

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

PA HOUSING FINANCE AGENCY VS JENNIFER & JEFFREY KOHAN

NO. 54-2017 ED

NO. 242-2017 JD

DATE/TIME OF SALE: AUGUST 2 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 42900,00

POUNDAGE - 2% OF BID \$ 858,00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ - 250,00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 43758,00

PURCHASER(S): Michael R. Knaus

ADDRESS: 1096 Ridge Rd Orangerille PA 17859

NAMES(S) ON DEED: Michael R. Knaus

PURCHASER(S) SIGNATURE(S): M R K

TOTAL DUE: \$ 43758,00

LESS DEPOSIT: \$ 4500,00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 39258,00

SHERIFF'S SALE

Distribution Sheet

Pennsylvania Housing Finance Agency vs. Jennifer & Jeffrey Kohan
 NO. 242-2017 JD DATE OF SALE: August 2, 2017
 NO. 54-2017 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) August 2, 2017 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Michael Knaus for the price or sum of \$ 43758.00 Dollars. Michael Knaus being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>42900.00</u>	
Poundage	<u>858.00</u>	
Transfer Taxes		
Total Needed to Purchase		\$ <u>43758.00</u>
Amount Paid Down		<u>4500.00</u>
Balance Needed to Purchase		<u>39258.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>424.00</u>	
Poundage	<u>858.00</u>	
Newspaper		\$ <u>1282.00</u>
Printing		<u>1085.64</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>67.00</u>
	Realty transfer taxes	<u>582.65</u>
	State stamps	<u>582.65</u>
Tax Collector ()	<u>5.00</u>
Columbia County Tax Assessment Office		<u>120.00</u>
State Treasurer		<u>150.00</u>
Other: <u>web posting</u>		<u>250.00</u>
<u>lien search cert.</u>		<u>339.99</u>
<u>sewer</u>		<u>4574.93</u>
TOTAL EXPENSES:		\$

Total Needed to Purchase	\$ <u>43758.00</u>	
Less Expenses	<u>4574.93</u>	
Net to First Lien Holder	<u>39183.07</u>	
Plus Deposit	<u>1350.00</u>	
Total to First Lien Holder	\$ <u>40533.07</u>	

Sheriff's Office, Bloomsburg, Pa.

So answers

August 2, 2017

T. J. [Signature]

Sheriff

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 215974	Invoice Date: 09/07/2017 2:42:23 PM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: WALK-IN	By: BKA
SHERIFF'S OFFICE COLUMBIA COUNTY			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,301.78	201707175	BERWICK BORO
	Grantor - KOHAN, JENNIFER JO		09/07/17 2:42:29 PM	
	Grantee - KNAUS, MICHAEL R			
	Consideration -	\$43,758.00		
	Tax Basis -	\$61,738.90		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$617.39		
	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		
	BERWICK AREA SCHOOL REALTY TAX	\$308.70		
	BERWICK BORO	\$308.69		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$1,301.78		
	PAYMENTS			
	CHECK: 7934 - SHERIFF'S OFFICE COLUMBIA COUNTY	\$67.00		
	CHECK: 7938 - SHERIFF'S OFFICE COLUMBIA COUNTY	\$617.39		
	CHECK: 7939 - SHERIFF'S OFFICE COLUMBIA COUNTY	\$617.39		
	TOTAL PAYMENTS	\$1,301.78		
	AMOUNT DUE	\$1,301.78		
	PAYMENT ON INVOICE	(\$1,301.78)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
PENNSYLVANIA HOUSING FINANCE AGENCY	vs.	JENNIFER KOHAN JEFFREY M KOHAN

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, August 2, 2017

Writ of Execution No. : 2017CV242

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 224 SUMMERHILL AVENUE, 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.	\$1,085.64
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Total Sheriff Costs	\$1,894.64

Municipal Costs

Sewer	\$339.99
Total Municipal Costs	\$339.99

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$2,301.63**

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

Timothy Chamberlain

From: Kevin Tanribilir <tanribilirlaw@verizon.net>
Sent: Wednesday, August 9, 2017 10:13 AM
To: Timothy Chamberlain; 'Michael Knaus'
Cc: miki9@verizon.net
Subject: Sheriff Sale: 224 Summerhill Avenue, Berwick, PA 18603

Tim:

As we discussed in your office last week, I will be assisting Mike Knaus with the purchase of the RE at 224 Summerhill Avenue, Berwick, PA 18603.

If possible, kindly contact me when the deed is ready, and I will come down to pay the balance of the sheriff sale costs.

Thank you.

Kevin Tanribilir
#570-752-6200



PO Box 289
111 West Front Street
Berwick, PA 18603-0289

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT

0712
0313

No. 75979

Date: August 02, 2017

Pay to the
Order of **SHERIFF OF COLUMBIA COUNTY**

Amount \$*****4,500.00

Four Thousand Five Hundred and 00/100*****

DOLLARS

CASHIERS CHECK

224 SUMMERHILL AVE.

Memo

Authorized Signature

⑈075979⑈ ⑆031307125⑆ 5000100053⑈

KEVIN TANRIBILIR, ESQ.

IOLTA ACCOUNT

701 EAST FRONT STREET

BERWICK, PA 18603-4917

PH. 570-752-6200

9672

60-712/313

3

DATE 09-07-17

CHECK AMOUNT

PAY
TO THE
ORDER OF ***SHERIFF OF COLUMBIA COUNTY***

\$ 39,258.00

Thirty-nine Thousand Two Hundred Fifty-eight and 00/100-----DOLLARS

Security
Features
Details on
Back



Kevin Tanribilir

FOR Summerhill Avenue property

RE Purchase - Knaus

⑈009672⑈ ⑆031307125⑆ 01 58132 201⑈

SHERIFF'S SALE COST SHEET

17-242

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>424.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1085.64</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1335.64</u>

PROTHIONOTARY (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>

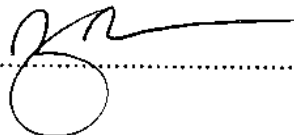
MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>339.99</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>339.99</u>

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

TOTAL COSTS (OPENING BID) \$ 2301.63

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 12, 19, 26, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 26th day of July 2017

Karen M. Beach
(Notary Public)



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

.....

34

LAW OFFICES
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

July 17, 2017

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

Re: 2017-CV-242 PENNSYLVANIA HOUSING FINANCE AGENCY vs. JENNIFER
JO KOHAN JEFFREY MICHAEL KOHAN

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:rb

Enclosure

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

JENNIFER JO KOHAN AND
JEFFREY MICHAEL KOHAN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-242

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/6/2017, 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:

JENNIFER JO KOHAN
514 POWELL STREET
SAYRE, PA 18840

JENNIFER JO KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

JEFFREY MICHAEL KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

JEFFREY MICHAEL KOHAN
1103 RED BIRD DRIVE
CEDAR PARK, TX 78613

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

TENANT/OCCUPANT
224 SUMMERHILL AVENUE
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
LISA A. RYNARD

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

HERSHEY
(717) 533-3836

JENNIFER JO KOHAN
514 POWELL STREET
SAYRE, PA 18840

JENNIFER JO KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

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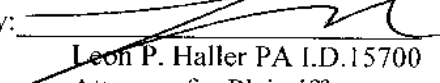
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
224 SUMMERHILL AVENUE
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 J.D. 15700
Attorney for Plaintiff

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

JENNIFER JO KOHAN AND
JEFFREY MICHAEL KOHAN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-242

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: August 2, 2017

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:

**224 SUMMERHILL AVENUE
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-242

JUDGMENT AMOUNT \$85,310.23

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

JENNIFER JO KOHAN AND JEFFREY MICHAEL KOHAN

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 or piece of ground with the buildings and improvements thereon erected situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 6, Duvall Dickson Second Plot on the Foundryville Road;

THENCE northerly along Foundryville Road a distance of 49 ½ feet to Lot No. 8;

THENCE easterly a distance of 150 feet to a 15 foot alley;

THENCE southerly a distance of 49 ½ feet to Lot No. 6;


THENCE westerly a distance of 150 feet to the place of beginning.


BEING Lot No. 7 of Duval Dickson's Second Plot to Berwick. WHEREON is erected a large frame dwelling house and outbuildings and known as: 224 Summerhill Avenue, Berwick, PA 18603.

PARCEL NO: 04A-02-133.

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.

BEING THE SAME premises which Adam Jones et al, by Deed dated and recorded September 25, 2009 in Columbia County Deed Instrument No. 200909141, granted and conveyed unto Jeffrey Michael Kohan and Jennifer Jo Kohan, his wife.

2. Article Number  9414 7266 9904 2096 0639 64		COMPLETE THIS SECTION ON DELIVERY <table border="1"> <tr> <td>A. Received by (Please Print Clearly)</td> <td>B. Date of Delivery</td> </tr> <tr> <td><i>Jeffrey M Kohan</i></td> <td>6-9-17</td> </tr> <tr> <td colspan="2">C. Signature</td> </tr> <tr> <td colspan="2"><i>Jeffrey M Kohan</i></td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee </td> </tr> <tr> <td colspan="2"> D. Is delivery address different from item 1? If YES, enter delivery address below. </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Yes <input type="checkbox"/> No </td> </tr> </table>		A. Received by (Please Print Clearly)	B. Date of Delivery	<i>Jeffrey M Kohan</i>	6-9-17	C. Signature		<i>Jeffrey M Kohan</i>		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee		D. Is delivery address different from item 1? If YES, enter delivery address below.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
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D. Is delivery address different from item 1? If YES, enter delivery address below.																	
<input type="checkbox"/> Yes <input type="checkbox"/> No																	
3. Service Type CERTIFIED MAIL®																	
4. Restricted Delivery? (Extra Fee) <input checked="" type="checkbox"/> Yes																	
1. Article Addressed to: JENNIFER JO KOHAN 224 SUMMERHILL AVENUE BERWICK, PA 18603																	
P01455/45841 KOHAN		NOS 08/02/17															
PS Form 3811, January 2005		Domestic Return Receipt															

2. Article Number  9414 7266 9904 2096 0639 40		COMPLETE THIS SECTION ON DELIVERY <table border="1"> <tr> <td>A. Received by (Please Print Clearly)</td> <td>B. Date of Delivery</td> </tr> <tr> <td><i>Jeffrey M Kohan</i></td> <td>6-12-17</td> </tr> <tr> <td colspan="2">C. Signature</td> </tr> <tr> <td colspan="2"><i>Jeffrey M Kohan</i></td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee </td> </tr> <tr> <td colspan="2"> D. Is delivery address different from item 1? If YES, enter delivery address below: </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Yes <input type="checkbox"/> No </td> </tr> </table>		A. Received by (Please Print Clearly)	B. Date of Delivery	<i>Jeffrey M Kohan</i>	6-12-17	C. Signature		<i>Jeffrey M Kohan</i>		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee		D. Is delivery address different from item 1? If YES, enter delivery address below:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
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<input type="checkbox"/> Yes <input type="checkbox"/> No																	
3. Service Type CERTIFIED MAIL®																	
4. Restricted Delivery? (Extra Fee) <input checked="" type="checkbox"/> Yes																	
1. Article Addressed to: JEFFREY MICHAEL KOHAN 1103 RED BIRD DRIVE CEDAR PARK, TX 78613																	
P01455/45841 KOHAN		NOS 08/02/17															
PS Form 3811, January 2005		Domestic Return Receipt															

9414 7266 9904 2096 0639 40

TO: JEFFREY MICHAEL KOHAN
1103 RED BIRD DRIVE
CEDAR PARK, TX 78613

SENDER: NOS 08/02/17

REFERENCE: P01455/45841 KOHAN

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	11.72

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

1102 9 - MTT
PA 7

9414 7266 9904 2096 0639 57

TO: JEFFREY MICHAEL KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

SENDER: NOS 08/02/17

REFERENCE: P01455/45841 KOHAN

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	11.72

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

1102 9 - MTT

9414 7266 9904 2096 0639 71

TO: JENNIFER JO KOHAN
514 POWELL STREET
SAYRE, PA 18840

SENDER: NOS 08/02/17

REFERENCE: P01455/45841 KOHAN

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	11.72

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

1102 9 - MTT

9414 7266 9904 2096 0639 64

TO: JENNIFER JO KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

SENDER: NOS 08/02/17

REFERENCE: P01455/45841 KOHAN

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	11.72

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

1102 9 - MTT

PENNSYLVANIA HOUSING FINANCE AGENCY v. JENNIFER JO KOHAN JEFFREY MICHAEL KOHAN
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:

JENNIFER JO KOHAN
514 POWELL STREET
SAYRE, PA 18840

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:

JENNIFER JO KOHAN
224 SUMMERHILL AVENUE
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:

JEFFREY MICHAEL KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

Postmark:



U.S. POSTAGE >> PITNEY BOWES



ZIP 17102 \$001.35⁰
02 1W
0001399371 JUN 06 2017

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:

JEFFREY MICHAEL KOHAN
1103 RED BIRD DRIVE
CEDAR PARK, TX 78613

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
224 SUMMERHILL AVENUE
BERWICK, PA 18603

Postmark:



U.S. POSTAGE PITNEY BOWES



ZIP 17102
02 1W
\$001.35⁰
0001399371 JUN 06 2017

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

JENNIFER JO KOHAN AND
JEFFREY MICHAEL KOHAN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-242

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/6/2017, 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:

JENNIFER JO KOHAN
514 POWELL STREET
SAYRE, PA 18840

JENNIFER JO KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

JEFFREY MICHAEL KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

JEFFREY MICHAEL KOHAN
1103 RED BIRD DRIVE
CEDAR PARK, TX 78613

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

TENANT/OCCUPANT
224 SUMMERHILL AVENUE
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.
JENNIFER KOHAN (et al.)

Case Number
2017CV242

SHERIFF'S RETURN OF SERVICE

06/23/2017 06:49 PM - DEPUTY MICHAEL BEYER, 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 224 SUMMERHILL AVENUE, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 26, 2017

NOTARY

Affirmed and subscribed to before me this

26TH day of JUNE, 2017

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

Sarah Jane Klingaman

Plaintiff Attorney: 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.
KOHAN, JENNIFER (et al.)

Case Number
2017CV242

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/02/2017 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	224 SUMMERHILL AVENUE BERWICK, PA 18603
Phone:	
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	6.23.17
Time:	1849
Deputy:	YES
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)

2017CV242

224 SUMMERHILL AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF BRADFORD COUNTY

Clinton J Walters
Sheriff



David Hart
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
JENNIFER KOHAN

Case Number
17-KOH-073

SHERIFF'S RETURN OF SERVICE

06/02/2017 05:40 PM - DEPUTY MEGHAN HURLEY, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JENNIFER KOHAN AT 514 POWELL ST, SAYRE, PA 18840.

Meghan Hurley 6/8/17

MEGHAN HURLEY, DEPUTY

SHERIFF COST: \$80.36

SO ANSWERS,

June 08, 2017

CLINTON J WALTERS, SHERIFF

COSTS						
DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT	
05/23/2017	Advance Fee	Advance Fee	223330	\$0.00	\$75.00	
05/26/2017	Service Mileage			\$22.68	\$0.00	
06/08/2017	Service Mileage			\$22.68	\$0.00	
06/08/2017	Writ			\$9.00	\$0.00	
06/08/2017	Service			\$9.00	\$0.00	
06/08/2017	Notary Fee			\$5.00	\$0.00	
06/08/2017	Surcharge			\$10.00	\$0.00	
06/08/2017	Mailing			\$2.00	\$0.00	
				\$80.36	\$75.00	
				BALANCE:	\$(5.36)	

NOTARY

Affirmed and subscribed to before me this

_____ day of _____

SHERIFF'S OFFICE OF BRADFORD COUNTY

Clinton J Walters
Sheriff



David Hart
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
JENNIFER KOHAN

Case Number
17-KOH-073

DEPOSIT RECEIPT

Printed: 6/20/2017 11:23:55AM

Receipt No: 28245

Date: 06/20/2017

Type: Civil Action

Paid By: PURCELL, KRUG & HALLER

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
224107	06/13/2017	Payment	\$5.36

Mail To: PURCELL, KRUG & HALLER
1719 NORTH FRONT ST
HARRISBURG, PA 17102

Origin: Foreign County Columbia

Received by: LM

Bradford County Sheriff, Towanda, Pennsylvania, 18848, (570) 265-1701, (570) 265-1734 (fax)

101 County/Suite Sheriff Release/Inc

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
KOHAN, JENNIFER

Case Number
2017CV242

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

54

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JENNIFER KOHAN

Primary Address: 514 POWELL STREET
SAYRE, PA 18840

Phone: DOB:

Alternate Address: 224 SUMMERHILL AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, May 16, 2017 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Bradford County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

KOHAN, JENNIFER

2017CV242

614 POWELL STREET, SAYRE, PA 18840

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 05/26/2017

Fee: \$5.00

Cert. NO: 27516

KOHAN JEFFREY MICHAEL & JENNIFER JO
224 SUMMERHILL AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20090 -9141
Location: 224 SUMMERHILL AVE LO
Parcel Id:04A-02 -133-00,000

Assessment: 15,790
Balances as of 05/26/2017

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

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____



May 23, 2017

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

PENNSYLVANIA HOUSING FINANCE AGENCY

VS.

**JENNIFER JO KOHAN
JEFFREY MICHAEL KOHAN**

NO: 2017-CV-242

Dear Timothy:

The amount due on the sewer account #121404 for the property located at 224 Summerhill Avenue, Berwick Pa through September 30, 2017 is \$339.99.

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

Sincerely,

Kelly Morris
Authority Clerk

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

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
03/01/2017

BILL NO.
4565

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,790	11.285	174.63	178.19	196.01
SINKING		.35	5.42	5.53	6.08
FIRE		1.25	19.35	19.74	20.73
LIGHT		1.25	19.35	19.74	20.73
BORO RE		14.1	218.19	222.64	233.77
The discount & penalty have been calculated for your convenience			436.94 April 30 If paid on or before	445.84 June 30 If paid on or before	477.32 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KOHAN JEFFREY MICHAEL & JENNIFER JO
224 SUMMERHILL AVENUE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-02 -133-00,000
224 SUMMERHILL AVE
.1722 Acres Land
Buildings
Total Assessment

W 2416

3,000
12,798
15,790

This tax returned
to courthouse on:
January 1, 2018

R. Housing
Connie C. Gingher
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

By Pa. Housing

Connie C. Gingher

4-30-17

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 05/18/17

Account:

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

Ad ID: 1106578
Description: **KOHAN SHERIFF SALE**
Run Dates: **07/12/17 to 07/26/17**
Class: 2
Agate Lines: 198
Blind Box:

Total Ad Cost \$1,085.64
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/12/17	07/26/17	3	\$1,085.64

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV242

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

WEDNESDAY, AUGUST 02, 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 or piece of ground with the buildings and improvements thereon erected situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the corner of Lot No. 6, Duval Dickson Second Plot on the Foundryville Road; THENCE northerly along Foundryville Road a distance of 49 1/2 feet to Lot No. 8; THENCE easterly a distance of 150 feet to a 15 foot alley; THENCE southerly a distance of 49 1/2 feet to Lot No. 6; THENCE westerly a distance of 150 feet to the place of beginning.

BEING Lot No. 7 of Duval Dickson's Second Plot to Berwick, WHEREON is erected a large frame dwelling house and outbuildings and known as: 224 Summerhill Avenue, Berwick, PA 18603.

PARCEL NO: 04A-02-133

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.

BEING THE SAME premises which Adam Jones et al, by Deed dated and recorded September 25, 2009 in Columbia County Deed Instrument No. 200909141, granted and conveyed unto Jeffrey Michael Kohan and Jennifer Jo Kohan, his wife.

PROPERTY ADDRESS: 224 SUMMERHILL AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-133

Sized and taken into execution to be sold as the property of JENNIFER KOHAN, JEFFREY M KOHAN 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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV242

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WEDNESDAY, AUGUST 02, 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 or piece of ground with the buildings and improvements thereon erected situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the corner of Lot No. 6, Duvall Dickson Second Plot on the Foundryville Road; THENCE northerly along Foundryville Road a distance of 49 1/2 feet to Lot No. 8; THENCE easterly a distance of 150 feet to a 15 foot alley; THENCE southerly a distance of 49 1/2 feet to Lot No. 6; THENCE westerly a distance of 150 feet to the place of beginning. BEING Lot No. 7 of Duval Dickson's Second Plot to Berwick. WHEREON is erected a large frame dwelling house and outbuildings and known as: 224 Summerhill Avenue, Berwick, PA 18603.

PARCEL NO: 04A-02-133

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.

BEING THE SAME premises which Adam Jones et al, by Deed dated and recorded September 25, 2009 in Columbia County Deed Instrument No. 200909141, granted and conveyed unto Jeffrey Michael Kohan and Jennifer Jo Kohan, his wife.

PROPERTY ADDRESS: 224 SUMMERHILL AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-133

Seized and taken into execution to be sold as the property of JENNIFER KOHAN, JEFFREY M KOHAN in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

JENNIFER JO KOHAN AND
JEFFREY MICHAEL KOHAN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-242

2017-ED-54
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: **224 SUMMERHILL AVENUE BERWICK, PA 18603** as follows:

TOTAL WRIT **\$85,310.23**

PLUS COSTS:

Dated: 5/5/2017

Barbara N. Bluetta
PROTHONOTARY

By Rosalie Antonella
DEPUTY

(SEAL)

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

REAL ESTATE OUTLINE

ED # 2017 E054

DATE RECEIVED 2017 CV 242
DOCKET AND INDEX 5-12-2017

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>223286</u>

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

SALE DATE Aug 2nd, 17 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

= Dep Bradford Co.
= Cert mail TX

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, Pennsylvania 17102-2392
(717) 234-4178
FAX 233-1149

facsimile transmittal

Attention:

To: Sarah Fax: 1-570-389-5625

From: Cayla Watts

Date: May 16, 2017

Re: NON-MILITARY AFF. Pages:

CC:

☐ Urgent

☒ For Your Review

☐ Please Comment

☐ Please Reply

☐ Original Will Follow

☒ Per our discussion

The information contained in this facsimile message is information protected by attorney-client and/or the attorney/work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by facsimile. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via U.S. Postal Service.

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

JENNIFER JO KOHAN AND
JEFFREY MICHAEL KOHAN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-242

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

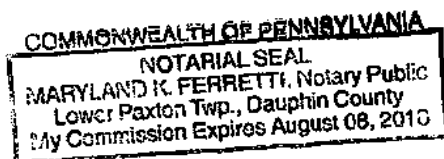
Personally appeared before me, a Notary Public in and for said Commonwealth and County,

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 8th day :

of May 20 17 :




Notary Public


LEON P. HALLER, ESQUIRE

Department of Defense Manpower Data Center

Results as of: May-08-2017 11:53:05 AM

SCRA 3.0



Status Report

Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-9051

Birth Date:

Last Name: KOHANFirst Name: JEFFREYMiddle Name: MICHAELActive Duty Status As Of: May-08-2017

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 individuals' active duty status based on the Active Duty Status Date			

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

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

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

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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: D4S951B4R5DCRD0

Department of Defense Manpower Data Center

Results as of: May-06-2017 07:54:07 AM

SCRA 3.0

**Status Report
Pursuant to Servicemembers Civil Relief Act**SSN: XXX-XX-7565

Birth Date:

Last Name: KOHANFirst Name: JENNIFERMiddle Name: JOActive Duty Status As Of: May-08-2017

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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

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More information on "Active Duty Status"

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Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: J4C3F2A4E508720

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
KOHAN, JENNIFER (et al.)

Case Number
2017CV242

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

54

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 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 Morris

Relation: Secretary

Date: 5-16-17

Time: 14:30

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 SE

2017CV242

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.
KOHAN, JENNIFER

Case Number
2017CV242

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

54

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 224 SUMMERHILL AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5-16-17

Time: 14:20

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.

VACANT

OCCUPANT

2017CV242

224 SUMMERHILL 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.
KOHAN, JENNIFER

Case Number
2017CV242

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

54

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 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 WHITEMONT

Relation:

Tax Clerk

Date:

5/16/17

Time:

1251

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.

COLUMBIA COUNTY TAX C

2017CV242

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.
KOHAN, JENNIFER

Case Number
2017CV242

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

54

Expires:

Warrant:

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MICHELLE SANTOR

Relation:

RECEPTIONIST

Date:

5/16/17

Time:

1255

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.

DOMESTIC RELATIONS OF

2017CV242

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.
KOHAN, JENNIFER

Case Number
2017CV242

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

54

Warrant:

Serve To:

Name: JENNIFER KOHAN

Primary Address: 224 SUMMERHILL AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 514 POWELL STREET
SAYRE, PA 18840

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5/16/17

Time:

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.

Vacant

KOHAN, JENNIFER

2017CV242

224 SUMMERHILL AVENUE, BERWICK, PA 18603

NO EXPIRATION

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

JENNIFER JO KOHAN AND
JEFFREY MICHAEL KOHAN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-242

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: *August 2nd 2017*

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:

**224 SUMMERHILL AVENUE
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-242

JUDGMENT AMOUNT \$85,310.23

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

JENNIFER JO KOHAN AND JEFFREY MICHAEL KOHAN

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
KOHAN, JENNIFER

Case Number
2017CV242

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 54

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 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: 5-16-17

Time: 14:25

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.

2017CV242

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

COPY

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

JENNIFER JO KOHAN AND
JEFFREY MICHAEL KOHAN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-242

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 **224 SUMMERHILL AVENUE BERWICK, PA 18603:**

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

JENNIFER JO KOHAN
514 POWELL STREET
SAYRE, PA 18840

JENNIFER JO KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

JEFFREY MICHAEL KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

JEFFREY MICHAEL KOHAN
1103 RED BIRD DRIVE
CEDAR PARK, TX 78613

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

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

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**

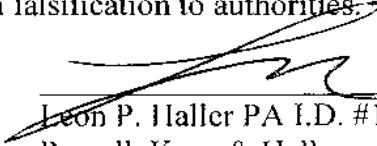
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
224 SUMMERHILL AVENUE
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: May 1, 2017

COPY

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

JENNIFER JO KOHAN AND
JEFFREY MICHAEL KOHAN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-242

IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

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

JENNIFER JO KOHAN
514 POWELL STREET
SAYRE, PA 18840

JENNIFER JO KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

JEFFREY MICHAEL KOHAN
224 SUMMERHILL AVENUE
BERWICK, PA 18603

JEFFREY MICHAEL KOHAN
1103 RED BIRD DRIVE
CEDAR PARK, TX 78613

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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**

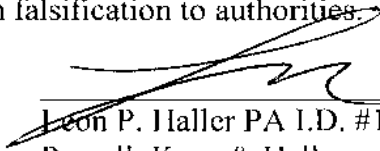
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
224 SUMMERHILL AVENUE
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: May 1, 2017

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

JENNIFER JO KOHAN AND
JEFFREY MICHAEL KOHAN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-242

IN MORTGAGE FORECLOSURE

NOTICE OF ENTRY OF JUDGMENT

TO THE ABOVE-NAMED DEFENDANTS:

You are hereby notified that on May 12, 2017 the following judgment has been entered against you in the above-captioned matter:

\$85,310.23 and for the sale and foreclosure of your property located at: **224 SUMMERHILL AVENUE BERWICK, PA 18603**

Dated: May 1, 2017

Barbara N. Silvestri/cr
PROTHONOTARY

Attorney for Plaintiff:
Leon P. Haller
1719 North Front Street
Harrisburg, PA 17102
Phone: (717) 234-4178

I hereby certify that the following person(s) and their respective addresses are the proper individuals to receive this Notice pursuant to PA R.C.P. No. 236

JENNIFER JO KOHAN
514 POWELL STREET
SAYRE, PA 18840

JEFFREY MICHAEL KOHAN
1103 RED BIRD DRIVE
CEDAR PARK, TX 78613

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

JENNIFER JO KOHAN AND
JEFFREY MICHAEL KOHAN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-242

MORTGAGE FORECLOSURE

P R A E C I P E


TO THE PROTHONOTARY OF THE WITHIN COUNTY:

Please enter **JUDGMENT in rem** in favor of the Plaintiff and against Defendant(s) **JENNIFER JO KOHAN AND JEFFREY MICHAEL KOHAN** for failure to plead to the above action within twenty (20) days from date of service of the Complaint, and assess Plaintiff's damages as follows:

Unpaid Principal Balance	\$81,817.91
Interest	\$2,709.36
Per diem of \$12.78	
From 08/01/2016	
To 03/01/2017	
Accumulated Late Charges	\$261.80
Late Charges	\$158.28
(\$26.38 per month to	
03/01/2017)	
Escrow Deficit	\$362.88
TOTAL	\$85,310.23

**Together with additional interest at the per diem rate indicated above from the date herein, based on the contract rate, and other charges and costs to the date of Sheriff's Sale.

PURCELL, KRUG & HALLER

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 6, Duvall Dickson Second Plot on the Foundryville Road;

THENCE northerly along Foundryville Road a distance of 49 ½ feet to Lot No. 8;

THENCE easterly a distance of 150 feet to a 15 foot alley;

THENCE southerly a distance of 49 ½ feet to Lot No. 6;

THENCE westerly a distance of 150 feet to the place of beginning.

BEING Lot No. 7 of Duval Dickson's Second Plot to Berwick. WHEREON is erected a large frame dwelling house and outbuildings and known as: 224 Summerhill Avenue, Berwick, PA 18603.

PARCEL NO: 04A-02-133.

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.

BEING THE SAME premises which Adam Jones et al, by Deed dated and recorded September 25, 2009 in Columbia County Deed Instrument No. 200909141, granted and conveyed unto Jeffrey Michael Kohan and Jennifer Jo Kohan, his wife.

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

JENNIFER JO KOHAN AND
JEFFREY MICHAEL KOHAN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-242

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: *August 2nd 2017*

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:

**224 SUMMERHILL AVENUE
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-242

JUDGMENT AMOUNT \$85,310.23

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

JENNIFER JO KOHAN AND JEFFREY MICHAEL KOHAN

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 or piece of ground with the buildings and improvements thereon erected situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 6, Duvall Dickson Second Plot on the Foundryville Road;

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PARCEL NO: 04A-02-133.

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.

BEING THE SAME premises which Adam Jones et al, by Deed dated and recorded September 25, 2009 in Columbia County Deed Instrument No. 200909141, granted and conveyed unto Jeffrey Michael Kohan and Jennifer Jo Kohan, his wife.

SHORT LEGAL FOR ADVERTISING:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, BEING Lot No. 7 of Duval Dickson's Second Plot to Berwick. WHEREON is erected a large frame dwelling house and outbuildings and known as: 224 Summerhill Avenue, Berwick, PA 18603.

PARCEL NO: 04A-02-133.

Columbia County Deed Instrument No. 200909141

LAW OFFICES

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

Purcell, Krug & Haller
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206

HERSHEY
(717) 533-3836

~~JOSEPH NISSLEY~~ (1982)
JOHN PURCELL (2009)

May 11, 2017

Bradford County Sheriff
301 Main St
Towanda, PA 18848

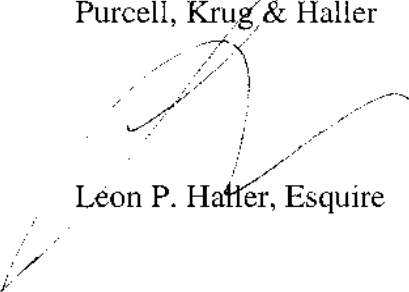
Re: PHFA v. Jennifer Jo Kohan & Jeffrey Michael Kohan

Dear Sir or Madam:

We have requested that the Bradford County Sheriff Department serve notice on a defendant on the sale above- referenced case. One defendant, Jennifer Jo Kohan, resides in Bradford County.

Kindly Deputize a officer from Bradford County Sheriff's Department to make service on Ms. Jennifer Jo. Kohan. The cost of deputizing in Bradford County is \$75.00 for 1 defendant.

Very Truly Yours,
Purcell, Krug & Haller



Leon P. Haller, Esquire

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE - DEPUTIZE

DATE: May 1, 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.

JENNIFER JO KOHAN and JEFFREY MICHAEL KOHAN

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE AND
NOTICE OF SALE**

No. 2017-CV-242

SERVICE TO BE MADE ON DEFENDANT: DEPUTIZE BRADFORD COUNTY

JENNIFER JO KOHAN
514 POWELL STREET
SAYRE, PA 18840

** Serve defendant w/ notice
of Sale **

ALTERNATE ADDRESS:
224 SUMMERHILL AVENUE
BERWICK, PA 18603

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: May 1, 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.

JENNIFER JO KOHAN and JEFFREY MICHAEL KOHAN

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE AND
NOTICE OF SALE**

No. 2017-CV-242

SERVICE TO BE MADE ON DEFENDANT: **

**** This office will pursue OUT OF STATE service and provide proof of same in our Return of Service prior to the sale.**

**JEFFREY MICHAEL KOHAN
1103 RED BIRD DRIVE
CEDAR PARK, TX 78613**

** Serve defendant w/
notice of sale.*

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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



71901140006000104507

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

54

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(s): **JENNIFER JO KOHAN AND JEFFREY MICHAEL KOHAN**

Filed to No. **2017-CV-242**

INSTRUCTIONS

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

224 SUMMERHILL AVENUE BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

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

Attempt Service at the property: 224 Summerhill Avenue, Berwick, PA 18603

Otherwise:

DEPUTIZE BRADFORD COUNTY to serve:
JENNIFER JO KOHAN @ 514 POWELL STREET SAYRE, PA 18840

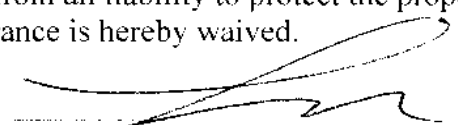
OUT OF STATE SERVICE:

This office will pursue out of state service and provide proof of same in our Return of Service prior to the sale **JEFFREY MICHAEL KOHAN, 1103 RED BIRD DRIVE CEDAR PARK, TX 78613**

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, May 1, 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:

REQUEST FOR SERVICE

****POST PROPERTY****

DATE: May 11, 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.

JENNIFER JO KOHAN and JEFFREY MICHAEL KOHAN

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE AND
NOTICE OF SALE**

No. 2017-CV-242

****POST PROPERTY****

**224 SUMMERHILL AVE
BERWICK, PA 18603
COLUMBIA COUNTY**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHERIFF:

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

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

Thank you.

Maryland Ferretti / mferretti@pkh.com
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Sharon Dunn.

Document Receipt

Trans #	10529	Carrier / service:	USPS Server	First-Class Mail®	5/16/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000104507

Doc Ref #: 2017ED54

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10529	Carrier / service:	USPS Server	First-Class Mail®	5/16/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000104507

Doc Ref #: 2017ED54

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10528	Carrier / service:	USPS Server	First-Class Mail®	5/16/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000104491

Doc Ref #: 2017ED54

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	10527	Carrier / service	USPS Server	First-Class Mail®	5/16/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000104484

Doc Ref #: 2017ED54

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	10530	Carrier / service:	USPS Server	First-Class Mail®	5/16/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000104514

Doc Ref #: 2017ED54

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	10531	Carrier / service:	USPS Server	First-Class Mail®	5/16/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000104521

Doc Ref #: 2017ED54

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	10532	Carrier / service:	USPS Server	First-Class Mail®	5/16/2017 12:00:00 AM
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Ship to:

JEFFREY KOHAN

1103 RED BIRD DRIVE

Tracking #: 71901140006000104538

Doc Ref #: 2017ED54

Postage 5.1300

CEDAR PARK TX 78613

WZ52559-09-16

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND AND A SECURITY WATERMARK

223286

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


First National Bank
60-1809/433

CHECK NO. CHECK DATE
223286 05/10/2017

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



AUTHORIZED SIGNATURE

MP

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

⑈ 223286 ⑈ ⑆043318092⑆ 513209312⑈