

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 214282	Invoice Date: 06/28/2017 9:53:34 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201704987	BERWICK BORO
	Grantor - FLEMING, MATTHEW R		06/28/17 9:53:44 AM	
	Grantee - PENNSYLVANIA HOUSING FINANCE AGENCY			
	Consideration - \$2,306.09			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7852 - SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

PENNSYLVANIA HOUSING FINANCE AGENCY VS MATTHEW FLEMING

NO. 35-2017 ED

NO. 110-2017 JD

DATE/TIME OF SALE: JUNE 7, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 226,87

POUNDAGE - 2% OF BID \$ 45,22

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2306,09

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Matthew Fleming

TOTAL DUE: \$ 2306,09

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 956,09

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PENNSYLVANIA HOUSING FINANCE
AGENCY

vs.

Defendant
MATTHEW R. FLEMING

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

Sheriff's Sale Date: Wednesday, June 7, 2017

Writ of Execution No. : 2017CV110

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1425 ORANGE STREET, BERWICK, PA 18603

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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,183.38
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	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Total Sheriff Costs	\$1,961.88

Municipal Costs

Sewer	\$231.99
Total Municipal Costs	\$231.99

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$2,260.87**

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

LAW OFFICES

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

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

June 15, 2017

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

Re: PENNSYLVANIA HOUSING FINANCE AGENCY vs. MATTHEW R. FLEMING
No. 2017-CV-0000110-MF

Dear Sheriff:

Enclosed please find a check in the amount of \$956.09 for the balance of sale costs 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:

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: 6/7/2017

Grantor(s)/Lessor(s) <u>Sheriff of Columbia County</u>	Telephone Number: <u>(570) 389-5622</u>	Grantee(s)/Lessee(s) <u>Pennsylvania Housing Finance Agency</u>	Telephone Number: <u>(717) 234-4178</u>
Mailing Address: <u>35 West Main Street</u>		Mailing Address: <u>211 North Front Street</u>	
City: <u>Bloomsburg</u>	State: <u>PA</u> ZIP Code: <u>17815</u>	City: <u>Harrisburg</u>	State: <u>PA</u> ZIP Code: <u>17102</u>

C. REAL ESTATE LOCATION

Street Address: 1425 Orange Street City, Township, Borough: Borough of Berwick
County: Columbia County School District: _____ Tax Parcel Number: 04D-08-193

D. VALUATION DATA

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

1. Actual Cash Consideration <u>\$2,260.87</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= \$2,260.87</u>
4. County Assessed Value <u>\$14,104.00</u>	5. Common Level Ratio Factor <u>X 3.69</u>	6. Computed Value <u>= \$52,043.76</u>

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

1a. Amount of Exemption Claimed <u>\$ 52,043.76</u>	1b. Percentage of Grantor's Interest in Real Estate <u>100.00 %</u>	1c. Percentage of Grantor's Interest Conveyed <u>100.00 %</u>
--	--	--

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.) (Name of Decedent) _____ (Estate File Number) _____
- ☐ 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

LP Haller

Date
6/15/2017

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

224044

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102



First National Bank
60-1809/433

CHECK NO.

CHECK DATE

224044

06/09/2017

CHECK AMOUNT

\$956.09

PAY

Nine hundred fifty-six and nine/100*****

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

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

⑈ 224044 ⑆ 043318092 ⑆ 513209312 ⑆

SHERIFF'S SALE COST SHEET

17-110
35VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>403.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1183.38</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1433.38</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>231.99</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>231.99</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2260.87

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MATTHEW R. FLEMING,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000110-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

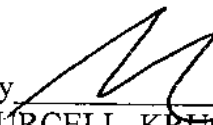
I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 4/13/2017, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

MATTHEW R. FLEMING
1425 ORANGE STREET
BERWICK, PA 18603

Pennsylvania Housing Finance Agency
211 N. Front Street
PO Box 15057
Harrisburg, PA 17105-5057

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

TENANT/OCCUPANT
1425 ORANGE STREET
BERWICK, PA 18603

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

LAW OFFICES
Purcell, Krug & Haller

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

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

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL
VALERIE A. GUNN
Of Counsel

MATTHEW R. FLEMING
1425 ORANGE STREET
BERWICK, PA 18603

Pennsylvania Housing Finance Agency
211 N. Front Street
PO Box 15057
Harrisburg, PA 17105-5057

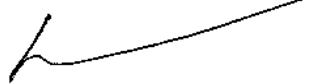
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
1425 ORANGE STREET
BERWICK, PA 18603

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

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

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

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

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MATTHEW R. FLEMING,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000110-MF

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: June 7th, 2017

TIME: 9: 00 a.m.

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

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

THE LOCATION of your property to be sold is:

**1425 ORANGE STREET
BERWICK, PA 18603**

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

No. 2017-CV-0000110-MF

JUDGMENT AMOUNT \$61,615.98

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

MATTHEW R. FLEMING

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING on the north side of Orange Street at the southeast corner of Lot No. 337; thence in an easterly direction along the northerly side of Orange Street a distance of 46.7 feet to the southwest corner of Lot No. 335; thence northerly along the westerly side of Lot No. 335, a distance of 160 feet to a 15 foot alley; thence westerly along the southerly side of said alley a distance of 46.7 feet to the northeast corner of Lot No. 337; thence southerly along the easterly side of Lot No. 337 a distance of 160 feet to Orange Street, the place of beginning.

BEING Lot No. 336 of the Berwick Land & Improvement Company's Addition to West Berwick. See plot or plan being recorded in the Office for the Recording of Deeds, etc., and in for Columbia County in Miscellaneous Book No. 8, page 366.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 1425 Orange Street, Berwick, PA 18603.

PARCEL ID# 04D-08-193

UNDER AND SUBJECT to and together with 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.

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.

BEING the same premises which Carol A. Vezendy, by deed dated September 20, 2010 and recorded September 22, 2010 to Columbia County Instrument No. 2010 08481, granted and conveyed unto Matthew R. Fleming.

TO BE SOLD AS THE PROPERTY OF MATTHEW R. FLEMING UNDER COLUMBIA COUNTY JUDGMENT NO. 2017-CV-110-MF.

9414 7266 9904 2082 1062 55

TO: MATTHEW R. FLEMING
1425 ORANGE STREET
BERWICK, PA 18603

SENDER: NOS 06/07/17

REFERENCE: P01455/45638

PS Form 3800, January 2005

RETURN
RECEIPT
SERVICE

Postage

6.7

Certified Fee

3.35

Return Receipt Fee

2.75

Restricted Delivery

4.95

Total Postage & Fees

17.75

USPS®

**Receipt for
Certified Mail®**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

JUN 13 2017

1775

PENNSYLVANIA HOUSING FINANCE AGENCY v. MATTHEW R. FLEMING
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:

MATTHEW R. FLEMING
1425 ORANGE STREET
BERWICK, PA 18603

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:

Pennsylvania Housing Finance Agency
211 N. Front Street
PO Box 15057
Harrisburg, PA 17105-5057

Postmark:

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

Received from:

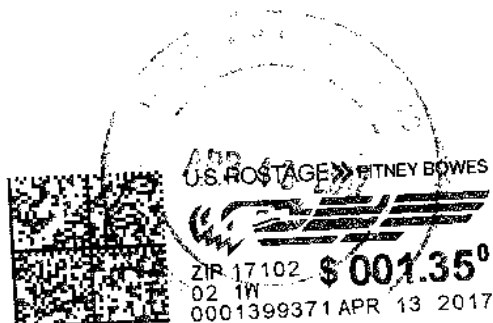
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



PENNSYLVANIA HOUSING FINANCE AGENCY v. MATTHEW R. FLEMING
Columbia County Sale

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

Received from:

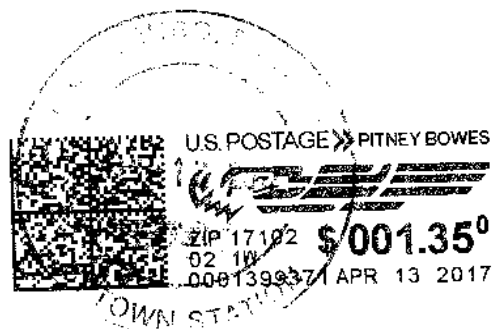
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
1425 ORANGE STREET
BERWICK, PA 18603

Postmark:



PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MATTHEW R. FLEMING,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000110-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE


I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 4/13/2017, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

MATTHEW R. FLEMING
1425 ORANGE STREET
BERWICK, PA 18603

Pennsylvania Housing Finance Agency
211 N. Front Street
PO Box 15057
Harrisburg, PA 17105-5057

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

TENANT/OCCUPANT
1425 ORANGE STREET
BERWICK, PA 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
MATTHEW R. FLEMING

Case Number
2017CV110

SHERIFF'S RETURN OF SERVICE

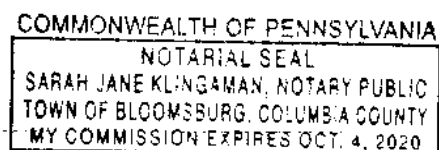
04/18/2017 05:12 PM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JODI FLEMING, @ WEIS PLANT, BERWICK, PA, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR OCCUPANT AT 1425 ORANGE STREET, BERWICK, PA 18603.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 19, 2017



NOTARY

Affirmed and subscribed to before me this

19TH day of APRIL, 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



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
MATTHEW R. FLEMING

Case Number
2017CV110

SHERIFF'S RETURN OF SERVICE

04/07/2017 04:08 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: MATTHEW R. FLEMING AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

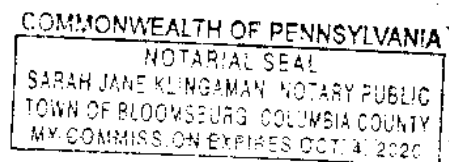
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 07, 2017

NOTARY

Affirmed and subscribed to before me this

7TH day of APRIL, 2017



Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
MATTHEW R. FLEMING

Case Number
2017CV110

SHERIFF'S RETURN OF SERVICE

05/01/2017 06:53 PM - DEPUTY SCOTT MAYERNICK, 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 1425 ORANGE STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

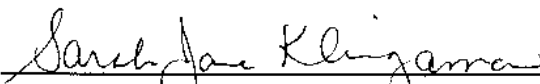
May 02, 2017

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2017

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



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

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
FLEMING, MATTHEW R.

Case Number
2017CV110

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone:

35

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Kelly Marris

Relation:

Check

Date:

3-27-17

Time:

14:17

Deputy:

3

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. _____

BERWICK AREA JOINT SEI

2017CV110

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
FLEMING, MATTHEW R.

Case Number
2017CV110

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 35

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Liz Whitnight

Relation: Clerk

Date: 3-27-17

Time: 3:45

Deputy: 5

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV110

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
FLEMING, MATTHEW R.

Case Number
2017CV110

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

35

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET

2ND FLOOR
Bloomsburg, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Michelle Santore

Relation:

Client

Date:

3-27-17

Time:

3:50

Deputy:

5

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV110 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

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
FLEMING, MATTHEW R.

Case Number
2017CV110

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 35

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher
Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442 DOB:

Alternate
Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In
Charge:

Relation:

Date: 3-27-17

Time: 12:45

Deputy: 3

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.

GINGHER, CONNIE C.

2017CV110

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
FLEMING, MATTHEW R.

Case Number
2017CV110

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 35

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

(Will Pick up on 4-5-17)

570-336-9555

Serve To:

Name: MATTHEW R. FLEMING

Primary Address: 1425 ORANGE ST
PO BOX 12
MIFFLINVILLE, PA 18631

Phone: DOB: 05/05/1975

Alternate Address: Served
CCSO

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Matthew Fleming

Relation: DEF

Date: 4-7-17 Time: 4:15

Deputy: 5 Mileage:

Attorney / Originator:

Name: PURCELL KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	4-4-17					
Time:						
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. Called left message - does not live @ this Address

2.

3.

4.

5.

6.

FLEMING, MATTHEW R.

2017CV110

1425 ORANGE ST, PO BOX 12, MIFFLINVILLE, PA 18631 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
FLEMING, MATTHEW R.

Case Number
2017CV110

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1425 ORANGE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 5-1-17 Time: 6:53

Deputy: 3 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)

2017CV110

1425 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
FLEMING, MATTHEW R.

Case Number
2017CV110

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 35

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Day shift hrs.

Jodi Fleming

Weis - Berwick - Chip side of Plant

Serve To:

Name: OCCUPANT

Primary Address: 1425 ORANGE STREET
BERWICK, PA 18603

Phone:

Good Address

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

JODI FLEMING

Relation:

OCCUPANT

Date:

4/18/17

Time:

1712

Deputy:

7

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.

OCCUPANT

2017CV110

1425 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MATTHEW R. FLEMING,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000110-MF

2017-ED-35
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: **1425 ORANGE STREET BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment \$61,615.98

TOTAL WRIT \$61,615.98

PLUS COSTS:

Dated: 3-20-17

Barbara W. Jilweto 188
PROTHONOTARY

Proth & Clerk of Sev. Courts

By Stephanie J. Jilweto My Com. Ex. 1st Monday in 2020
DEPUTY

(SEAL)



April 7, 2017

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

PENNSYLVANIA HOUSING FINANCE AGENCY

VS.

MATTHEW R. FLEMING

NO: 2017-CV-0000110-MF
NO. 2017-ED-35

Dear Timothy:

The amount due on the sewer account #136941 for the property located at 1425 Orange Street, Berwick Pa through June 30, 2017 is \$231.99.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris
Authority Clrk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

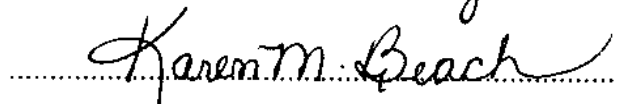
Phone: (570) 752-8477 • Fax: (570) 752-8479

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow 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 May 17, 24 & 31, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to date, place, and character of publication are true.



Sworn and subscribed to before me this 31st day of May 2017


(Notary Public)

NOTARY PUBLIC, PENNSYLVANIA
My Comm. Expires: 12/31/2019
My Comm. No.: 123456789
My Exp. Date: 12/31/2019
My Exp. Date: 12/31/2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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.

.....

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

Date: 03/28/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 27179

FLEMING MATTHEW R
1030 EDISON AVE
SUNBURY PA 17801

District: BERWICK BORO
Deed: 20100 -8481
Location: 1425 ORANGE ST
Parcel Id:04D-08 -193-00,000

Assessment: 14,104

Balances as of 03/28/2017

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____

Tax Notice 2017 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603**HOURS:** MON, TUE, THUR 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2017BILL NO.
3698

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	14,104	11.285	155.98	159.16	175.08
SINKING		.35	4.84	4.94	5.43
FIRE		1.25	17.28	17.63	18.51
LIGHT		1.25	17.28	17.63	18.51
BORO RE		14.1	194.89	198.87	208.81
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	390.27	398.23
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
					426.34

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDFLEMING MATTHEW R
1030 EDISON AVE
SUNBURY PA 17801

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL:	04D-08	-193-00,000
1425 ORANGE ST		
.1726 Acres	Land	3,008
	Buildings	11,096
Total Assessment		14,104

This tax returned
to courthouse on:
January 1, 2018**FILE COPY**

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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 03/27/17

Account:

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

Ad ID: **1101748**
Description: **Fleming Seriff Sale**
Run Dates: **05/17/17 to 05/31/17**
Class: **2**
Agate Lines: **216**
Blind Box:

Total Ad Cost \$1,183.38
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	05/17/17	05/31/17	3	\$1,183.38

SHERIFFS SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV110

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, JUNE 07, 2017
AT 9:00 O'CLOCK A.M.

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

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows to wit: BEGINNING on the north side of Orange Street at the southeast corner of Lot No. 337; thence in an easterly direction along the northerly side of Orange Street a distance of 46.7 feet to the southwest corner of Lot No. 335; thence northerly along the westerly side of Lot No. 335, a distance of 160 feet to a 15 foot alley; thence westerly along the southerly side of said alley a distance of 46.7 feet to the northeast corner of Lot No. 337; thence southerly along the easterly side of Lot No. 337 a distance of 160 feet to Orange Street, the place of beginning.

BEING Lot No. 338 of the Berwick Land & Improvement Company's Addition to West Berwick, See plot or plan being recorded in the Office for the Recording of Deeds, etc., and in for Columbia County in Miscellaneous Book No. 8, page 366. HAVING THEREFOR ERRECTED A DWELLING KNOWN AND NUMBERED AS: 1425 Orange Street, Berwick, PA 18603.

PARCEL ID# 04D-08-193
UNDER AND SUBJECT to and together with 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, 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.

BEING the same premises which Carol A. Verzendy, by deed dated September 20, 2010 and recorded September 22, 2010 to Columbia County Instrument No. 2010 08481, granted and conveyed unto Matthew R. Fleming.

PROPERTY ADDRESS: 1425 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-193

Seized and taken into execution to be sold as the property of **MATTHEW R. FLEMING** in suit of **PENNSYLVANIA HOUSING FINANCE AGENCY**.

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 17124-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV110

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, JUNE 07, 2017
AT 9:00 O'CLOCK A.M.

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

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING on the north side of Orange Street at the southeast corner of Lot No. 337; thence in an easterly direction along the northerly side of Orange Street a distance of 46.7 feet to the southwest corner of Lot No. 335; thence northerly along the westerly side of Lot No. 335, a distance of 160 feet to a 15 foot alley; thence westerly along the southerly side of said alley a distance of 46.7 feet to the northeast corner of Lot No. 337; thence southerly along the easterly side of Lot No. 337 a distance of 160 feet to Orange Street, the place of beginning.

BEING Lot No. 336 of the Berwick Land & Improvement Company's Addition to West Berwick. See plot or plan being recorded in the Office for the Recording of Deeds, etc., and in for Columbia County in Miscellaneous Book No. 8, page 366.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 1425 Orange Street, Berwick, PA 18603.

PARCEL ID# 04D-08-193

UNDER AND SUBJECT to and together with 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.

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.

BEING the same premises which Carol A. Vezendy, by deed dated September 20, 2010 and recorded September 22, 2010 to Columbia County Instrument No. 2010 08481, granted and conveyed unto Matthew R. Fleming.

PROPERTY ADDRESS: 1425 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-193

Seized and taken into execution to be sold as the property of MATTHEW R. FLEMING in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MATTHEW R. FLEMING,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000110-MF

2017-ED-35

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: **1425 ORANGE STREET BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment \$61,615.98

TOTAL WRIT \$61,615.98

PLUS COSTS:

Dated: 3-20-17

Barbara N. Jullien 185

PROTHONOTARY

Proth & Clerk of Sev. Courts

By Stephen J. Jullien

My Comm. Exp. 1st Monday in 2020

DEPUTY

(SEAL)

REAL ESTATE OUTLINE

ED # 2017 CD 35

DATE RECEIVED March 20, 2017
DOCKET AND INDEX 2017 CV 110

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>221586</u>

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

SALE DATE June 7th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MATTHEW R. FLEMING,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000110-MF

2017-ED-35
IN MORTGAGE FORECLOSURE

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2017 MAR 20 A 11:15

FILED
RECORDS SECTION

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 **1425 ORANGE STREET BERWICK, PA 18603**:

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

MATTHEW R. FLEMING
1425 ORANGE STREET
BERWICK, PA 18603

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**

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

Pennsylvania Housing Finance Agency
211 N. Front Street
PO Box 15057
Harrisburg, PA 17105-5057

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**

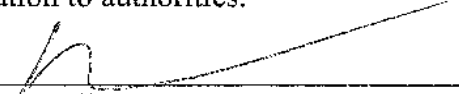
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
1425 ORANGE STREET
BERWICK, PA 18603

(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: March 9, 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: **PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant: **MATTHEW R. FLEMING**

Filed to No. **2017-CV-0000110-MF** 2017-ED-35

INSTRUCTIONS

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

1425 ORANGE STREET BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

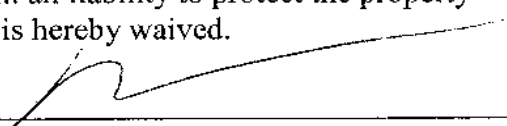
The parties to be served **PERSONALLY** and their addresses are as follows:

MATTHEW R. FLEMING, 1425 ORANGE STREET BERWICK, PA 18603

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, March 9, 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:

1 of 2

REQUEST FOR SERVICE

DATE: March 9, 2017

FROM:

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

CASE CAPTION:

PENNSYLVANIA HOUSING FINANCE AGENCY

VS.

MATTHEW R. FLEMING

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2017-CV-0000110-MF * please serve deft. w/ notice of sale.

SERVICE TO BE MADE ON DEFENDANT:

MATTHEW R. FLEMING

ADDRESS FOR "PERSONAL SERVICE":

1425 ORANGE STREET
BERWICK, PA 18603

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

2 of 2

REQUEST FOR SERVICE – POST PROPERTY

DATE: March 9, 2017

FROM:

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

CASE CAPTION:

PENNSYLVANIA HOUSING FINANCE AGENCY

VS.

MATTHEW R. FLEMING

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2017-CV-0000110-MF

SERVICE TO BE MADE ON DEFENDANT:

**POST PROPERTY OF
MATTHEW R. FLEMING @**

ADDRESS FOR "POSTING SERVICE":

**1425 ORANGE STREET
BERWICK, PA 18603**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING on the north side of Orange Street at the southeast corner of Lot No. 337; thence in an easterly direction along the northerly side of Orange Street a distance of 46.7 feet to the southwest corner of Lot No. 335; thence northerly along the westerly side of Lot No. 335, a distance of 160 feet to a 15 foot alley; thence westerly along the southerly side of said alley a distance of 46.7 feet to the northeast corner of Lot No. 337; thence southerly along the easterly side of Lot No. 337 a distance of 160 feet to Orange Street, the place of beginning.

BEING Lot No. 336 of the Berwick Land & Improvement Company's Addition to West Berwick. See plot or plan being recorded in the Office for the Recording of Deeds, etc., and in for Columbia County in Miscellaneous Book No. 8, page 366.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 1425 Orange Street, Berwick, PA 18603.

PARCEL ID# 04D-08-193

UNDER AND SUBJECT to and together with 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.

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.

BEING the same premises which Carol A. Vezendy, by deed dated September 20, 2010 and recorded September 22, 2010 to Columbia County Instrument No. 2010 08481, granted and conveyed unto Matthew R. Fleming.

TO BE SOLD AS THE PROPERTY OF MATTHEW R. FLEMING UNDER COLUMBIA COUNTY JUDGMENT NO. 2017-CV-110-MF.

SHORT LEGAL (if needed)

ALL that certain lot of land in the Borough of Berwick, County of Columbia, Pennsylvania, being Lot No. 336, Berwick Land & Improvement Company's Addition to West Berwick. Columbia County Miscellaneous Book 8, page 366.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 1425 Orange Street, Berwick, PA 18603.

PARCEL ID# 04D-08-193

Columbia County Instrument No. 201008481

TO BE SOLD AS THE PROPERTY OF MATTHEW R. FLEMING UNDER COLUMBIA COUNTY JUDGMENT NO. 2017-CV-110-MF.

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MATTHEW R. FLEMING,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000110-MF

2017-ED-35
IN MORTGAGE FORECLOSURE

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

I, **LEON P. HALLER**, Attorney for the Plaintiff in the above matter, being duly sworn according to law, hereby certify that the Plaintiff has complied with the procedures required by Pennsylvania Act 91 of 1983 (Homeowners' Emergency Mortgage Assistance Payments Program) and Defendants have either failed to meet the time limitations as set forth therein or have been determined by the Housing Finance Agency not to qualify for assistance.

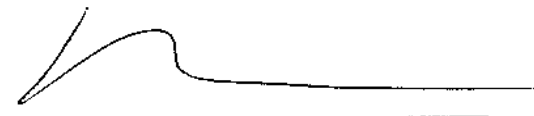
Sworn to and subscribed :

before me this 9th day :

of MARCH, 2017 :

FILED
PROTHONOTARY
2017 MAR 20 A 11:15
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA


Notary Public


LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ROBIN Z. FORRY, Notary Public
Harrisburg City, Dauphin County
My Commission Expires March 26, 2020

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

MATTHEW R. FLEMING,
DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000110-MF

2017-ED-35
IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

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

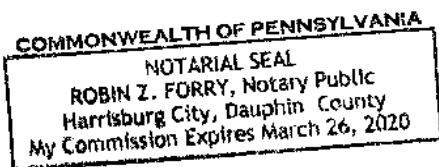
Sworn to and subscribed :

before me this 9th day :

of MARCH, 2017 :


LEON P. HALLER, ESQUIRE


Notary Public



FILED
NOTARIAL
2017 MAR 20 A 11:15
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

**Status Report
Pursuant to Servicemembers Civil Relief Act**SSN: XXX-XX-4896

Birth Date:

Last Name: FLEMINGFirst Name: MATTHEWMiddle Name: RActive Duty Status As Of: Mar-09-2017

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

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

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

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

Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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



71901140006000101483

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10202	Carrier / service:	USPS Server	First-Class Mail®	3/23/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000101490

Doc Ref #: 2017ED35

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	10200	Carrier / service:	USPS Server	First-Class Mail®	3/23/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000101476

Doc Ref #: 2017ED35

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	10200	Carrier / service:	USPS Server	First-Class Mail®	3/23/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000101476

Doc Ref #: 2017ED35

Postage: 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	10201	Carrier / service:	USPS Server	First-Class Mail®	3/23/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000101483

Doc Ref #: 2017ED35

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10201	Carrier / service:	USPS Server	First-Class Mail®	3/23/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000101483

Doc Ref #: 2017ED35

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10202	Carrier / service:	USPS Server	First-Class Mail®	3/23/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000101490

Doc Ref #: 2017ED35

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	10199	Carrier / service:	USPS Server	First-Class Mail®	3/23/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000101469

Doc Ref #: 2017ED35

Postage 5.1300

HARRISBURG PA 17128

221586

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

First National Bank
60-1809/433

CHECK NO.
221586

CHECK DATE
03/13/2017

CHECK AMOUNT
\$1,350.00

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

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

[Signature]

AUTHORIZED SIGNATURE

221586 043318092 513209312