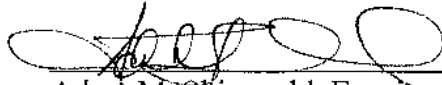
PROPERTY: **189 Oman Road, Orangeville, PA 17859**

COUNTY: Columbia County, Pennsylvania

The above-captioned property is scheduled to be sold at the Sheriff's Sale on August 3, 2016 at 9:00 a.m. by the office of the Columbia County Sherriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam M. Shienvold', is written over a horizontal line.

Adam M. Shienvold, Esquire
ECKERT SEAMANS CHERIN & MELLOTT, LLC

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL	:	CIVIL ACTION – LAW
ASSOCIATION, AS TRUSTEE, ON	:	
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	:	
v.	:	
	:	
	:	
CHARLENE M. HERRING and	:	
ANDREW CAMERON SHERRARD, III,	:	
Defendants.	:	

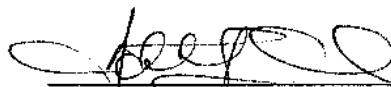
SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN ORANGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 189 Oman Road, Orangeville, PA 17859

PARCEL NUMBER: 27-01-007-01,000

IMPROVEMENTS: Residential Property



Adam M. Shienvold, Counsel for Plaintiff

Document Receipt

Trans #	8086	Carrier / service:	USPS Server	First-Class Mail®	5/27/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000080801

Doc Ref #: 2016ED88

Postage 5.1300

PHILADELPHIA PA 19106

86

Document Receipt

Trans #	8084	Carrier / service:	USPS Server	First-Class Mail®	5/27/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000080788

Doc Ref #: 2016ED88

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	8083	Carrier / service:	USPS Server	First-Class Mail®	5/27/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000080771

Doc Ref #: 2016ED88

Postage 5.1300

HARRISBURG PA 17105

88

Document Receipt

Trans #	8082	Carrier / service:	USPS Server	First-Class Mail®	5/27/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000080764

Doc Ref #: 2016ED68

Postage 5 1300

HARRISBURG PA 17128

ECKERT SEAMANS CHERIN & MELLOTT, LLC

513104

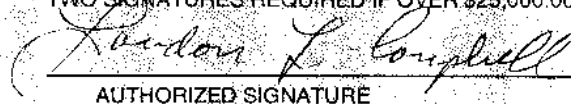
600 GRANT STREET, 44TH FLOOR
PITTSBURGH, PA. 15219DATE
05/20/16CHECK NO.
513104

VOID AFTER 6 MONTHS

PAY ONE THOUSAND THREE HUNDRED FIFTY AND 00/100

AMOUNT
\$1,350.00TO THE COLUMBIA COUNTY SHERIFF
ORDER COLUMBIA COUNTY COURTHOUSE
OF 35 WEST MAIN ST
BLOOMSBURG, PA 17815PNC BANK N.A. 001 8-9
430

TWO SIGNATURES REQUIRED IF OVER \$25,000.00



AUTHORIZED SIGNATURE

⑈513104⑈ ⑆043000096⑆ 0002778051⑈