

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 218527  
Customer:  
SHERIFFS OFFICE

Invoice Date: 01/04/2018 2:12:29 PM  
Last Change:

RECEIPT  
Receipt By: MAIL

Reg/Drw ID: 0102  
By: BKA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201800087	MAIN TOWNSHIP
	Grantor - HAUPT, VICTORIA SPONEBERG		01/04/18 2:12:37 PM	
	Grantee - U S BANK			
	Consideration - \$8,095.16			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFFS DEED			
	<b>TOTAL CHARGES</b>	<b>\$71.75</b>		
	<b>PAYMENTS</b>			
	CHECK: 8061 - SHERIFFS OFFICE	\$67.00		
	CHECK: 8063 - SHERIFFS OFFICE	\$4.75		
	<b>TOTAL PAYMENTS</b>	<b>\$71.75</b>		
	<b>AMOUNT DUE</b>	<b>\$71.75</b>		
	PAYMENT ON INVOICE	(\$71.75)		
	<b>BALANCE DUE ON INVOICE</b>	<b>\$0.00</b>		

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

US BANK NA

VS BARRY HAUPT

NO. 113-2017 ED

NO. 1358-2016 JD

DATE/TIME OF SALE: NOVEMBER 15, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 7936,43

POUNDAGE - 2% OF BID \$ 158,73

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 8095,16

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): B. W. Kelly

TOTAL DUE: \$ 8095,16

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 6745,16

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S. BANK N.A.

vs.

**Defendant**  
VICTORIA SPONEBERG HAAPT  
JENNIFER HAAPT  
JONATHAN HAAPT

**Attorney for the Plaintiff:**  
STERN AND EISENBERG PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PA 18976

**Sheriff's Sale Date:** Wednesday, November 15, 201  
**Writ of Execution No. :** 2016CV1358  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 255 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,313.70
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	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$20.00
Surcharge	\$130.00

**Total Sheriff Costs** **\$2,122.20**

## Municipal Costs

Delinquent Taxes	\$2,670.19
Water	\$3,077.04

**Total Municipal Costs** **\$5,747.23**

## Distribution Costs

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

**Grand Total:** **\$7,936.43**

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



Stern & Eisenberg PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

January 2, 2018

RE: U.S. Bank. N.A., et al.

VS: Victoria L. Sponeberg Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt and Jennifer A. Anderson Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt and Jonathan J. Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt  
C.C.P. COLUMBIA COUNTY NO. 2016-CV-1358

Columbia County Sheriff's Office  
35 West Main Street  
Bloomsburg, PA 17615

Dear Sir or Madam:

In connection with the above captioned Sheriff's Sale, which took place on November 9, 2017, please assign my bid as attorney on the writ to:

U.S. Bank. N.A., as Trustee for the registered holders of Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-3

c/o Ocwen Loan Servicing LLC  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409

Enclosed please find a check in the amount of \$6,745.16, which is the amount necessary to settle with the sheriff. Also enclosed are Realty Transfer Tax Affidavits in duplicate together with copy of Mortgage and assignments. Please prepare the sheriff's deed, have same recorded and returned to our office in the enclosed, self-addressed, stamped envelope. Thank you.

Sincerely,

M. TROY FREEDMAN, Esquire

MTF/lw  
Enclosure



**pennsylvania**  
DEPARTMENT OF REVENUE

Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: M. Troy Freedman, Esq. Telephone Number: (215) 572-8111

Mailing Address: Stern & Eisenberg, PC, 1581 Main Street, Suite 200 City: Warrington State: PA ZIP Code: 18976

### B. TRANSFER DATA

Date of Acceptance of Document: / / U.S. Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation, Structured Asset

Grantor(s)/Lessor(s): Sheriff of Columbia County Telephone Number: (570) 389-5622 Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-3 Telephone Number: (215) 572-8111

Mailing Address: 35 West Main Street Mailing Address: c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Ste 100

City: Bloomsburg State: PA ZIP Code: 17615 City: West Palm Beach State: FL ZIP Code: 33409

### C. REAL ESTATE LOCATION

Street Address: 255 Riverview Avenue, Bloomsburg, PA 17815 City, Township, Borough: Main Township

County: Columbia School District: Bloomsburg Area School District Tax Parcel Number: 22-01A-127-00.000

### D. VALUATION DATA

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

1. Actual Cash Consideration 7,936.43	2. Other Consideration + 0.00	3. Total Consideration = 7,936.43
4. County Assessed Value 40,066.00	5. Common Level Ratio Factor x 3.91	6. Computed Value = 156,658.06

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

1a. Amount of Exemption Claimed 100.00 %	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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### 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: \_\_\_\_\_ Date: 01/02/18

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

Wonderview Water Co. and Sanitary Facilities  
P.O. Box 488  
BLOOMSBURG PA. 17815

Cell 570-204-1356

Name: Owner  
ADDRESS: 255 Riverview Ave.  
TOWN: Bloomsburg Pa. 17815  
PHONE NUMBER:

Billing Month October 2017, payment due 11-25-17

PAST DUE BALANC: \$3,039.05  
INTEREST: \$37.99

OLD METER: 229

NEW METER: 229

WATER USED: 0

Water Base: \$0.00

Water Gal.: \$0.00

SEWER BILL: \$0.00

MISC:

TOTAL DUE: \$3,077.04

AMT. PAID:

Date Pd. :

Balance Due: \$3,077.04

# SHERIFF'S SALE COST SHEET

16-1358

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ vs. Haupt  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	<u>\$6.00</u>	
NOTARY	<u>\$20.00</u>	
TOTAL *****		\$ <u>418.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$1313.70</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1563.70</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>\$2670.19</u>	
TOTAL *****		\$ <u>2670.19</u>

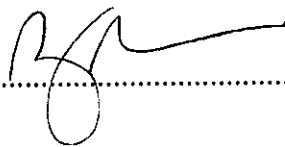
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	<u>\$3077.04</u>	
TOTAL *****		\$ <u>3077.04</u>

SURCHARGE FEE (DSTE)		\$ <u>130.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

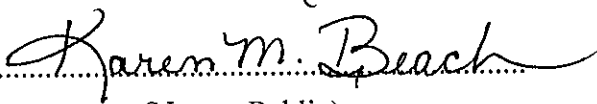
TOTAL COSTS (OPENING BID) \$ \_\_\_\_\_

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 October 25 and November 1, 8, 2017 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 8<sup>th</sup> day of November 2017...

.....  
(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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
VICTORIA SPONEBERG HAUPT (et al.)

Case Number  
2016CV1358

## SHERIFF'S RETURN OF SERVICE

10/13/2017 04:20 PM - 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: VICTORIA SPONEBERG HAUPT AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 16, 2017

### NOTARY

Affirmed and subscribed to before me this

16TH day of OCTOBER, 2017

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

Sarah Jane Klingaman

Plaintiff Attorney: STERN AND EISENBERG PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
SPONEBERG HAUPT, VICTORIA (et al.)

Case Number  
2016CV1358

## SERVICE COVER SHEET

**Service Details:**

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/02/2017

Zone: 113

Warrant:

Notes: SALE DATE & TIME: 01/01/1900 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Served c. CCSD*

*Tim Bayler  
570-764-1226*

**Serve To:**

Name: VICTORIA SPONEBERG HAUPT

Primary Address: ~~454 WEST RIDGE AVENUE~~  
~~BLOOMSBURG, PA 17815~~

Phone: DOB:

Alternate Address: *216 Wirt ST*  
*Bloomsburg PA.* *J-Net Address*

Phone:

**Final Service:**

Served: ☒ Personally ☐ Adult In Charge ☐ Posted ☐ Other

Adult In Charge: *Victoria Haupt*

Relation: *DEF*

Date: *10-13-17* Time: *4:20*

Deputy: *5* Mileage:

**Attorney / Originator:**

Name: STERN AND EISENBERG PC

Phone:

**Service Attempts:**

Date:	<i>7/13/17</i>	<i>10/3/17</i>	<i>10/9/17</i>
Time:	<i>2021</i>	<i>1149</i>	
Mileage:			
Deputy:	<i>475</i>	<i>4</i>	<i>5</i>

**Service Attempt Notes:**

- NO LIVING @ Apt. A.*
- Post Office*
- J-Net Address is 216 Wirt ST Bloom.*
- NO ONE HOME. NEIGHBORS SAID*
- LEFT CARD*
- 

*KENDRA REHM  
432 W. Main St. #2  
Bloomsburg*

*Juliana Friend  
820 RAILROAD ST #B  
Bloomsburg*

SPONEBERG HAUPT, VICT

2016CV1358

454 WEST RIDGE AVENUE, BLOOMSBURG, PA 17815

EXP: 10/02/2017

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
VICTORIA SPONEBERG HAUPT (et al.)

Case Number  
2016CV1358

## SHERIFF'S RETURN OF SERVICE

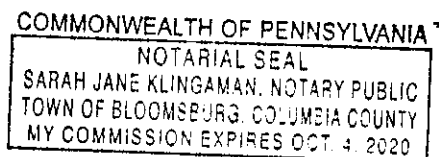
10/10/2017 02:25 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 255 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

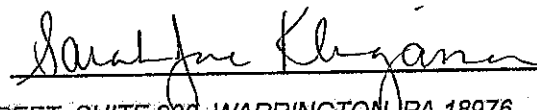
October 11, 2017



### NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2017



Plaintiff Attorney: STERN AND EISENBERG PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
SPONEBERG HAUPT, VICTORIA (et al.)

Case Number  
2016CV1358

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:** 10/02/2017

**Warrant:**

**Notes:** SALE DATE & TIME: 01/01/1900 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 255 RIVERVIEW AVENUE  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge ~~Posted~~ · Other

**Adult In Charge:**

**Relation:**

**Date:** 10/10/17

**Time:** 1425

**Deputy:** 4

**Mileage:**

**Attorney / Originator:**

**Name:** STERN AND EISENBERG PC

**Phone:**

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2016CV1358

255 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

EXP: 10/02/2017



Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
Warrington, Pennsylvania 18976  
Phone: (215) 572-8111 Facsimile: (215) 572-5025

September 29, 2017

RE: U.S. Bank, N.A., et al.

V. Victoria L. Sponeberg Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt and Jennifer A. Anderson Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt and Jonathan J. Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt  
C.C.P. COLUMBIA COUNTY NO. 2016-CV-1358

Prothonotary's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find a Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours, -

STERN & EISENBERG, PC

S&E/lw  
Enclosure

cc: Sheriff's Office – Real Estate Division

STEVEN K. EISENBERG, ESQUIRE (75736)  
M. TROY FREEDMAN, ESQUIRE (85165)  
WILLIAM E. MILLER, ESQUIRE (308951)  
EDWARD J. MCKEE, ESQUIRE (316721)  
ANDREW J. MARLEY, ESQUIRE (312314)  
JESSICA N. MANIS, ESQUIRE (318705)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PENNSYLVANIA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

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

U.S. Bank, N.A., as Trustee for the registered  
holders of Structured Asset Securities  
Corporation, Structured Asset Investment Loan  
Trust, Mortgage Pass-Through Certificates, Series  
2005-3 c/o Ocwen Loan Servicing, LLC

v.

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
and  
Jennifer A. Anderson Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
and  
Jonathan J. Haupt, Known Heir to the Estate of  
Barry J. Haupt a/k/a Barry Haupt  
Defendant(s)

Civil Action: 2016-CV-1358

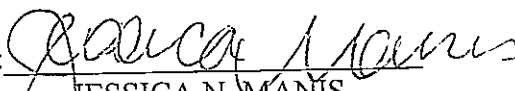
MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, JESSICA N. MANIS, ESQ., attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendants by certified mail, return receipt requested and regular mail pursuant to court order, on September 27, 2017 as evidenced by copy of said order, certified mail receipts and certificate of mailing attached.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on September 27, 2017 as evidenced by copy of certificates of mailing attached.

STERN & EISENBERG, PC

BY:   
JESSICA N. MANIS  
Attorney for Plaintiff

9/29/17

COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION-LAW

U.S. Bank, N.A., as Trustee for the registered  
holders of Structured Asset Securities  
Corporation, Structured Asset Investment Loan  
Trust, Mortgage Pass-Through Certificates, Series  
2005-3 c/o Ocwen Loan Servicing, LLC  
(Plaintiff)

v.

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
And Jennifer A. Anderson Haupt, Known Heir to  
the Estate of Barry J. Haupt a/k/a Barry Haupt  
And Jonathan J. Haupt, Known Heir to the Estate  
of Barry J. Haupt a/k/a Barry Haupt  
(Defendant(s))

Civil Action Number: 2016-CV-1358


FILED  
CLERK OF COURT  
JUL 12 AM 10:19  
COLUMBIA COUNTY

ORDER

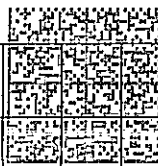
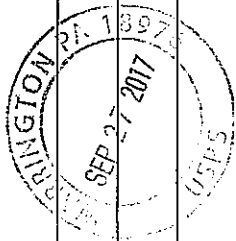
AND NOW, this 11<sup>th</sup> day of July, 2017, upon consideration of Plaintiff's Motion for Special Order Directing Service of its Civil Action By Posting and Certified Mail Pursuant to Pa. R.C.P. 430(a), it is hereby **ORDERED AND DECREED** that the defendant, Jonathan J. Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt, shall be served by posting a copy of Plaintiff's original process on premises 255 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815 and by sending a copy of same to the defendant at his last known address being 2347 24<sup>th</sup> STREET, ASTORIA, NY 11105 by certified mail, return receipt requested and regular mail. It is further **ORDERED AND DECREED** that all further notices requiring personal service in the above-captioned matter, shall be served upon defendant in the manner prescribed by this Order.

BY THE COURT:

151 Thomas A. James Jr.

Name and Address of Sender  
  
**STERN & EISENBERG**  
 1581 Main Street, Suite 200  
 Warrington, PA 18976

Line	
1	Victoria L. Sponeberg Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt, 454 West Ridge Avenue, Bloomsburg, PA 17815
2	Jennifer A. Anderson Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt, 405 Surrey Lane, Bloomsburg, PA 17815
3	Jonathan J. Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt, 255 Riverview Avenue, Bloomsburg, PA 17815
4	Jonathan J. Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt, 2347 24 <sup>th</sup> Street, Astoria, NY 11105
5	PA Department of Revenue, Bureau of Compliance, Box 281230, Harrisburg, Pennsylvania 17128
6	Domestic Relations, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815
7	Tax Claim Bureau, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815
8	Tenant(s)/Occupant(s), 255 Riverview Avenue, Bloomsburg, PA 17815
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	



U.S. POSTAGE >>> PITNEY BOWES

ZIP 18976 \$ 003.92<sup>0</sup>  
 0001571685 SEP 27 2017

Postage: 4\*6.56 + 8\*0.46 + 3.92 = \$33.84

LW  
 Haupt 1



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**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here SEP 27 2017 WARRINGTON PA 18976 USPS

\$ Victoria L. Sponeberg Haupt, Known Heir to the  
 \$ Estate of Barry J. Haupt a/k/a Barry Haupt  
 \$ 454 West Ridge Avenue  
 \$ Bloomsburg, PA 17815

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here SEP 27 2017 WARRINGTON PA 18976 USPS

\$ Jennifer A. Anderson Haupt, Known Heir to the  
 \$ Estate of Barry J. Haupt a/k/a Barry Haupt  
 \$ 405 Surrey Lane  
 \$ Bloomsburg, PA 17815

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here SEP 27 2017 WARRINGTON PA 18976 USPS

\$ Jonathan J. Haupt, Known Heir to the  
 \$ Estate of Barry J. Haupt a/k/a Barry Haupt  
 \$ 255 Riverview Avenue  
 \$ Bloomsburg, PA 17815

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here SEP 27 2017 WARRINGTON PA 18976 USPS

\$ Jonathan J. Haupt, Known Heir to the  
 \$ Estate of Barry J. Haupt a/k/a Barry Haupt  
 \$ 2347 24th Street  
 \$ Astoria, NY 11105

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

10) Haupt A

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



113 ED 2017

U.S. BANK N.A.  
vs.  
SPONEBERG HAUPT, VICTORIA (et al.)

Case Number  
2016CV1358

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:**

**Manner:** < Not Specified > **Expires:** 10/02/2017 **Warrant:**

**Notes:** SALE DATE & TIME: 01/01/1900 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** OCCUPANT

**Primary Address:** 255 RIVERVIEW AVENUE  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge Posted · Other

**Adult In Charge:** VACANT

**Relation:**

**Date:** 9/15/17 **Time:** 5:21 PM

**Deputy:** 485 **Mileage:**

**Attorney / Originator:**

**Name:** STERN AND EISENBERG PC **Phone:**

**Service Attempts:**

Date:	Time:	Mileage:	Deputy:

**Service Attempt Notes:**

1. Posted on 9-15-17 @ 5:21p
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2016CV1358

255 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

EXP: 10/02/2017

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
SPONEBERG HAUPT, VICTORIA (et al.)

Case Number  
2016CV1358

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Manner:** < Not Specified >

**Expires:** 10/02/2017

**Zone:**

**Warrant:**

**Notes:** SALE DATE & TIME: 01/01/1900 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** MICHELE GREENLY  
**Primary Address:** 330 SCENICE AVENUE  
TAX COLLECTOR / MAIN TWP  
BLOOMSBURG, PA 17815  
**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:** 1st

**Date:** 9/13/17

**Time:** 1834

**Deputy:** 415

**Mileage:**

**Attorney / Originator:**

**Name:** STERN AND EISENBERG PC

**Phone:**

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GREENLY, MICHELE

2016CV1358

330 SCENICE AVENUE, TAX COLLECTOR / MAIN TWP, BI EXP: 10/02/2017

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
SPONEBERG HAUPT, VICTORIA (et al.)

Case Number  
2016CV1358

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	10/02/2017
<b>Notes:</b>	SALE DATE & TIME: 01/01/1900 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS POST		
<b>Warrant:</b>			

**Serve To:**

**Name:** BARRY HAUPT ESTATE / JONATHAN J HA

**Primary Address:** 255 RIVERVIEW AVENUE  
BLOOMSBURG, PA 17815

**Phone:** \_\_\_\_\_ **DOB:** \_\_\_\_\_

**Alternate Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** \_\_\_\_\_

**Relation:** \_\_\_\_\_

**Date:** 9/13/17 **Time:** 1839

**Deputy:** 5 **Mileage:** \_\_\_\_\_

**Attorney / Originator:**

**Name:** STERN AND EISENBERG PC **Phone:** \_\_\_\_\_

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

HAUPT ESTATE / JONATHAN J HA

2016CV1358

255 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

EXP: 10/02/2017

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
SPONEBERG HAUPT, VICTORIA (et al.)

Case Number  
2016CV1358

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:**

**Manner:** < Not Specified >

**Expires:** 10/02/2017

**Warrant:**

**Notes:** SALE DATE & TIME: 01/01/1900 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** JENNIFER HAUPT  
**Primary Address:** 405 SURREY LANE  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally Adult In Charge · Posted · Other

**Adult In Charge:** JENNIFER HAUPT

**Relation:** IB

**Date:** 9/14/17 **Time:** 1553

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** STERN AND EISENBERG PC

**Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

HAUPT, JENNIFER

2016CV1358

405 SURREY LANE, BLOOMSBURG, PA 17815

EXP: 10/02/2017

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Kevin Barnes

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: September 15, 2017

RE: Haupt execution

CC:

☐ Urgent

☐ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1358

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, NOVEMBER 15, 2017**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND DESIGNATED AS LOT NO. 29 OF THE WONDERVIEW SUBDIVISION SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTHERN LINE OF RIVERVIEW AVENUE AT THE SOUTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE NORTHERN LINE OF RIVERVIEW AVENUE, SOUTH 86 DEGREES WEST, 109.85 FEET TO THE SOUTHEAST CORNER OF LOT NO. 28; THENCE ALONG THE EASTERN LINE OF LOT NO. 28, NORTH 30 DEGREES 30 MINUTES WEST, 184.10 FEET TO A POINT IN LINE OF LOT NO. 19; THENCE ALONG THE SOUTHERN LINE OF LOT NO. 19 AND LOT NO. 18, NORTH 85 DEGREES EAST, A DISTANCE OF 109.08 FEET TO THE NORTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE WESTERN LINE OF LOT NO. 30, SOUTH 30 DEGREES 30 MINUTES EAST, 180.04 FEET TO THE NORTHERN SIDE OF RIVERVIEW AVENUE, BEING THE POINT AND PLACE OF BEGINNING.

UNDER AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN CERTAIN AGREEMENT BETWEEN CLYDE E. AND JOAN B. YOHEY AND MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, DATED SEPTEMBER 11, 1998, RECORDED IN COLUMBIA COUNTY IN RECORD BOOK 700, PAGE 246. EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED LOT 29 IN FAVOR OF THE GRANTORS, THEIR HEIRS AND ASSIGNS, A UTILITY EASEMENT AND RIGHT OF WAY TWENTY (20) FEET IN WIDTH RUNNING ALONG THE REAR OR NORTHERLY BOUNDARY LINE OF SAID LOT NO. 29, TOGETHER WITH THE RIGHT AND PRIVILEGE OF INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY LINES, ETC.

THE ABOVE PREMISES ARE UNDER AND SUBJECT TO THE FOLLOWING EXPRESS COVENANTS AND CONDITIONS WHICH ARE DEEMED TO BE ACCEPTED BY THE GRANTEEES ON DELIVERY OF THIS DEED AS FURTHER DESCRIBED IN DEED BOOK 702, PAGE 956 AND 957.

PARCEL ID NO. 22-01A-127-00-000

BEING KNOWN AS 255 Riverview Avenue, Columbia, PA 17815

BEING the same premises which John A. Yohey joined by Angela S. Yohey, husband and wife, by Deed dated December 29, 2004 and recorded January 6, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument #200500172, granted and conveyed unto Barry J. Haupt, Single Man.

PROPERTY ADDRESS: 255 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01A-127

Seized and taken into execution to be sold as the property of VICTORIA SPONEBERG HAUPT, JENNIFER HAUPT, JONATHAN HAUPT in suit of U.S. BANK N.A..

---

**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.

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Kevin Barnes FROM: Sheriff Timothy Chamberlain  
FAX: PAGES: 2  
PHONE: DATE: September 15, 2017  
RE: Haupt execution CC:

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

## TX RESULT REPORT

NAME :  
TEL :  
DATE : SEP.15.2017 13:44

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
4042	TX	001	2155725025	SEP.15	13:44	002	00h00min52s	ECM	OK



COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:11-SEP-17

FEE:\$5.00

CERT. NO28373

HAUPT BARRY J  
255 RIVERVIEW AVE  
BLOOMSBURG PA 17815

DISTRICT: MAIN TWP  
DEED 20050-0172  
LOCATION: 255 RIVERVIEW AVE  
PARCEL: 22 -01A-127-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2016	PRIM	2,611.36	53.83	0.00	2,665.19
TOTAL DUE :					\$2,665.19

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2017

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2016

REQUESTED BY: COLUMBIA COUNTY SHERIFF

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
SPONEBERG HAUPT, VICTORIA (et al.)

Case Number  
2016CV1358

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	10/02/2017
<b>Notes:</b>	SALE DATE & TIME: 01/01/1900 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	DOMESTIC RELATIONS
<b>Primary Address:</b>	11 WEST MAIN STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Eileen Hess		
<b>Relation:</b>	Clerk		
<b>Date:</b>	9.7.17	<b>Time:</b>	3:20
<b>Deputy:</b>	5	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> STERN AND EISENBERG PC	<b>Phone:</b>
-------------------------------------	---------------

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS

2016CV1358

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

EXP: 10/02/2017

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK N.A.  
vs.  
SPONEBERG HAUPT, VICTORIA (et al.)

Case Number  
2016CV1358

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/02/2017

Warrant:

Notes: SALE DATE & TIME: 01/01/1900 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Tax Claim Bureau of Columbia County

Primary Address: 11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sherry Evans

Relation: Tax Clerk

Date: 9-7-17 Time: 3:19

Deputy: 5 Mileage:

### Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

TAX CLAIM BUREAU OF CI

2016CV1358

11 WEST MAIN STREET, MAIN STREET COUNTY ANNEX, EXP: 10/02/2017

# 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 09/08/17

Account:

Name:  
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER  
Address: PO BOX 380  
BLOOMSBURG, PA 17815  
Telephone: (570) 389-5622

Ad ID: 1115668  
Description: Haupt No 1358 of 2016  
Run Dates: 10/25/17 to 11/08/17  
Class: 2  
Agate Lines: 240  
Blind Box:

**Total Ad Cost \$1,313.70**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/25/17	11/08/17	3	\$1,313.70

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1358

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:

On November 15, 2017 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND DESIGNATED AS LOT NO. 29 OF THE WONDERVIEW SUBDIVISION SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTHERN LINE OF RIVERVIEW AVENUE AT THE SOUTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE NORTHERN LINE OF RIVERVIEW AVENUE, SOUTH 86 DEGREES WEST, 109.85 FEET TO THE SOUTHEAST CORNER OF LOT NO. 28; THENCE ALONG THE EASTERN LINE OF LOT NO. 28, NORTH 30 DEGREES 30 MINUTES WEST, 184.10 FEET TO A POINT IN LINE OF LOT NO. 19; THENCE ALONG THE SOUTHERN LINE OF LOT NO. 19 AND LOT NO. 18, NORTH 85 DEGREES EAST, A DISTANCE OF 109.08 FEET TO THE NORTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE WESTERN LINE OF LOT NO. 30, SOUTH 30 DEGREES 30 MINUTES EAST, 180.04 FEET TO THE NORTHERN SIDE OF RIVERVIEW AVENUE, BEING THE POINT AND PLACE OF BEGINNING, UNDER AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN CERTAIN AGREEMENT BETWEEN CLYDE E. AND JOAN B. YOHEY AND MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, DATED SEPTEMBER 11, 1998, RECORDED IN COLUMBIA COUNTY IN RECORD BOOK 700, PAGE 246. EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED LOT 29 IN FAVOR OF THE GRANTORS, THEIR HEIRS AND ASSIGNS, A UTILITY EASEMENT AND RIGHT OF WAY TWENTY (20) FEET IN WIDTH RUNNING ALONG THE REAR OR NORTHERLY BOUNDARY LINE OF SAID LOT NO. 29, TOGETHER WITH THE RIGHT AND PRIVILEGE OF INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY LINES, ETC. THE ABOVE PREMISES ARE UNDER AND SUBJECT TO THE FOLLOWING EXPRESS COVENANTS AND CONDITIONS WHICH ARE DEEMED TO BE ACCEPTED BY THE GRANTEEES ON DELIVERY OF THIS DEED AS FURTHER DESCRIBED IN DEED BOOK 702, PAGE 956 AND 957.

PARCEL ID NO. 22-01A-127-00-000

BEING KNOWN AS 255 Riverview Avenue, Columbia, PA 17815  
BEING the same premises which John A. Yohey joined by Angela S. Yohey, husband and wife, by Deed dated December 29, 2004 and recorded January 6, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument #200500172, granted and conveyed unto Barry J. Haupt, Single Man.

PROPERTY ADDRESS: 255 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 22-01A-127

Seized and taken into execution to be sold as the property of VICTORIA SPONEBERG HAUPT, JENNIFER HAUPT, JONATHAN HAUPT in suit of U.S. BANK N.A.

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  
STERN AND EISENBERG PC  
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1358

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, NOVEMBER 15, 2017**  
**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.

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ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND DESIGNATED AS LOT NO. 29 OF THE WONDERVIEW SUBDIVISION SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTHERN LINE OF RIVERVIEW AVENUE AT THE SOUTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE NORTHERN LINE OF RIVERVIEW AVENUE, SOUTH 86 DEGREES WEST, 109.85 FEET TO THE SOUTHEAST CORNER OF LOT NO. 28; THENCE ALONG THE EASTERN LINE OF LOT NO. 28, NORTH 30 DEGREES 30 MINUTES WEST, 184.10 FEET TO A POINT IN LINE OF LOT NO. 19; THENCE ALONG THE SOUTHERN LINE OF LOT NO. 19 AND LOT NO. 18, NORTH 85 DEGREES EAST, A DISTANCE OF 109.08 FEET TO THE NORTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE WESTERN LINE OF LOT NO. 30, SOUTH 30 DEGREES 30 MINUTES EAST, 180.04 FEET TO THE NORTHERN SIDE OF RIVERVIEW AVENUE, BEING THE POINT AND PLACE OF BEGINNING.

UNDER AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN CERTAIN AGREEMENT BETWEEN CLYDE E. AND JOAN B. YOHEY AND MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, DATED SEPTEMBER 11, 1998, RECORDED IN COLUMBIA COUNTY IN RECORD BOOK 700, PAGE 246. EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED LOT 29 IN FAVOR OF THE GRANTORS, THEIR HEIRS AND ASSIGNS, A UTILITY EASEMENT AND RIGHT OF WAY TWENTY (20) FEET IN WIDTH RUNNING ALONG THE REAR OR NORTHERLY BOUNDARY LINE OF SAID LOT NO. 29, TOGETHER WITH THE RIGHT AND PRIVILEGE OF INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY LINES, ETC.

THE ABOVE PREMISES ARE UNDER AND SUBJECT TO THE FOLLOWING EXPRESS COVENANTS AND CONDITIONS WHICH ARE DEEMED TO BE ACCEPTED BY THE GRANTEEES ON DELIVERY OF THIS DEED AS FURTHER DESCRIBED IN DEED BOOK 702, PAGE 956 AND 957.

PARCEL ID NO. 22-01A-127-00-000

BEING KNOWN AS 255 Riverview Avenue, Columbia, PA 17815

BEING the same premises which John A. Yohey joined by Angela S. Yohey, husband and wife, by Deed dated December 29, 2004 and recorded January 6, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument #200500172, granted and conveyed unto Barry J. Haupt, Single Man.

PROPERTY ADDRESS: 255 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01A-127

Seized and taken into execution to be sold as the property of VICTORIA SPONEBERG HAUPT, JENNIFER HAUPT, JONATHAN HAUPT in suit of U.S. BANK N.A..

---

**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:**  
STERN AND EISENBERG PC  
WARRINGTON, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)

P.R.C.P. 3180 to 3183 and Rule 3257

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY

PENNSYLVANIA

NO. 2016-CV-1358 2017-ED-113

U.S. Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation,  
Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-3 c/o  
Ocwen Loan Servicing, LLC

v.

Victoria L. Sponeberg Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt  
and

Jennifer A. Anderson Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt  
and

Jonathan J. Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:  
County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

255 Riverview Avenue, Columbia, PA 17815

See full legal description attached

Amount due.....\$124,414.35

Interest from 08/30/2017 at the per  
diem rate of \$24.17 until  
judgment is paid in full.....\$ \_\_\_\_\_ and Costs.

Total..... \$ \_\_\_\_\_ plus costs \$ \_\_\_\_\_.

Dated: Sept 1, 2017  
(SEAL)

Barbara N. Alivetti 188  
Prothonotary, Common Pleas Court of  
Columbia County, PA

By: Stephen A. Avey  
Deputy

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND DESIGNATED AS LOT NO. 29 OF THE WONDERVIEW SUBDIVISION SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTHERN LINE OF RIVERVIEW AVENUE AT THE SOUTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE NORTHERN LINE OF RIVERVIEW AVENUE, SOUTH 86 DEGREES WEST, 109.85 FEET TO THE SOUTHEAST CORNER OF LOT NO. 28; THENCE ALONG THE EASTERN LINE OF LOT NO. 28, NORTH 30 DEGREES 30 MINUTES WEST, 184.10 FEET TO A POINT IN LINE OF LOT NO. 19; THENCE ALONG THE SOUTHERN LINE OF LOT NO. 19 AND LOT NO. 18, NORTH 85 DEGREES EAST, A DISTANCE OF 109.08 FEET TO THE NORTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE WESTERN LINE OF LOT NO. 30, SOUTH 30 DEGREES 30 MINUTES EAST, 180.04 FEET TO THE NORTHERN SIDE OF RIVERVIEW AVENUE, BEING THE POINT AND PLACE OF BEGINNING. UNDER AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN CERTAIN AGREEMENT BETWEEN CLYDE E. AND JOAN B. YOHEY AND MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, DATED SEPTEMBER 11, 1998, RECORDED IN COLUMBIA COUNTY IN RECORD BOOK 700, PAGE 246. EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED LOT 29 IN FAVOR OF THE GRANTORS, THEIR HEIRS AND ASSIGNS, A UTILITY EASEMENT AND RIGHT OF WAY TWENTY (20) FEET IN WIDTH RUNNING ALONG THE REAR OR NORTHERLY BOUNDARY LINE OF SAID LOT NO. 29, TOGETHER WITH THE RIGHT AND PRIVILEGE OF INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY LINES, ETC. THE ABOVE PREMISES ARE UNDER AND SUBJECT TO THE FOLLOWING EXPRESS COVENANTS AND CONDITIONS WHICH ARE DEEMED TO BE ACCEPTED BY THE GRANTEES ON DELIVERY OF THIS DEED AS FURTHER DESCRIBED IN DEED BOOK 702, PAGE 956 AND 957.

**PARCEL ID NO. 22-01A-127-00-000**

**BEING KNOWN AS 255 Riverview Avenue, Columbia, PA 17815**

**BEING** the same premises which John A. Yohey joined by Angela S. Yohey, husband and wife, by Deed dated December 29, 2004 and recorded January 6, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200500172, granted and conveyed unto Barry J. Haupt, Single Man.



STEVEN K. EISENBERG, ESQUIRE (75736)  
M. TROY FREEDMAN, ESQUIRE (85165)  
WILLIAM E. MILLER, ESQUIRE (308951)  
ANDREW J. MARLEY, ESQUIRE (312314)  
JESSICA N. MANIS, ESQUIRE (318705)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PENNSYLVANIA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

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

U.S. Bank, N.A., as Trustee for the registered  
holders of Structured Asset Securities  
Corporation, Structured Asset Investment Loan  
Trust, Mortgage Pass-Through Certificates, Series  
2005-3 c/o Ocwen Loan Servicing, LLC

v.

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
and  
Jennifer A. Anderson Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
and  
Jonathan J. Haupt, Known Heir to the Estate of  
Barry J. Haupt a/k/a Barry Haupt  
Defendant(s)

Civil Action: 2016-CV-1358

MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To:

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
454 West Ridge Avenue  
Bloomsburg, PA 17815

Jonathan J. Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
255 Riverview Avenue  
Bloomsburg, PA 17815

Jennifer A. Anderson Haupt, Known Heir  
to the Estate of Barry J. Haupt a/k/a Barry Haupt  
405 Surrey Lane  
Bloomsburg, PA 17815

Jonathan J. Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
2347 24<sup>th</sup> Street  
Astoria, NY 11105

Your real estate at 255 Riverview Avenue, Columbia, PA 17815 is scheduled to be sold at  
Sheriff's Sale on November 15, 2017 at 9:00 A.M., at Courthouse,  
Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$124,414.35 obtained  
by HSBC Bank USA, N.A., as Trustee, by its servicer Ocwen Loan Servicing, LLC against you.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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 need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg PC, telephone (215) 572-8111.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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 house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 date of filing of said schedule. You should check with the Sheriff's Office by calling 1-570-389-5624 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

North Penn Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
1-570-784-8760

STEVEN K. EISENBERG, ESQUIRE (75736)  
M. TROY FREEDMAN, ESQUIRE (85165)  
WILLIAM E. MILLER, ESQUIRE (308951)  
ANDREW J. MARLEY, ESQUIRE (312314)  
JESSICA N. MANIS, ESQUIRE (318705)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PENNSYLVANIA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

U.S. Bank, N.A., as Trustee for the registered holders  
of Structured Asset Securities Corporation, Structured  
Asset Investment Loan Trust, Mortgage Pass-Through  
Certificates, Series 2005-3 c/o Ocwen Loan  
Servicing, LLC

Civil Action: 2016-CV-1358

v.

Victoria L. Sponeberg Haupt, Known Heir to the Estate of  
Barry J. Haupt a/k/a Barry Haupt  
and  
Jennifer A. Anderson Haupt, Known Heir to the Estate of  
Barry J. Haupt a/k/a Barry Haupt  
and  
Jonathan J. Haupt, Known Heir to the Estate of Barry J.  
Haupt a/k/a Barry Haupt  
Defendant(s)

MORTGAGE FORECLOSURE

**RE: PREMISES: 255 Riverview Avenue, Columbia, PA 17815**

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on \_\_\_\_\_ at \_\_\_\_\_ A.M. at Courthouse, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$124,414.35 together with interest, costs (and such other allowed amounts) thereon entered in the above matter in favor of Plaintiff against the above-named Defendant(s) who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the type of lien or the effect of the Sheriff=s Sale upon your lien, we urge you to **CONTACT YOUR ATTORNEY**, as we are not permitted to give you legal advice.

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 date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

August 29, 2017

STERN & EISENBERG, PC

BY:



- ☐ STEVEN K. EISENBERG, ESQUIRE
  - ☐ M. TROY FREEDMAN, ESQUIRE
  - ☒ JACQUELINE F. McNALLY, ESQUIRE
  - ☒ JESSICA N. MANIS, ESQUIRE
  - ☐ WILLIAM E. MILLER, ESQUIRE
  - ☐ ANDREW J. MARLEY, ESQUIRE
- Attorney for Plaintiff

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UNDER AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN CERTAIN AGREEMENT BETWEEN CLYDE E. AND JOAN B. YOHEY AND MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, DATED SEPTEMBER 11, 1998, RECORDED IN COLUMBIA COUNTY IN RECORD BOOK 700, PAGE 246. EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED LOT 29 IN FAVOR OF THE GRANTORS, THEIR HEIRS AND ASSIGNS, A UTILITY EASEMENT AND RIGHT OF WAY TWENTY (20) FEET IN WIDTH RUNNING ALONG THE REAR OR NORTHERLY BOUNDARY LINE OF SAID LOT NO. 29, TOGETHER WITH THE RIGHT AND PRIVILEGE OF INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY LINES, ETC.

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**PARCEL ID NO.** 22-01A-127-00-000

**BEING KNOWN AS** 255 Riverview Avenue, Columbia, PA 17815

**BEING** the same premises which John A. Yohey joined by Angela S. Yohey, husband and wife, by Deed dated December 29, 2004 and recorded January 6, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200500172, granted and conveyed unto Barry J. Haupt, Single Man.

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ANDREW J. MARLEY, ESQUIRE (312314)  
JESSICA N. MANIS, ESQUIRE (318705)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PENNSYLVANIA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

U.S. Bank, N.A., as Trustee for the registered  
holders of Structured Asset Securities  
Corporation, Structured Asset Investment Loan  
Trust, Mortgage Pass-Through Certificates, Series  
2005-3 c/o Ocwen Loan Servicing, LLC

v.

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
and  
Jennifer A. Anderson Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
and  
Jonathan J. Haupt, Known Heir to the Estate of  
Barry J. Haupt a/k/a Barry Haupt

Defendant(s)

Civil Action: 2016-CV-1358

2017-ED-113

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **255 Riverview Avenue, Columbia, PA 17815.**

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

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
454 West Ridge Avenue  
Bloomsburg, PA 17815

Jennifer A. Anderson Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
405 Surrey Lane  
Bloomsburg, PA 17815

Jonathan J. Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
255 Riverview Avenue  
Bloomsburg, PA 17815

Jonathan J. Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
2347 24<sup>th</sup> Street  
Astoria, NY 11105

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

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
454 West Ridge Avenue  
Bloomsburg, PA 17815

Jennifer A. Anderson Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
405 Surrey Lane  
Bloomsburg, PA 17815

Jonathan J. Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
255 Riverview Avenue  
Bloomsburg, PA 17815

Jonathan J. Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
2347 24<sup>th</sup> Street  
Astoria, NY 11105

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

N/A

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

N/A

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

N/A

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:

PA Department of Revenue  
Bureau of Compliance  
Box 281230  
Harrisburg, Pennsylvania 17128

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

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

Tenant(s)/Occupant(s)  
255 Riverview Avenue  
Bloomsburg, PA 17815

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

Date: August 29, 2017

STERN & EISENBERG, PC

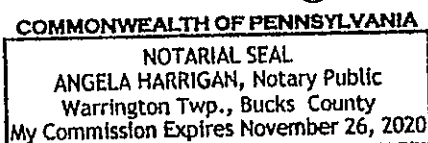
BY:

Jessica N. Manis

- ☐ STEVEN K. EISENBERG, ESQUIRE
  - ☐ M. TROY FREEDMAN, ESQUIRE
  - ☐ JACQUELINE F. McNALLY, ESQUIRE
  - ☒ JESSICA N. MANIS, ESQUIRE
  - ☐ WILLIAM E. MILLER, ESQUIRE
  - ☐ ANDREW J. MARLEY, ESQUIRE
- Attorney for Plaintiff

Sworn to and subscribed before me  
this 29<sup>th</sup> Day of August, 2017.

Angela Harrigan  
Notary Public



STEVEN K. EISENBERG, ESQUIRE (75736)  
M. TROY FREEDMAN, ESQUIRE (85165)  
WILLIAM E. MILLER, ESQUIRE (308951)  
ANDREW J. MARLEY, ESQUIRE (312314)  
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1581 MAIN STREET, SUITE 200  
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v.

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
and

Jennifer A. Anderson Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
and

Jonathan J. Haupt, Known Heir to the Estate of  
Barry J. Haupt a/k/a Barry Haupt  
Defendant(s)

Civil Action: 2016-CV-1358

MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To:

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
454 West Ridge Avenue  
Bloomsburg, PA 17815

Jonathan J. Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
255 Riverview Avenue  
Bloomsburg, PA 17815

Jennifer A. Anderson Haupt, Known Heir  
to the Estate of Barry J. Haupt a/k/a Barry Haupt  
405 Surrey Lane  
Bloomsburg, PA 17815

Jonathan J. Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
2347 24<sup>th</sup> Street  
Astoria, NY 11105

Your real estate at **255 Riverview Avenue, Columbia, PA 17815** is scheduled to be sold at  
Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ A.M., at Courthouse,  
Bloomsburg, PA 17815 (location of sale) to enforce the court judgment of \$124,414.35 obtained  
by HSBC Bank USA, N.A., as Trustee, by its servicer Ocwen Loan Servicing, LLC against you.

**NOTICE OF OWNER'S RIGHTS**

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

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



1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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 need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg PC, telephone (215) 572-8111.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg PC, telephone (215) 572-8111.
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 house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 date of filing of said schedule. You should check with the Sheriff's Office by calling 1-570-389-5624 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

North Penn Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
1-570-784-8760

STEVEN K. EISENBERG, ESQUIRE (75736)  
M. TROY FREEDMAN, ESQUIRE (85165)  
WILLIAM E. MILLER, ESQUIRE (308951)  
ANDREW J. MARLEY, ESQUIRE (312314)  
JESSICA N. MANIS, ESQUIRE (318705)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PENNSYLVANIA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

U.S. Bank, N.A., as Trustee for the registered holders  
of Structured Asset Securities Corporation, Structured  
Asset Investment Loan Trust, Mortgage Pass-Through  
Certificates, Series 2005-3 c/o Ocwen Loan  
Servicing, LLC

Civil Action: 2016-CV-1358

v.

Victoria L. Sponeberg Haupt, Known Heir to the Estate of  
Barry J. Haupt a/k/a Barry Haupt  
and  
Jennifer A. Anderson Haupt, Known Heir to the Estate of  
Barry J. Haupt a/k/a Barry Haupt  
and  
Jonathan J. Haupt, Known Heir to the Estate of Barry J.  
Haupt a/k/a Barry Haupt  
Defendant(s)

MORTGAGE FORECLOSURE

**RE: PREMISES: 255 Riverview Avenue, Columbia, PA 17815**

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on \_\_\_\_\_ at \_\_\_\_\_ A.M. at Courthouse, Bloomsburg, PA 17815 (subject to change without further notice).


The sale is being conducted pursuant to the judgment in the amount of \$124,414.35 together with interest, costs (and such other allowed amounts) thereon entered in the above matter in favor of Plaintiff against the above-named Defendant(s) who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR ATTORNEY**, as we are not permitted to give you legal advice.

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 date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

August 29, 2017

STERN & EISENBERG, PC

BY:

  
☐ STEVEN K. EISENBERG, ESQUIRE  
☐ M. TROY FREEDMAN, ESQUIRE  
☐ JACQUELINE F. McNALLY, ESQUIRE  
☒ JESSICA N. MANIS, ESQUIRE  
☐ WILLIAM E. MILLER, ESQUIRE  
☐ ANDREW J. MARLEY, ESQUIRE  
Attorney for Plaintiff

**ALL THAT CERTAIN** PIECE, PARCEL OR LOT OF LAND DESIGNATED AS LOT NO. 29 OF THE WONDVIEW SUBDIVISION SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTHERN LINE OF RIVERVIEW AVENUE AT THE SOUTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE NORTHERN LINE OF RIVERVIEW AVENUE, SOUTH 86 DEGREES WEST, 109.85 FEET TO THE SOUTHEAST CORNER OF LOT NO. 28; THENCE ALONG THE EASTERN LINE OF LOT NO. 28, NORTH 30 DEGREES 30 MINUTES WEST, 184.10 FEET TO A POINT IN LINE OF LOT NO. 19; THENCE ALONG THE SOUTHERN LINE OF LOT NO. 19 AND LOT NO. 18, NORTH 85 DEGREES EAST, A DISTANCE OF 109.08 FEET TO THE NORTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE WESTERN LINE OF LOT NO. 30, SOUTH 30 DEGREES 30 MINUTES EAST, 180.04 FEET TO THE NORTHERN SIDE OF RIVERVIEW AVENUE, BEING THE POINT AND PLACE OF BEGINNING. UNDER AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN CERTAIN AGREEMENT BETWEEN CLYDE E. AND JOAN B. YOHEY AND MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, DATED SEPTEMBER 11, 1998, RECORDED IN COLUMBIA COUNTY IN RECORD BOOK 700, PAGE 246. EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED LOT 29 IN FAVOR OF THE GRANTORS, THEIR HEIRS AND ASSIGNS, A UTILITY EASEMENT AND RIGHT OF WAY TWENTY (20) FEET IN WIDTH RUNNING ALONG THE REAR OR NORTHERLY BOUNDARY LINE OF SAID LOT NO. 29, TOGETHER WITH THE RIGHT AND PRIVILEGE OF INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY LINES, ETC. THE ABOVE PREMISES ARE UNDER AND SUBJECT TO THE FOLLOWING EXPRESS COVENANTS AND CONDITIONS WHICH ARE DEEMED TO BE ACCEPTED BY THE GRANTEEES ON DELIVERY OF THIS DEED AS FURTHER DESCRIBED IN DEED BOOK 702, PAGE 956 AND 957.

**PARCEL ID NO.** 22-01A-127-00-000

**BEING KNOWN AS** 255 Riverview Avenue, Columbia, PA 17815

**BEING** the same premises which John A. Yohey joined by Angela S. Yohey, husband and wife, by Deed dated December 29, 2004 and recorded January 6, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200500172, granted and conveyed unto Barry J. Haupt, Single Man.

COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION-LAW

U.S. Bank, N.A., as Trustee for the registered  
holders of Structured Asset Securities  
Corporation, Structured Asset Investment Loan  
Trust, Mortgage Pass-Through Certificates, Series  
2005-3 c/o Ocwen Loan Servicing, LLC  
(Plaintiff)

v.

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
And Jennifer A. Anderson Haupt, Known Heir to  
the Estate of Barry J. Haupt a/k/a Barry Haupt  
And Jonathan J. Haupt, Known Heir to the Estate  
of Barry J. Haupt a/k/a Barry Haupt  
(Defendant(s))

Civil Action Number: 2016-CV-1358

FILED  
NOTARIAL  
JUL 12 A 10:19  
COURT OF COMMON PLEAS  
COLUMBIA COUNTY

ORDER

AND NOW, this 11<sup>th</sup> day of July, 2017, upon consideration of Plaintiff's  
Motion for Special Order Directing Service of its Civil Action By Posting and Certified Mail  
Pursuant to Pa. R.C.P. 430(a), it is hereby **ORDERED AND DECREED** that the defendant,  
Jonathan J. Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt, shall be served by  
posting a copy of Plaintiff's original process on premises 255 RIVERVIEW AVENUE,  
BLOOMSBURG, PA 17815 and by sending a copy of same to the defendant at his last known  
address being 2347 24<sup>th</sup> STREET, ASTORIA, NY 11105 by certified mail, return receipt requested  
and regular mail. It is further **ORDERED AND DECREED** that all further notices requiring  
personal service in the above-captioned matter, shall be served upon defendant in the manner  
prescribed by this Order.

BY THE COURT:

15/ Thomas A. James Jr.  
J.

REAL ESTATE OUTLINE

ED # 113-17

DATE RECEIVED 9-5-17  
DOCKET AND INDEX 9-5-17

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>53053</u>

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

SALE DATE 11-15-17 TIME 0900  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_



Stern & Eisenberg PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

August 29, 2017

RE: U.S Bank N.A et al.

VS. Victoria L. Sponeberg Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt and Jennifer A. Anderson Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt

C.C.P. COLUMBIA CO. NO. 2016-CV-1358

Prothonotary's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Dear Sir or Madam:

I represent the plaintiff in the above matter and I am enclosing herewith the following:

Præcipe for Entry of Judgment  
Notice of Sale to Defendant  
3129.1 Affidavit in duplicate  
Præcipe for Writ of Execution  
Writ of Execution  
Abstract, in duplicate  
Certificate to the Sheriff  
Certification to the Sheriff  
Check to the Sheriff for \$1,350.00  
Check to Prothonotary \$50.00 (enter judgment and issue writ)

Please have the Prothy enter judgment, file the 3129.1 Affidavit and issue the Writ. Thereafter, the Writ should be transmitted it to the Sheriff together with remaining papers and check in the amount of \$1,350.00. Ask the Sheriff to schedule the sale for the next available listing and thereafter, advise.

Very truly yours,

  
JESSICA N. MANIS

JNM/ip  
Enclosures

FILED  
PROTHONOTARY  
2017 SEP - 1 P 1:56  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

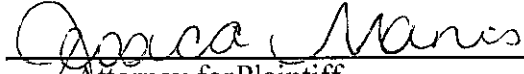
**ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND DESIGNATED AS LOT NO. 29 OF THE WONDERVIEW SUBDIVISION SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:** BEGINNING AT A POINT ON THE NORTHERN LINE OF RIVERVIEW AVENUE AT THE SOUTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE NORTHERN LINE OF RIVERVIEW AVENUE, SOUTH 86 DEGREES WEST, 109.85 FEET TO THE SOUTHEAST CORNER OF LOT NO. 28; THENCE ALONG THE EASTERN LINE OF LOT NO. 28, NORTH 30 DEGREES 30 MINUTES WEST, 184.10 FEET TO A POINT IN LINE OF LOT NO. 19; THENCE ALONG THE SOUTHERN LINE OF LOT NO. 19 AND LOT NO. 18, NORTH 85 DEGREES EAST, A DISTANCE OF 109.08 FEET TO THE NORTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE WESTERN LINE OF LOT NO. 30, SOUTH 30 DEGREES 30 MINUTES EAST, 180.04 FEET TO THE NORTHERN SIDE OF RIVERVIEW AVENUE, BEING THE POINT AND PLACE OF BEGINNING. UNDER AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN CERTAIN AGREEMENT BETWEEN CLYDE E. AND JOAN B. YOHEY AND MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, DATED SEPTEMBER 11, 1998, RECORDED IN COLUMBIA COUNTY IN RECORD BOOK 700, PAGE 246. EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED LOT 29 IN FAVOR OF THE GRANTORS, THEIR HEIRS AND ASSIGNS, A UTILITY EASEMENT AND RIGHT OF WAY TWENTY (20) FEET IN WIDTH RUNNING ALONG THE REAR OR NORTHERLY BOUNDARY LINE OF SAID LOT NO. 29, TOGETHER WITH THE RIGHT AND PRIVILEGE OF INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY LINES, ETC. THE ABOVE PREMISES ARE UNDER AND SUBJECT TO THE FOLLOWING EXPRESS COVENANTS AND CONDITIONS WHICH ARE DEEMED TO BE ACCEPTED BY THE GRANTEEES ON DELIVERY OF THIS DEED AS FURTHER DESCRIBED IN DEED BOOK 702, PAGE 956 AND 957.

**PARCEL ID NO. 22-01A-127-00-000**

**BEING KNOWN AS 255 Riverview Avenue, Columbia, PA 17815**

**BEING** the same premises which John A. Yohey joined by Angela S. Yohey, husband and wife, by Deed dated December 29, 2004 and recorded January 6, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200500172, granted and conveyed unto Barry J. Haupt, Single Man.

WAIVER OF WATCHMAN - 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.

  
\_\_\_\_\_  
Attorney for Plaintiff

Now \_\_\_\_\_ 20\_\_\_\_\_, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Attorney for Plaintiff





Stern & Eisenberg PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

August 29, 2017

RE: U.S Bank N.A et al.

VS. Victoria L. Sponeberg Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt and Jennifer A. Anderson Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt

C.C.P. COLUMBIA CO. NO. 2016-CV-1358

Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

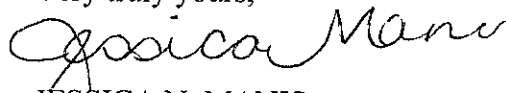
Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Victoria L. Sponeberg Haupt, Known Heir  
to the Estate of Barry J. Haupt  
a/k/a Barry Haupt  
454 West Ridge Avenue  
Bloomsburg, PA 17815

Jennifer A. Anderson Haupt, Known Heir  
to the Estate of Barry J. Haupt  
a/k/a Barry Haupt  
405 Surrey Lane  
Bloomsburg, PA 17815

Please forward an affidavit of service once completed.

Very truly yours,



JESSICA N. MANIS

JNM/ip  
Enclosures



Stern & Eisenberg PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
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August 29, 2017

RE: U.S Bank N.A et al.

VS. Victoria L. Sponeberg Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt and Jennifer A. Anderson Haupt, Known Heir to the Estate of Barry J. Haupt a/k/a Barry Haupt

C.C.P. COLUMBIA CO. NO. 2016-CV-1358

Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Jonathan J. Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
255 Riverview Avenue  
Bloomsburg, PA 17815

**\*\* POST PROPERTY PER COURT  
ORDER\*\***

Please forward an affidavit of service once completed.

Very truly yours,



JESSICA N. MANIS

JNM/ip  
Enclosures

STEVEN K. EISENBERG, ESQUIRE (75736)  
M. TROY FREEDMAN, ESQUIRE (85165)  
WILLIAM E. MILLER, ESQUIRE (308951)  
ANDREW J. MARLEY, ESQUIRE (312314)  
JESSICA N. MANIS, ESQUIRE (318705)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PENNSYLVANIA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

U.S. Bank, N.A., as Trustee for the registered  
holders of Structured Asset Securities  
Corporation, Structured Asset Investment Loan  
Trust, Mortgage Pass-Through Certificates, Series  
2005-3 c/o Ocwen Loan Servicing, LLC

Civil Action: 2016-CV-1358

2017-ED-113

v.

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
and  
Jennifer A. Anderson Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
and  
Jonathan J. Haupt, Known Heir to the Estate of  
Barry J. Haupt a/k/a Barry Haupt  
Defendant(s)

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF BUCKS

:

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his  
knowledge, information and belief, Defendants':

1. Last-known address is

Victoria L. Sponeberg Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
454 West Ridge Avenue  
Bloomsburg, PA 17815

Jennifer A. Anderson Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
405 Surrey Lane  
Bloomsburg, PA 17815

Jonathan J. Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
255 Riverview Avenue  
Bloomsburg, PA 17815

Jonathan J. Haupt, Known Heir to the  
Estate of Barry J. Haupt a/k/a Barry Haupt  
2347 24<sup>th</sup> Street  
Astoria, NY 11105

2. Is over the age of twenty-one.
3. Is not now nor has been within the last six (6) months in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

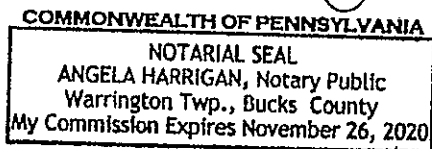
STERN & EISENBERG, PC

BY:

*Jessica N. Manis*  
☐ STEVEN K. EISENBERG, ESQUIRE  
☐ M. TROY FREEDMAN, ESQUIRE  
☐ JACQUELINE F. McNALLY, ESQUIRE  
☒ JESSICA N. MANIS, ESQUIRE  
☐ WILLIAM E. MILLER, ESQUIRE  
☐ ANDREW J. MARLEY, ESQUIRE  
Attorney for Plaintiff

Sworn to and subscribed before me  
this 29<sup>th</sup> Day of August, 2017.

*Angela Harrigan*  
Notary Public





## Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-4439  
Birth Date:  
Last Name: HAUPT  
First Name: BARRY  
Middle Name:  
Status As Of: Aug-29-2017  
Certificate ID: O1KM50U068FX4KQ

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

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

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

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

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955



Status Report  
Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date: Aug-XX-1975

Last Name: HAUPT

First Name: VICTORIA

Middle Name:

Status As Of: Aug-29-2017

Certificate ID: DQNMT762FTNHE96

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955



# Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date: Jun-XX-1985

Last Name: HAUPT

First Name: JONATHAN

Middle Name:

Status As Of: Aug-29-2017

Certificate ID: HCGB5IE0QNH7P8Y

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955



Status Report  
Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date: Oct-XX-1978

Last Name: HAUPT

First Name: JENNIFER

Middle Name:

Status As Of: Aug-29-2017

Certificate ID: 5F2EJXJ7300T45A

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955



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



71901140006000112502

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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113

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



JONATHAN HAUPT  
2347 24TH STREET

ASTORIA NY 11105-3414

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113

## Document Receipt

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Trans #	11393	Carrier / service:	USPS Server	First-Class Mail®	9/5/2017 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000112519

Doc Ref #: 113ED2017

Postage 5.2600

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	11392	Carrier / service:	USPS Server	First-Class Mail®	9/5/2017 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000112502

Doc Ref #: 113ED2017

Postage 5.2600

PHILADELPHIA PA 19107-4214

## Document Receipt

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## Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000112496

Doc Ref #: 113ED2017

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HARRISBURG PA 17105

## Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000112489

Doc Ref #: 113ED2017

Postage 5.2600

HARRISBURG PA 17128

## Document Receipt

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Trans #	11389	Carrier / service:	USPS Server	First-Class Mail®	9/5/2017 12:00:00 AM
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Ship to:

JONATHAN HAUPT

2347 24TH STREET

Tracking #: 71901140006000112472

Doc Ref #: 113ED2017

Postage 5.2600

ASTORIA NY 11105-3414

**STERN & EISENBERG PC**

**ATTORNEYS AT LAW**  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976

**KEYBANK**  
50-7044/2223

DATE

CHECK

AMOUNT

08/29/17

\$1,350.00

PAY

One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

TO THE  
ORDER  
OF

**Columbia County Sheriff**  
**35 West Main Street**  
**Bloomsburg, PA 17815**

**GENERAL ACCOUNT**  
**VOID AFTER 180 DAYS**

Memo: XXXXXX1811, Sponeberg Haupt, Known Heir to the Estate of Barry J.  
Haupt a/k/a Barry Haupt, Victoria L.

*W. C. Sponeberg*  
AUTHORIZED SIGNATURE

⑈053053⑈ ⑆222370440⑆007901126255⑈