

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 222405	Invoice Date: 06/27/2018 10:31:01 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$76.75	201804831	BENTON TOWNSHIP
	Grantor - NOTESTINE, KIMBERLY A		06/27/18 10:31:07 AM	
	Grantee - U S BANK			
	Consideration - \$3,136.07			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$15.50		
	RECORDING FEES - RECORDER	\$15.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$76.75		
	PAYMENTS			
	CHECK: 8227 - SHERIFF	\$76.75		
	TOTAL PAYMENTS	\$76.75		
	AMOUNT DUE	\$76.75		
	PAYMENT ON INVOICE	(\$76.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

US BANK NA

VS KIMBERLY NOTESTINE

NO. 148-2017 ED

NO. 1106-2017 JD

DATE/TIME OF SALE: June 6, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3074.58

POUNDAGE - 2% OF BID \$ 61.49

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3136.07

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3136.07

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1786.07

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u><b>Plaintiff</b></u>	<b>vs.</b>	<u><b>Defendant</b></u>
U.S. BANK NATIONAL ASSOCIATION		KIMBERLY NOTESTINE

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

**Sheriff's Sale Date:** Wednesday, June 6, 2018

**Writ of Execution No. :** 2017CV1106

**Advance Sheriff Costs:** \$1,350.00

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

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,079.33
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	\$210.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Surcharge	\$150.00
Tax Claim Search	\$5.00
Continued or Cancelled Sale	\$10.00
Continued or Cancelled Sale	\$10.00

Postponed to: 4/4/2018

Postponed to: 6/6/2018

**Total Sheriff Costs** **\$3,001.83**

## Distribution Costs

Recording Fees \$72.75

**Total Distribution Costs** **\$72.75**

---

**Grand Total:** **\$3,074.58**

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

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

fax transmittal

**To: SHERIFF'S OFFICE**

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

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

**BARB VILLARRIAL**

**Fax:** 570-389-5625

**Date:** March 21, 2018

**Phone:** 570-389-5624

**Pages:** 1 PAGE

**Re: SHERIFFS SALE**

**PROPERTY:** 607 GREEN ACRES ROAD

**KIMBERLY A. NOTESTINE**

2017-CV-0001106-MF

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

**ATTACHED PLEASE FIND A COPY OF THE NOTICE OF DATE OF CONTINUED  
SHERIFF SALE FILED AT THE PROTHONOTARY'S OFFICE 3/19/18**

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

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

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

Plaintiff

CIVIL DIVISION  
CASE NO. 2017CV1106

VS.

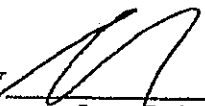
KIMBERLY NOTESTINE,  
Defendant

FILED  
NOTIONARY  
2018 MAR 19 A 11:13  
COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PA

**NOTICE OF THE DATE OF CONTINUED SHERIFF SALE**

THE SHERIFF'S SALE SCHEDULED FOR APRIL 4, 2018 @ 9:00AM IN THE ABOVE  
CAPTIONED MATTER HAS BEEN CONTINUED TO JUNE 6, 2018 @ 9:00 AM

DATE: March 16, 2018

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

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

## fax transmittal

**To: SHERIFF'S OFFICE**

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

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

**BARB VILLARRIAL**

**Fax:** 570-389-5625

**Date:** March 16, 2018

**Phone:** 570-389-5624

**Pages:** 1 PAGE

**Re: SHERIFFS SALE**

**PROPERTY:** 607 GREEN ACRES ROAD

**KIMBERLY A. NOTESTINE**

2017-CV-0001106-MF

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

**Notes** PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 04/04/18 TO THE  
NEXT SALE DATE OF ~~04/04/18~~ 6/6/2018

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

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

fax transmittal

**To: SHERIFF'S OFFICE**

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

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

**BARB VILLARRIAL**

**Fax:** 570-389-5625

**Date:** March 16, 2018

**Phone:** 570-389-5624

**Pages:** 1 PAGE

**Re: SHERIFFS SALE**

**PROPERTY:** 607 GREEN ACRES ROAD

**KIMBERLY A. NOTESTINE**

2017-CV-0001106-MF

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

**Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 04/04/18\_TO THE NEXT SALE DATE OF \_06/04/18**

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

LAW OFFICES

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

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

June 8, 2018

OFFICE OF THE SHERIFF  
Columbia County Court House  
35 West Main Street  
Bloomsburg, PA 17815

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY vs. KIMBERLY A. NOTESTINE  
No. 2017-CV-0001106-MF

Dear Sheriff:

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

THE GRANTEE SHOULD BE:

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

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

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

Very truly yours,

*Leon P. Haller*

Leon P. Haller

LPH/rb  
Enclosure





pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

**B. TRANSFER DATA**

Date of Acceptance of Document 6 / 6 / 2018			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY	
Mailing Address 35 West Main Street		Mailing Address 211 North Front Street	717-234-4178
City Bloomsburg	State PA	ZIP Code 17815	City Harrisburg
		State PA	ZIP Code 17101

**C. REAL ESTATE LOCATION**

Street Address 607 Green Acres Road		City, Township, Borough Benton Township
County COLUMBIA COUNTY	School District Benton Area SD	Tax Parcel Number 03 02A01002000

**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$3,001.83	2. Other Consideration + 0.00	3. Total Consideration = \$3,001.83
4. County Assessed Value \$45,848.00	5. Common Level Ratio Factor x 3.91	6. Computed Value = \$179,265.68

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

1a. Amount of Exemption Claimed \$ 179,265.68	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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**2. Check Appropriate Box Below for Exemption Claimed.**

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

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

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

Date

6/8/2018

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

LAW OFFICES

*Purcell, Krug & Haller*

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

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

HERSHEY  
(717) 533-3836

JOHN W. PURCELL (1924-2009)

JOSEPH NISSLEY (1910-1982)

March 8, 2018

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

Re: 2017-CV-0001106-MF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR  
THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. KIMBERLY A. NOTESTINE

Dear Sir/Madam:

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

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0001106-MF

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 2/14/18, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendant by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

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

Benton Municipal Water & Sewer Authority  
Third Street – PO Box 516  
Benton, PA 17814

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

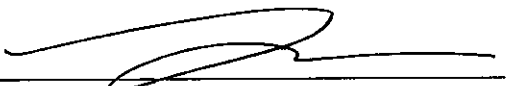
Reliant Orangeville Holdings, LLC  
3601 Islane Avenue  
Philadelphia, PA 19153

Reliant Orangeville Holdings, LLC  
200 Berwick Road  
Orangeville, PA 17859-9064

Reliant Orangeville Holdings, LLC  
c/o: Timothy T. Stevens, Esquire  
Davison & McCarthy PC  
645 Hamilton Street, Suite 510  
Allentown, PA 18101

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

TENANT/OCCUPANT  
607 GREEN ACRES ROAD  
BENTON, PA 17814

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

LAW OFFICES

*Purcell, Krug & Haller*

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

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

HERSHEY  
(717)533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL (1924-2009)

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

Benton Municipal Water & Sewer Authority  
Third Street – PO Box 516  
Benton, PA 17814

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645 Hamilton Street, Suite 510  
Allentown, PA 18101

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

TENANT/OCCUPANT  
607 GREEN ACRES ROAD  
BENTON, PA 17814

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

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

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

By: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

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

TRACT NO. 1: BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots No. 10 and 11 of plot of lots hereinafter mentioned, said beginning point being distant 577.92 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive, South 23 degrees 00 minutes East, 24 feet to a point of curve; thence from said point and continuing along the westerly side line of the aforesaid Drive by a curve to the right in a southwesterly direction for an arc distance of 101.58 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 100 feet and a chord with a course of South 6 degrees 06 minutes West, for a distance of 97.27 feet; thence from said point and continuing along the westerly side line of the aforesaid Drive, South 35 degrees 12 minutes West, 47.05 feet to a point in the line of lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line between Lot No. 10 and lands now or late of Lawrence W. Sieg, et ux., North 54 degrees 57 minutes West, 237.07 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glenn Hess, et ux., and lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line between Lots Nos. 10 and 11, North 89 degrees 29 minutes East, 176.16 feet to an angle point; thence from said point and continuing along the line between the aforesaid lots, North 67 degrees 00 minutes East, 49.98 feet to a point on the aforesaid westerly side line of Green Acre Drive, the place of beginning. Containing 18,063.55 square feet of land, be the same more or less.

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

TRACT NO 2: BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots Nos. 11 and 12 of Plot of Lots hereinafter mentioned, said beginning point being distant 493.09 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive by a curve to the left in a southerly direction for an arc distance of 43.09 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 109.81 feet and a chord with a course of South 11 degrees 45 minutes 30 seconds East, for a distance of 42.81 feet; thence from said point and continuing along the westerly side line of the aforesaid Drive, South 23 degrees 00 minutes East, 41.74 feet to a point in the line between Lots Nos. 10 and 11; thence from said point and along the line between said Lots, South 67 degrees 00 minutes West, 49.98 feet to an angle point; thence from said point and continuing along the line between Lots Nos. 10 and 11, South 89 degrees 29 minutes West, 176.16 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glenn Hess, et ux., and lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line of other lands now or late of Miles O. Little, trading as Little Lumber Company, and Esther Little, his wife, North 18 degrees 09 minutes East, 127.10 feet to a point in the line between Lots Nos. 11 and 12; thence from said point and along the line between Lots Nos. 11 and 12, South 68 degrees 02 minutes East, 54.27 feet to an angle point; thence from said point and continuing along the line between said Lots, North 89 degrees 29 minutes East, 107.22 feet to a point in the aforesaid westerly side line of Green Acre Drive, the place of beginning. Containing 19,450.26 square feet of land be the same more or less.

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

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

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

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

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 607 GREEN ACRES ROAD, BENTON, PA 17814.

PIN NO: 03 02A01002  
PARCEL NO: 03 02A01002000

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

TO BE SOLD AS THE PROPERTY OF KIMBERLY A. NOTESTINE UNDER JUDGMENT NO. 2017-CV-0001106-MF.



**U.S. Postal Service®**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

**USPS® ARTICLE NUMBER**

9414 7266 9904 2101 0289 88

Certified Mail Fee	\$	3.45
Return Receipt (Hardcopy)	\$	2.75
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	5.10
Postage	\$	0.47
<b>Total Postage and Fees</b>	<b>\$</b>	<b>11.77</b>

**Postmark  
Here**



**Sent to:** KIMBERLY A. NOTESTINE  
607 GREEN ACRES ROAD  
BENTON, PA 17814

**Reference Information**

MSH  
NOS 04/04/18

PENNSYLVANIA HOUSING FINANCE AGENCY v. KIMBERLY A. NOTESTINE  
Columbia County Sale

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Benton Municipal Water & Sewer Authority  
Third Street – PO Box 516  
Benton, PA 17814

Postmark:

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

Received from:

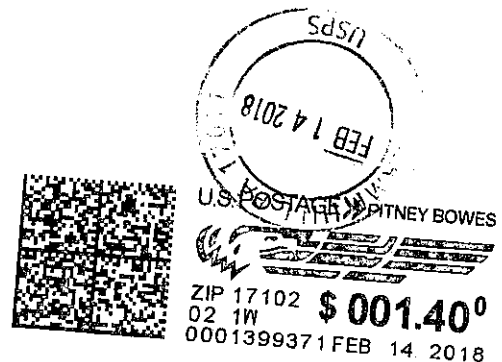
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



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

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

Postage:

One piece of ordinary mail addressed to:  
Reliant Orangeville Holdings, LLC  
3601 Islane Avenue  
Philadelphia, PA 19153

Postmark:

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

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

Postage:

One piece of ordinary mail addressed to:  
Reliant Orangeville Holdings, LLC  
200 Berwick Road  
Orangeville, PA 17859-9064

Postmark:

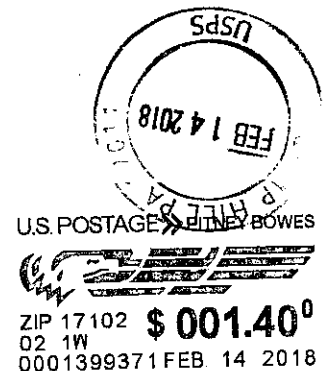
**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

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

Postage:

One piece of ordinary mail addressed to:  
Reliant Orangeville Holdings, LLC  
c/o: Timothy T. Stevens, Esquire  
Davison & McCarthy PC  
645 Hamilton Street, Suite 510  
Allentown, PA 18101

Postmark:



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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark:

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

Received from:

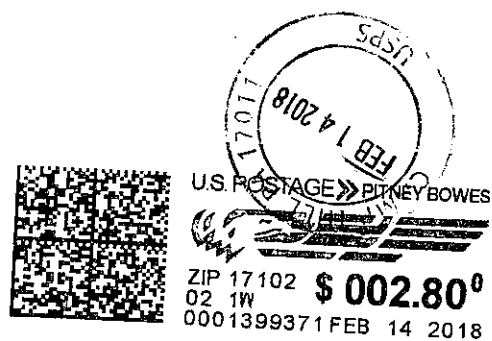
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT  
607 GREEN ACRES ROAD  
BENTON, PA 17814

Postmark:



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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0001106-MF

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 2/14/18, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendant by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

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

Reliant Orangeville Holdings, LLC  
200 Berwick Road  
Orangeville, PA 17859-9064

Benton Municipal Water & Sewer Authority  
Third Street – PO Box 516  
Benton, PA 17814

Reliant Orangeville Holdings, LLC  
c/o: Timothy T. Stevens, Esquire  
Davison & McCarthy PC  
645 Hamilton Street, Suite 510  
Allentown, PA 18101

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

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

Reliant Orangeville Holdings, LLC  
3601 Islane Avenue  
Philadelphia, PA 19153

TENANT/OCCUPANT  
607 GREEN ACRES ROAD  
BENTON, PA 17814

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

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

## fax transmittal

**To: SHERIFF'S OFFICE**

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

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

**BARB VILLARRIAL**

**Fax:** 570-389-5625

**Date:** February 19, 2018

**Phone:** 570-389-5624

**Pages:** 1 PAGE

**Re: SHERIFFS SALE**

**PROPERTY:** 607 GREEN ACRES ROAD

**KIMBERLY A. NOTESTINE**

2017-CV-0001106-MF

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

**ATTACHED PLEASE FIND THE NOTICE OF THE DATE OF THE CONTINUED SHERIFF SALE FILED APRIL 4, 2018.**

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

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

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

Plaintiff

CIVIL DIVISION  
CASE NO. 2017CV1106

VS.

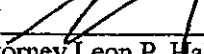
KIMBERLY NOTESTINE,  
Defendant

FILED  
NOTHOMARY  
2018 FEB -1 A 11:32  
CLERK OF COURTS OF  
COUNTY OF COLUMBIA

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

THE SHERIFF'S SALE SCHEDULED FOR JANUARY 31, 2018 @ 9:00 AM IN THE ABOVE  
CAPTIONED MATTER HAS BEEN CONTINUED TO APRIL 4, 2018 @ 9:00 AM

DATE: January 30, 2018

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

FILED  
PROTHONOTARY

2018 FEB -1 A 11:33

CLERK OF COURTS OF  
COUNTY OF COLUMBIA

**CERTIFICATION OF COMPLIANCE WITH THE PENNSYLVANIA PUBLIC  
ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

PURCELL, KRUG & HALLER

Dated: 1/30/2018

By: 

Leon P. Haller ID #15700

Jill M. Wineka ID #58802

Attorneys for Plaintiff



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

fax transmittal

**To: SHERIFF'S OFFICE**

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

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

**Fax:** 570-389-5625

**Date:** January 30, 2018

**Phone:** 570-389-5624

**Pages:** 1 PAGE

**Re: SHERIFFS SALE**

**PROPERTY: 607 GREEN ACRES ROAD**

**KIMBERLY A. NOTESTINE**

2017-CV-0001106-MF

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

**Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 01/31/18\_\_\_ TO THE NEXT SALE DATE OF 04/04/18**

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

# SHERIFF'S SALE COST SHEET

17-1106  
1350

VS. \_\_\_\_\_  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</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>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>487.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>2079.33</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>2329.33</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0</u>

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 3054.58

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

REAL ESTATE TAX CERTIFICATION

Date: 01/18/2018

Fee: \$5.00

Cert. NO: 30658

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

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

Assessment: 45,848  
Balances as of 01/18/2018

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

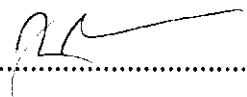
COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

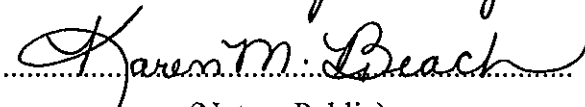
Per: \_\_\_\_\_

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice January 10, 17, 24, 2018 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 24<sup>th</sup>.....day of January.....2018...

.....  
(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

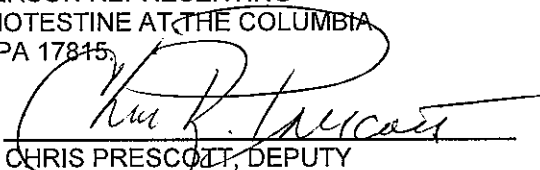


U.S. BANK NATIONAL ASSOCIATION  
vs.  
KIMBERLY NOTESTINE

Case Number  
2017CV1106

## SHERIFF'S RETURN OF SERVICE

12/21/2017 12:40 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: KIMBERLY NOTESTINE AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

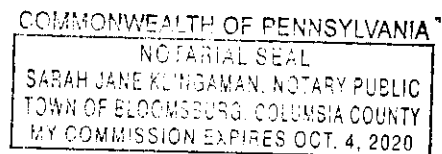
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

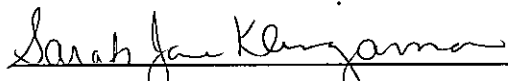
December 21, 2017

NOTARY

Affirmed and subscribed to before me this

21ST day of DECEMBER, 2017





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

(c) CountySura Sheriff, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NOTESTINE, KIMBERLY

Case Number  
2017CV1106

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	149
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	KIMBERLY NOTESTINE
<b>Primary Address:</b>	607 GREEN ACRES ROAD BENTON, PA 17814 <i>NOT OCCUPIED</i>
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	1013 ELK GROVE ROAD BENTON, PA 17814
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally - Adult In Charge <del>Posted</del> Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	12-21-17
<b>Time:</b>	1240
<b>Deputy:</b>	8
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
-------------------------------------	----------------------------

### Service Attempts:

<b>Date:</b>	12-12-17	12-18-17				
<b>Time:</b>	1251	1210				
<b>Mileage:</b>						
<b>Deputy:</b>	8/19	8				

### Service Attempt Notes:

1. *L/C Ad*
2. *Picking up today 12-19-17 or 12-20-17*
- 3.
4. *Served at CCSO*
- 5.
- 6.

NOTESTINE, KIMBERLY

2017CV1106

607 GREEN ACRES ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KIMBERLY NOTESTINE

Case Number  
2017CV1106

## SHERIFF'S RETURN OF SERVICE

12/12/2017 12:51 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 607 GREEN ACRES ROAD, BENTON, PA 17814.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

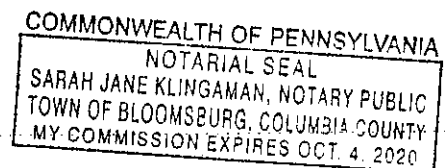
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 12, 2017

NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2017





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NOTESTINE, KIMBERLY

Case Number  
2017CV1106

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 607 GREEN ACRES ROAD  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-12-17

Time: 1251

Deputy: 8/19

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

(POSTING)

2017CV1106

607 GREEN ACRES ROAD, BENTON, PA 17814

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
NOTESTINE, KIMBERLY

Case Number  
2017CV1106

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 148

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 607 GREEN ACRES ROAD  
BENTON, PA 17814

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-12-17

Time: 1251

Deputy: 8/19

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date: 12-12

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2017CV1106

607 GREEN ACRES ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
NOTESTINE, KIMBERLY

Case Number  
2017CV1106

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	148
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	PAUL NEWHART
<b>Relation:</b>	CLERK
<b>Date:</b>	12/1/17
<b>Time:</b>	1453
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
-------------------------------------	----------------------------

### Service Attempts:

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

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1106

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NOTESTINE, KIMBERLY

Case Number  
2017CV1106

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	148
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	Columbia County Tax Office	
Primary Address:	PO Box 380 Bloomsburg, PA 17815	
Phone:	570-389-5649	DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally - <u>Adult In Charge</u> - Posted - Other	
Adult In Charge:	RENEE LEWNAULT	
Relation:	Clerk	
Date:	12/1/17	Time:
Deputy:	4	Mileage:

### Attorney / Originator:

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

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1106

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NOTESTINE, KIMBERLY

Case Number  
2017CV1106

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	148
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BENTON MUNICIPAL WATER SEWER AUTH
<b>Primary Address:</b>	C/O MICHAEL GREGOROWICZ, ESQ. 401 MARKET 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>	Eris Sittle
<b>Relation:</b>	Secretary
<b>Date:</b>	12-4-12
<b>Time:</b>	1211
<b>Deputy:</b>	11
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
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### Service Attempts:

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

### Service Attempt Notes:

1. \_\_\_\_\_
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5. \_\_\_\_\_
6. \_\_\_\_\_

BENTON MUNICIPAL WATER SEWER AUTH 2017CV1106 C/O MICHAEL GREGOROWICZ, ESQ., 401 MARKET STREET NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NOTESTINE, KIMBERLY

Case Number  
2017CV1106

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	148
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	Domestic Relations Office of Columbia Cou	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	
Phone:	DOB:	
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	EILEEN JESS	
Relation:	CELL	
Date:	12/1/17	Time: 1617
Deputy:	4	Mileage:

### Attorney / Originator:

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

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
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5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2017CV1106 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NOTESTINE, KIMBERLY

Case Number  
2017CV1106

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	148
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Cathy Gordon
<b>Primary Address:</b>	85 Gordon Road Benton, PA 17814
<b>Phone:</b>	570-925-2517
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	11-30
<b>Time:</b>	13:19
<b>Deputy:</b>	3
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
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### Service Attempts:

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

### Service Attempt Notes:

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4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GORDON, CATHY

2017CV1106

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
NOTESTINE, KIMBERLY

Case Number  
2017CV1106

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	148
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	RELIANT ORANGEVILLE HOLDINGS, LLC	
Primary Address:	200 BERWICK ROAD ORANGEVILLE, PA 17859	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Loeree Levens		
Relation:	Administrator		
Date:	11:30	Time:	13:05
Deputy:	3	Mileage:	

### Attorney / Originator:

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

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
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RELIANT ORANGEVILLE H

2017CV1106

200 BERWICK ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 11/30/17

Account:

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

SALE	Ad ID:	1123421
	Description:	NOTESTINE SHERIFF
	Run Dates:	01/10/18 to 01/24/18
	Class:	2
	Agate Lines:	381
	Blind Box:	

<b>Total Ad Cost</b>		<b>\$2,079.33</b>		
<b>Amount Paid</b>		<b>\$0.00</b>		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	01/10/18	01/24/18	3	\$2,079.33

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Judgment Foreclosure)  
No. 2017-01106

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, JANUARY 24, 2018**  
**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 and order of distribution of the proceeds will be made in accordance with the schedule on (10) days after said day, unless exceptions are filed with the Sheriff's Office prior thereto.

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

**TRACT NO. 1: BEGINNING** at a point in the westerly side line of 50 feet wide Green Acres Drive and in the line between Lots Nos. 10 and 11 of lot of the hereinafter named, said beginning point being distant 577.32 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acres Drive thence from said beginning point and along said westerly side line of Green Acres Drive South 23 degrees 00 minutes East, 24 feet to a point on a curve thence from said point and curving along the westerly side line of the aforesaid Drive by a curve to the right in a southeasterly direction for an arc distance of 101.58 feet to a point of tangency on the westerly side line of Green Acres Drive, said curve having a radius of 150 feet and a chord with a course of South 8 degrees 06 minutes West, for a distance of 37.23 feet thence from said point and continuing along the westerly side line of the aforesaid Drive South 35 degrees 12 minutes West, 47.00 feet to a point in the line of lands now or late of Lawrence V. Sing, et al., thence from said point and along the line between Lot No. 10 and North row or line of Lawrence V. Sing, et al., North 54 degrees 17 minutes West, 277.02 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Green House, et al., and thence from said point and along the line between Lots Nos. 10 and 11 North 88 degrees 28 minutes East, 171.18 feet to an angle point thence from said point and curving along the line between the above and Lot No. 17, degree 02 minutes East, 43.39 feet to a point on the above westerly side line of Green Acres Drive, the place of beginning. Containing 10,363.65 square feet of land for the same more or less.

**BEING** all of Lot No. 10 of Plan of Lots known as "Green Acres", as developed for Otto G. Little & Son by the Sutherland-Gibbs Engineering Co. Ltd. of Villanova, PA.

**TRACT NO. 2: BEGINNING** at a point in the westerly side line of 50 feet wide Green Acres Drive and in the line between Lots Nos. 11 and 12 of Lot of the hereinafter named, said beginning point being distant 432.09 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acres Drive thence from said beginning point and along said westerly side line of Green Acres Drive by a curve to the left in a southeasterly direction for an arc distance of 43.09 feet to a point of tangency on the westerly side line of Green Acres Drive, said curve having a radius of 101.58 feet and a chord with a course of South 11 degrees 45 minutes 37 seconds East, for a distance of 42.81 feet thence from said point and continuing along the westerly side line of the aforesaid Drive South 23 degrees 00 minutes East, 41.24 feet to a point in the line between Lots Nos. 10 and 11 thence from said point and along the line between said Lots South 17 degrees 00 minutes West, 41.78 feet to an angle point thence from said point and continuing along the line between Lots Nos. 10 and 11 and also to lands now or late of Lawrence V. Sing, et al., thence from said point and along the line between Lot No. 10 and North row or line of Lawrence V. Sing, et al., North 54 degrees 17 minutes West, 277.02 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Green House, et al., and thence from said point and along the line between Lots Nos. 11 and 12 South 88 degrees 28 minutes East, 171.18 feet to an angle point thence from said point and continuing along the line between the above and Lot No. 17, degree 02 minutes East, 43.39 feet to a point in the above westerly side line of Green Acres Drive, the place of beginning. Containing 10,452.26 square feet of land for the same more or less.

**BEING** all of Lot No. 11 of the Plan of Lots known as "Green Acres", as developed for Otto G. Little & Son by the Sutherland-Gibbs Engineering Co. Ltd. of Villanova, PA.

**SUBJECT** to a Drainage Easement, through, over and upon a strip of land 6 feet in width lying along and adjacent to the northwesterly side line of the hereinafter described premises and extending westerly from the westerly side line of Green Acres Drive to the westerly or rear line of said Lot No. 11 at that same width of 6 feet, to be used in connection with a smaller 6 foot wide strip of land lying along the spot westerly side line of Lot No. 12, thence forming a 12 foot wide strip of land about 181 feet in length for the purpose of a Drainage Easement to carry surface water from Green Acres Drive through the same Highway, Legislative Route No. 304, said Easement shall extend to the first chain and line from any obstructions which would block the flow of water.

**UNDER AND SUBJECT** to all existing easements, conditions, restrictions and covenants as set forth in Record Book 279 at page 1573, and prior deeds in Chain of Title.

**EXCEPTING AND RESERVING** unto the grantor herein, their heirs and assigns, the right to construct, reconstruct, operate and maintain water lines including water mains, shutoff valves and all other necessary appurtenances on, along or under or over the front, rear and side lines of the above described parcel of land.

**UNDER AND SUBJECT** to and together with prior grants and reservations of coal, oil, gas, mining rights or any, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

**UNDER AND SUBJECT** to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc. as may be set forth contained in or related to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

**HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 607 GREEN ACRES ROAD, BENTON, PA. 17814**

**PARCEL NO. 03 02A 01070000**  
**BEING** the same premises owned by George H. Remington, Jr. by deed dated July 30, 2007 recorded August 1, 2007 at Columbia County Records No. 210707381, granted and conveyed unto Kimberly A. Harrison.

**PROPERTY ADDRESS: 607 GREEN ACRES ROAD, BENTON, PA 17814**  
**UPI / TAX PARCEL NUMBER: 03 02A 01070000**

Sold and taken into execution to be sold as the property of KIMBERLY NOTESTINE in full of U.S. BANK NATIONAL ASSOCIATION

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or twenty five percent of the bid price 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 BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN UNDESIRABLE 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 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 defaulter 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 shall be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

Attorney for the Plaintiff:  
**MURCELL, BERG & HALLER**  
HARRISBURG, PA 17124-4178

Attorney for the Defendant:  
**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1106

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, JANUARY 31, 2018**  
**AT 9:00 O'CLOCK A.M.**

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

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

TRACT NO. 1: BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots No. 10 and 11 of plot of lots hereinafter mentioned, said beginning point being distant 577.92 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive, South 23 degrees 00 minutes East, 24 feet to a point of curve; thence from said point and continuing along the westerly side line of the aforesaid Drive by a curve to the right in a southwesterly direction for an arc distance of 101.58 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 100 feet and a chord with a course of South 6 degrees 06 minutes West, for a distance of 97.27 feet; thence from said point and continuing along the westerly side line of the aforesaid Drive, South 35 degrees 12 minutes West, 47.05 feet to a point in the line of lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line between Lot No. 10 and lands now or late of Lawrence W. Sieg, et ux., North 54 degrees 57 minutes West, 237.07 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glenn Hess, et ux., and lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line between Lots Nos. 10 and 11, North 89 degrees 29 minutes East, 176.16 feet to an angle point; thence from said point and continuing along the line between the aforesaid lots, North 67 degrees 00 minutes East, 49.98 feet to a point on the aforesaid westerly side line of Green Acre Drive, the place of beginning. Containing 18,063.55 square feet of land, be the same more or less.  
BEING all of Lot No. 10 of Plot of Lots known as "Green Acres", as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co. Ltd. Of Wilkes-Barre, PA.

TRACT NO 2: BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots Nos. 11 and 12 of Plot of Lots hereinafter mentioned, said beginning point being distant 493.09 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive by a curve to the left in a southerly direction for an arc distance of 43.09 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 109.81 feet and a chord with a course of South 11 degrees 45 minutes 30 seconds East, for a distance of 42.81 feet; thence from said point and continuing along the westerly side line of the aforesaid Drive, South 23 degrees 00 minutes East, 41.74 feet to a point in the line between Lots Nos. 10 and 11; thence from said point and along the line between said Lots, South 67 degrees 00 minutes West, 49.98 feet to an angle point; thence from said point and continuing along the line between Lots Nos. 10 and 11, South 89 degrees 29 minutes West, 176.16 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glenn Hess, et ux., and lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line of other lands now or late of Miles O. Little, trading as Little Lumber Company, and Esther Little, his wife, North 18 degrees 09 minutes East, 127.10 feet to a point in the line between Lots Nos. 11 and 12; thence from said point and along the line between Lots Nos. 11 and 12, South 68 degrees 02 minutes East, 54.27 feet to an angle point; thence from said point and continuing along the line between said Lots, North 89 degrees 29 minutes East, 107.22 feet to a point in the aforesaid westerly side line of Green Acre Drive, the place of beginning. Containing 19,450.26 square feet of land be the same more or less.

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

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

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

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

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 607 GREEN ACRES ROAD, BENTON, PA 17814.

PIN NO: 03 02A01002

PARCEL NO: 03 02A01002000

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

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

UPI / TAX PARCEL NUMBER: 03 02A 01002000

Seized and taken into execution to be sold as the property of KIMBERLY NOTESTINE in suit of U.S. BANK NATIONAL ASSOCIATION.

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

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

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

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0001106-MF

2017-ED-148

IN MORTGAGE FORECLOSURE

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 and Rule 3257

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **607 GREEN ACRES ROAD BENTON, PA 17814** as follows:

Amount due pursuant to Judgment

\$96,774.37

**TOTAL WRIT**

\$96,774.37

PLUS COSTS:

Dated: 11-29-17

Bauman N. Silvette  
PROTHONOTARY

Proth & Clerk of Dev Courts

By M. C. [Signature] 1st Monday in 2020  
DEPUTY

(SEAL)

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

VS.

KIMBERLY A. NOTESTINE,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0001106-MF

2017-ED-148  
IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **607 GREEN ACRES ROAD BENTON, PA 17814**:

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

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

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

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

Benton Municipal Water & Sewer Authority  
Third Street – PO Box 516  
Benton, PA 17814 ✓

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

Reliant Orangeville Holdings, LLC  
3601 Islane Avenue  
Philadelphia, PA 19153 ✓

Reliant Orangeville Holdings, LLC  
200 Berwick Road  
Orangeville, PA 17859-9064 ✓

Reliant Orangeville Holdings, LLC  
c/o: Timothy T. Stevens, Esquire  
Davison & McCarthy PC  
645 Hamilton Street, Suite 510  
Allentown, PA 18101 ✓

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

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

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

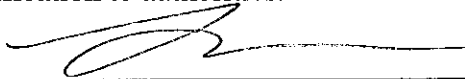
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT  
607 GREEN ACRES ROAD ✓  
BENTON, PA 17814

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

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

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

DATE: **November 22, 2017**

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

VS.

KIMBERLY A. NOTESTINE,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0001106-MF

2017-ED-148

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: Jan. 31 2018

TIME: 9:00 am

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

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

THE LOCATION of your property to be sold is:

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

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

**No. 2017-CV-0001106-MF**

**JUDGMENT AMOUNT \$96,774.37**

**THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S)** of this property:

**KIMBERLY A. NOTESTINE**

Tommy Betm

# 0302A 01 00 2000

REAL ESTATE OUTLINE

ED # 2017 ED 148

DATE RECEIVED 11-28-17  
DOCKET AND INDEX 2017 CV 1106

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>228164</u>

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

SALE DATE Jan. 31, 18 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

SHORT LEGAL:

ALL those two parcels of land in the Township of Benton, County of Columbia, Pennsylvania:  
TRACT NO. 1: BEING all of Lot No. 10, Green Acres Plot of Lots; and  
TRACT NO 2: BEING all of Lot No. 11, Green Acres Plot of Lots",  
as developed for Otto G. Little & Son, by the Sturdevant-Dilley Engineering Co. Ltd., of Wilkes-Barre,  
PA.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 607 GREEN  
ACRES ROAD, BENTON, PA 17814.

PIN NO: 03 02A01002  
PARCEL NO: 03 02A01002000  
Columbia Instrument No. 200707921.

TO BE SOLD AS THE PROPERTY OF KIMBERLY A. NOTESTINE UNDER JUDGMENT NO.  
2017-CV-0001106-MF.



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

TRACT NO. 1: BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots No. 10 and 11 of plot of lots hereinafter mentioned, said beginning point being distant 577.92 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive, South 23 degrees 00 minutes East, 24 feet to a point of curve; thence from said point and continuing along the westerly side line of the aforesaid Drive by a curve to the right in a southwesterly direction for an arc distance of 101.58 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 100 feet and a chord with a course of South 6 degrees 06 minutes West, for a distance of 97.27 feet; thence from said point and continuing along the westerly side line of the aforesaid Drive, South 35 degrees 12 minutes West, 47.05 feet to a point in the line of lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line between Lot No. 10 and lands now or late of Lawrence W. Sieg, et ux., North 54 degrees 57 minutes West, 237.07 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glenn Hess, et ux., and lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line between Lots Nos. 10 and 11, North 89 degrees 29 minutes East, 176.16 feet to an angle point; thence from said point and continuing along the line between the aforesaid lots, North 67 degrees 00 minutes East, 49.98 feet to a point on the aforesaid westerly side line of Green Acre Drive, the place of beginning. Containing 18,063.55 square feet of land, be the same more or less.

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

TRACT NO 2: BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lots Nos. 11 and 12 of Plot of Lots hereinafter mentioned, said beginning point being distant 493.09 feet measured from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive; thence from said beginning point and along said westerly side line of Green Acre Drive by a curve to the left in a southerly direction for an arc distance of 43.09 feet to a point of tangent on the westerly side line of Green Acre Drive, said curve having a radius of 109.81 feet and a chord with a course of South 11 degrees 45 minutes 30 seconds East, for a distance of 42.81 feet; thence from said point and continuing along the westerly side line of the aforesaid Drive, South 23 degrees 00 minutes East, 41.74 feet to a point in the line between Lots Nos. 10 and 11; thence from said point and along the line between said Lots, South 67 degrees 00 minutes West, 49.98 feet to an angle point; thence from said point and continuing along the line between Lots Nos. 10 and 11, South 89 degrees 29 minutes West, 176.16 feet to a corner common to Lots Nos. 10 and 11 and also to lands now or late of Glenn Hess, et ux., and lands now or late of Lawrence W. Sieg, et ux.; thence from said point and along the line of other lands now or late of Miles O. Little, trading as Little Lumber Company, and Esther Little, his wife, North 18 degrees 09 minutes East, 127.10 feet to a point in the line between Lots Nos. 11 and 12; thence from said point and along the line between Lots Nos. 11 and 12, South 68 degrees 02 minutes East, 54.27 feet to an angle point; thence from said point and continuing along the line between said Lots, North 89 degrees 29 minutes East, 107.22 feet to a point in the aforesaid westerly side line of Green Acre Drive, the place of beginning. Containing 19,450.26 square feet of land be the same more or less.

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

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

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

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

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 607 GREEN ACRES ROAD, BENTON, PA 17814.

PIN NO: 03 02A01002  
PARCEL NO: 03 02A01002000

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

TO BE SOLD AS THE PROPERTY OF KIMBERLY A. NOTESTINE UNDER JUDGMENT NO. 2017-CV-0001106-MF.

SHORT LEGAL:

ALL those two parcels of land in the Township of Benton, County of Columbia, Pennsylvania:  
TRACT NO. 1: BEING all of Lot No. 10, Green Acres Plot of Lots; and  
TRACT NO 2: BEING all of Lot No. 11, Green Acres Plot of Lots”,  
as developed for Otto G. Little & Son, by the Sturdevant-Dilley Engineering Co. Ltd., of Wilkes-Barre,  
PA.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 607 GREEN  
ACRES ROAD, BENTON, PA 17814.

PIN NO: 03 02A01002  
PARCEL NO: 03 02A01002000  
Columbia Instrument No. 200707921.

TO BE SOLD AS THE PROPERTY OF KIMBERLY A. NOTESTINE UNDER JUDGMENT NO.  
2017-CV-0001106-MF.

TO THE SHERIFF OF COLUMBIA COUNTY:

1 of 2

## REQUEST FOR SERVICE

**DATE: November 22, 2017**

FROM:

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

CASE CAPTION:

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

***VS.***

***KIMBERLY A. NOTESTINE***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE  
and/or NOTICE OF SALE and/or SHERIFF HANDBILL**

**No. 2017-CV-0001106-MF**

**SERVICE TO BE MADE ON DEFENDANT: KIMBERLY A. NOTESTINE \*\*\***

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

**\*\*\* SERVE DEFENDANT WITH NOTICE OF SALE**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

COPY

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0001106-MF

2017-ED-148  
IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **607 GREEN ACRES ROAD BENTON, PA 17814**:

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

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

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

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

Benton Municipal Water & Sewer Authority  
Third Street – PO Box 516  
Benton, PA 17814

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

Reliant Orangeville Holdings, LLC  
3601 Islane Avenue  
Philadelphia, PA 19153

Reliant Orangeville Holdings, LLC  
200 Berwick Road  
Orangeville, PA 17859-9064

Reliant Orangeville Holdings, LLC  
c/o: Timothy T. Stevens, Esquire  
Davison & McCarthy PC  
645 Hamilton Street, Suite 510  
Allentown, PA 18101

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

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

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

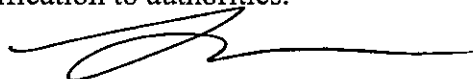
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT  
607 GREEN ACRES ROAD  
BENTON, PA 17814

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

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



---

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

DATE: **November 22, 2017**

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant: **KIMBERLY A. NOTESTINE**

Filed to No. **2017-CV-0001106-MF**

**INSTRUCTIONS**

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

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

(A more complete legal description accompanies these documents.)


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

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

**WAIVER OF WATCHMAN AND INSURANCE**

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

**NOW, November 22, 2017** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

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

TO THE SHERIFF OF COLUMBIA COUNTY:

2 of 2

**REQUEST FOR SERVICE – POST PROPERTY**

**DATE: November 22, 2017**

FROM:

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

CASE CAPTION:

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

***VS.***

***KIMBERLY A. NOTESTINE***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE  
and/or NOTICE OF SALE and/or SHERIFF HANDBILL**

**No. 2017-CV-0001106-MF**

**SERVICE TO BE MADE ON DEFENDANT: KIMBERLY A. NOTESTINE \*\*\***

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

**+++ POST PROPERTY WITH SHERIFF HANDBILL OR OTHER NOTICE OF SALE.**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff



# SHERIFF:

## FOR SHF SALE DATE: TBD

I am submitting documentation necessary to schedule a Sheriff's sale of real estate. If you require anything further or have any questions as to content or format, please contact either of the undersigned.

Thank you.

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

**\* Inquiries relating to the checks and/or copies should be directed to CAYLA WATTS @ CWatts@pkh.com or 717-234-4178 x149.**

**\*\* Issues or questions regarding document errors, legal description or 3129 should be directed to Robin Forry @ rforry@pkh.com or 717-234-4178 x146.**

**\*\*\* Questions regarding the actual sheriff sale should be directed to Barb Villarrial @ BVillarrial@pkh.com or 717-234-4178 x140.**

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

PLAINTIFF

VS.

KIMBERLY A. NOTESTINE,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0001106-MF

2017-ED-148

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: Jan. 31 2018

TIME: 9:00 am

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

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

THE LOCATION of your property to be sold is:

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

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

**No. 2017-CV-0001106-MF**

**JUDGMENT AMOUNT \$96,774.37**

**THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S)** of this property:

**KIMBERLY A. NOTESTINE**

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



71901140006000117767

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



71901140006000117781

RELIANT ORANGEVILLE HOLDING LLC  
3601 ISLANE AVENUE

PHILADELPHIA PA 19153

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## Document Receipt

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Trans #	11958	Carrier / service:	USPS Server	First-Class Mail®	11/30/2017 12:00:00 AM
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## Ship to:

RELIANT ORANGEVILLE HOLDING LLC	C/O TIMOTHY T. STEVENS ESQ
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645 HAMILTON STREET

Tracking #: 71901140006000117798

Doc Ref #: 2017ED148

Postage 5.2600

ALLENTOWN PA 18101

## Document Receipt

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Trans #	11958	Carrier / service:	USPS Server	First-Class Mail®	11/30/2017 12:00:00 AM
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Ship to:

RELIANT ORANGEVILLE HOLDING LLC  
C/O TIMOTHY T. STEVENS  
ESQ

645 HAMILTON STREET

Tracking #: 71901140006000117798

Doc Ref #: 2017ED148

Postage 5.2600

ALLENTOWN PA 18101

148

## Document Receipt

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Trans #	11957	Carrier / service:	USPS Server	First-Class Mail®	11/30/2017 12:00:00 AM
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Ship to:

RELIANT ORANGEVILLE HOLDING LLC

3601 ISLANE AVENUE

PHILADELPHIA PA 19153

Tracking #: 71901140006000117781

Doc Ref #: 2017ED148

Postage 5.2600

## Document Receipt

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Trans #	11956	Carrier / service:	USPS Server	First-Class Mail®	11/30/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000117774

Doc Ref #: 2017ED148

Postage 5.2600

PHILADELPHIA PA 19106



## Document Receipt

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Trans #	11955	Carrier / service:	USPS Server	First-Class Mail®	11/30/2017 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000117767

Doc Ref #: 2017ED148

Postage 5.2600

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	11955	Carrier / service:	USPS Server	First-Class Mail®	11/30/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000117767

Doc Ref #: 2017ED148

Postage 5.2600

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	11954	Carrier / service:	USPS Server	First-Class Mail®	11/30/2017 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000117750

Doc Ref #: 2017ED148

Postage 5.2600

HARRISBURG PA 17128

## Document Receipt

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Trans #	11954	Carrier / service:	USPS Server	First-Class Mail®	11/30/2017 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000117750

Doc Ref #: 2017ED148

Postage 5.2600

HARRISBURG PA 17128

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

**Purcell, Krug & Haller**

1719 North Front Street  
Harrisburg, PA 17102



First National Bank  
60-1809/433

CHECK NO.

228166

CHECK DATE

11/28/2017

228166

PAY

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

CHECK AMOUNT  
\$1,350.00

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

MP

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

⑈ 228166 ⑈ ⑆043318092⑆ 513209312⑈

Security Features Included

Details on back