

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PENNSYLVANIA HOUSING FINANCE
AGENCY

vs.

Defendant
KAREN YANORY CRISPELL
RYAN CRISPELL

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

Sheriff's Sale Date: Wednesday, September 6, 201

Writ of Execution No. : 2017CV491

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 17 VANTAGE DRIVE, ORANGEVILLE, PA 17859

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,264.83
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	\$240.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00

Total Sheriff Costs \$2,199.33

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs \$67.00

Grand Total: \$2,266.33

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

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

PA HOUSING FINANCE AGENCY VS KAREN & RYAN CRISPELL

NO. 79-2017 ED NO. 491-2017 JD

DATE/TIME OF SALE: SEPTEMBER 6, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 132 001.00

POUNDAGE – 2% OF BID \$ 2640.02

TRANSFER TAX – 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 134 641.02

PURCHASER(S): _____

ADDRESS: 2455 Broadway rd Milton PA 17847

NAMES(S) ON DEED: Shawn M Lahr

PURCHASER(S) SIGNATURE(S): Shawn M Lahr 570 916-3881

TOTAL DUE: \$ 134 641.02

LESS DEPOSIT: \$ ~~14 000.00~~

DOWN PAYMENT: \$ 14 000.00

TOTAL DUE IN 8 DAYS \$ 120 641.02

SHERIFF'S SALE

Distribution Sheet

PA Housing Finance Agency

vs. Karen and Ryan Crispell

NO. 491-2017 JD

DATE OF SALE: September 6, 2017

NO. 79-2017 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) September 6, 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 Shawn M Lahr for the price or sum of \$ 134,641.02 Dollars. Shawn M. Lahr 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	\$ 132001.00	
Poundage	2640.02	
Transfer Taxes	—	
Total Needed to Purchase		\$ 134641.02
Amount Paid Down		14000.00
Balance Needed to Purchase		120641.02

EXPENSES:

Columbia County Sheriff - Costs	\$ 499.50	
Poundage	2640.02	\$ 3139.52
Newspaper		1264.83
Printing		100.00
Solicitor		10.00
Columbia County Prothonotary		67.00
Columbia County Recorder of Deeds -	Deed copy work	874.00
	Realty transfer taxes	874.00
	State stamps	—
Tax Collector ()	5.00
Columbia County Tax Assessment Office		170.00
State Treasurer		150.00
Other: <u>web posting</u>		250.00
<u>lien Search Certificate</u>		
TOTAL EXPENSES:		\$ 6904.35

Total Needed to Purchase	\$ 134641.02
Less Expenses	6904.35
Net to First Lien Holder	127736.67
Plus Deposit	1350.00
Total to First Lien Holder	\$ 129086.67

Sheriff's Office, Bloomsburg, Pa.

Sept 7, 2017

So answers

T. M. Crispell

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 216631	Invoice Date: 10/05/2017 11:48:41 AM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: WALK-IN	By: BSL
SHERIFF			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,815.00	201707995	ORANGE TOWNSHIP
	Grantor - CRISPELL, KAREN		10/05/17 11:48:44 AM	
	Grantee - LAHR, SHAWN M			
	Consideration -	\$134,641.02		
	Tax Basis -	\$87,400.23		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$874.00		
	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		
	CENTRAL COLUMBIA AREA SCHOOL REALTY TAX	\$437.00		
	ORANGE TOWNSHIP	\$437.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$1,815.00		
	PAYMENTS			
	CHECK: 7956 - SHERIFF	\$67.00		
	CHECK: 7958 - SHERIFF	\$874.00		
	CHECK: 7957 - SHERIFF	\$874.00		
	TOTAL PAYMENTS	\$1,815.00		
	AMOUNT DUE	\$1,815.00		
	PAYMENT ON INVOICE	(\$1,815.00)		
	BALANCE DUE ON INVOICE	\$0.00		



Mifflinburg Bank & Trust
Mifflinburg, PA 17844
Member F.D.I.C.

144328

09/13/17

60-968/313

DATE

PAY TO THE
ORDER OF

COLUMBIA COUNTY SHERIFFS OFFICE

\$ 60,641.02

Sixty Thousand Six Hundred Forty One Dollars AND 02 Cents

CASHIER'S CHECK

DOLLARS
AUTHORIZED SIGNATURE

Michelle L. Brayl

FOR

⑈144328⑈ ⑆031309686⑆ 1001014601⑈

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



NU COMMUNITY CREDIT UNION
2613 STATE ROUTE 45
MILTON, PA 17847

PHONE:(570) 522-9710 FAX:(570) 522-9716

PAYABLE THROUGH
MID-ATLANTIC CORPORATE
FEDERAL CREDIT UNION
HARRISBURG, PENNSYLVANIA 17111-2882
60-8755-2313

017123

***** Sixty Thousand Dollars and No Cents *****

September 13, 2017 *****\$60,000.00

COLUMBIA COUNTY SHERIFF'S OFFICE



Melissa S. Skypor

AUTHORIZED SIGNATURE

MP

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

⑈017123⑈ ⑆231387550⑆ 231388795013⑈



Millinburg Bank & Trust
Millinburg, PA 17844
Member FDIC

144189

DATE 09/05/17

60-968/313

PAY TO THE ORDER OF COLUMBIA COUNTY SHERIFF

\$ 14,000.00

Fourteen Thousand Dollars AND 00 Cents

CASHIER'S CHECK

DOLLARS
AUTHORIZED SIGNATURE

Michelle L. Brajl

FOR _____

⑈ 144189 ⑈ ⑆ 031309686 ⑆ 1001014601 ⑈

SHERIFF'S SALE COST SHEET

491-17

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>499.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1264.83</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1514.83</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2266.33

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
KAREN YANORY CRISPELL (et al.)

Case Number
2017CV491

SHERIFF'S RETURN OF SERVICE

07/31/2017 06:37 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 17 VANTAGE DRIVE, ORANGEVILLE, PA 17859.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

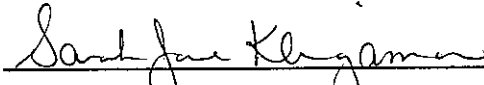
August 01, 2017

NOTARY

Affirmed and subscribed to before me this

1ST day of AUGUST, 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

(c) CountySuite Sheriff, Telesoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
CRISPELL, KAREN YANORY (et al.)

Case Number
2017CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Final Service:

Name: (POSTING)

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

Adult In Charge:

Phone: **DOB:**

Relation:

Alternate Address:

Date: 7/3/17 **Time:** 1837

Phone:

Deputy: 415 **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)

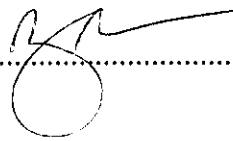
2017CV491

17 VANTAGE DRIVE, ORANGEVILLE, PA 17859

NO EXPIRATION

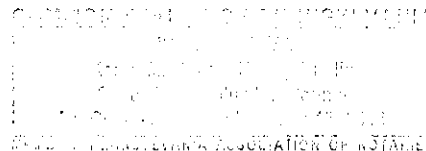
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 August 16, 23, 30, 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 30th day of August 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.

.....

LAW OFFICES

Purcell, Krug & Haller

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

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

HERSHEY
(717)533-3836

JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL (1924-2009)

August 30, 2017

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

Re: 2017-CV-0000491-MF PENNSYLVANIA HOUSING FINANCE AGENCY vs.
KAREN CRISPELL RYAN CRISPELL

Dear Sir/Madam:

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

Very truly yours,

Leon P. Haller, Esquire

LPH:bav
Enclosure

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

KAREN CRISPELL
AND RYAN CRISPELL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000491-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 7/6/2017, 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:

KAREN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

RYAN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

Sysco Syracuse, LLC
4301 US Highway
Monmouth Junction, NJ 08852-0910

Sysco Syracuse, LLC
c/o: Commerce Law Group
fka Kodak Law Offices PC
PO Box 11848
Harrisburg, PA 17108-1848

Sysco Syracuse, LLC
c/o: Commerce Law Group
fka Kodak Law Offices PC
436 S. Main Street, Suite 200
Pittsburgh, PA 15220

County of Columbia
35 W. Main Street, PO Box 380
Bloomsburg, PA 17815

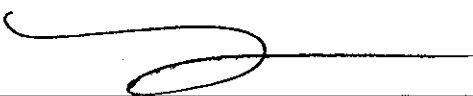
Benton Municipal Water & Sewer Authority
Third Street
Benton, PA 17814

Benton Municipal Water & Sewer Authority
c/o: Michael Gregorowicz, Esquire
KREISHER & GREGOROWICZ
401 MARKET ST
Bloomsburg, PA 17815-1749

Benton Municipal Water & Sewer Authority
c/o: Michael Smith, Esquire
Hummel & Lewis LLP
3 East 5th Street
Bloomsburg, PA 17815

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

TENANT/OCCUPANT
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

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

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
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Benton, PA 17814

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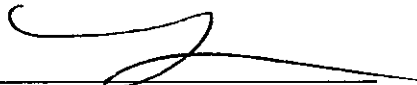
TENANT/OCCUPANT
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

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.

KAREN CRISPELL
AND RYAN CRISPELL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000491-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: SEPTEMBER 06, 2017

TIME: 9:00AM

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:

**17 VANTAGE DRIVE
ORANGEVILLE, PA 17859**

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

No. 2017-CV-0000491-MF

JUDGMENT AMOUNT \$154,710.86

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

KAREN CRISPELL AND RYAN CRISPELL

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 piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, known and designated as Lot No. 12 of the plot of lots known as Sand-bur, bounded and described as follows, to wit:

BEGINNING at a point located on the southerly right-of-way of Chandler Drive and common corner with Lot #11, thence along Lot #11, South 7 degrees 16 minutes 00 seconds West, 190.00 feet to a point in line of Lot #13; thence along Lot #13, North 82 degrees 44 minutes 00 seconds West, 122.00 feet to a point on the easterly right-of-way of Vantage Drive; thence along the right-of-way of Vantage Drive on a curve to the right having a delta angle of 3 degrees 59 minutes 02 seconds, a radius of 268.76 feet and a chord of North 4 degrees 01 minutes 52 seconds West, 18.68 feet to a point; thence along the same, North 02 degrees 02 minutes 21 seconds West, 132.77 feet to a point; thence on a curve to the right, having a delta angle of 99 degrees 18 minutes 21 seconds, a radius of 35.00 feet and a chord of North 47 degrees 36 minutes 49 seconds East, 53.35 feet to a point on the southerly right-of-way of the aforesaid Chandler Drive; thence along right-of-way of Chandler Drive, South 82 degrees 44 minutes 00 seconds East, 112.59 feet to the place of beginning.

CONTAINING 25,878 square feet of land.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 17 Vantage Road, Orangeville, PA 17859

TAX PARCEL: 27-03B-019

BEING the same premises which Kathleen Heitzman by deed dated and recorded December 20, 2006 at Columbia County Instrument No. 200613354, granted and conveyed unto Ryan and Karen Crispell.

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

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

TO BE SOLD AS THE PROPERTY OF KAREN CRISPELL AND RYAN CRISPELL UNDER COLUMBIA COUNTY JUDGMENT NO. 2017-CV-491-MF.

9414 7266 9904 2096 0613 73

TO: KAREN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

SENDER: NOS 09/06/17

REFERENCE: P01455/46049 CRISPELL

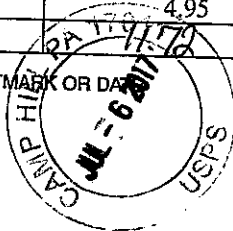
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	6.7
	Certified Fee	3.35
	Return Receipt Fee	2.75
	Restricted Delivery	4.95
	Total Postage & Fees	

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



9414 7266 9904 2096 0613 66

TO: RYAN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

SENDER: NOS 09/06/17

REFERENCE: P01455/46049 CRISPELL

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



PENNSYLVANIA HOUSING FINANCE AGENCY v. KAREN CRISPELL RYAN CRISPELL
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:

KAREN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

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:

RYAN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

Postmark:

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

Received from:

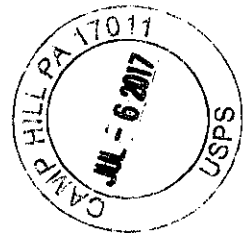
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102


Postage:

One piece of ordinary mail addressed to:

Sysco Syracuse, LLC
4301 US Highway
Monmouth Junction, NJ 08852-0910

Postmark:



U.S. POSTAGE >> PITNEY BOWES

ZIP 17102 \$ 001.35⁰
02 1W
0001399371

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:
Sysco Syracuse, LLC
c/o: Commerce Law Group
fka Kodak Law Offices PC
PO Box 11848
Harrisburg, PA 17108-1848

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:
Sysco Syracuse, LLC
c/o: Commerce Law Group
fka Kodak Law Offices PC
436 S. Main Street, Suite 200
Pittsburgh, PA 15220

Postmark:

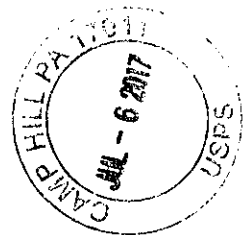
U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

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

Postage:

One piece of ordinary mail addressed to:
County of Columbia
35 W. Main Street, PO Box 380
Bloomsburg, PA 17815

Postmark:



U.S. POSTAGE >>> PITNEY BOWES



ZIP 17102 \$ 001.35⁰
02 1W
0001399371

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Benton Municipal Water & Sewer Authority
Third Street
Benton, PA 17814

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Benton Municipal Water & Sewer Authority
c/o: Michael Gregorowicz, Esquire
KREISHER & GREGOROWICZ
401 MARKET ST
Bloomsburg, PA 17815-1749

Postmark:

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

Received from:

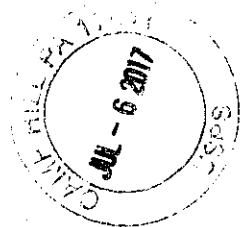
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102


Postage:

One piece of ordinary mail addressed to:

Benton Municipal Water & Sewer Authority
c/o: Michael Smith, Esquire
Hummel & Lewis LLP
3 East 5th Street
Bloomsburg, PA 17815

Postmark:



U.S. POSTAGE >>> PITNEY BOWES

ZIP 17102 \$ 001.35⁰
02 1W
0001399371

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:

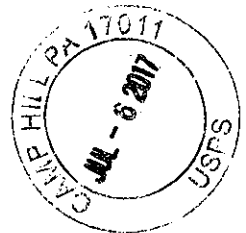
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

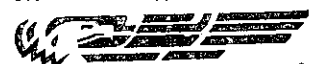
One piece of ordinary mail addressed to:

TENANT/OCCUPANT
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

Postmark:



U.S. POSTAGE >> PITNEY BOWES



ZIP 17102 \$ 002.70⁰
02 1W
0001399371

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

KAREN CRISPELL
AND RYAN CRISPELL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000491-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 7/6/2017, 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:

KAREN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

RYAN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

Sysco Syracuse, LLC
4301 US Highway
Monmouth Junction, NJ 08852-0910

Sysco Syracuse, LLC
c/o: Commerce Law Group
fka Kodak Law Offices PC
PO Box 11848
Harrisburg, PA 17108-1848

Sysco Syracuse, LLC
c/o: Commerce Law Group
fka Kodak Law Offices PC
436 S. Main Street, Suite 200
Pittsburgh, PA 15220

County of Columbia
35 W. Main Street, PO Box 380
Bloomsburg, PA 17815

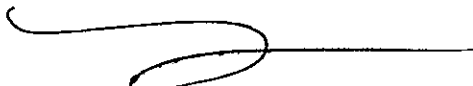
Benton Municipal Water & Sewer Authority
Third Street
Benton, PA 17814

Benton Municipal Water & Sewer Authority
c/o: Michael Gregorowicz, Esquire
KREISHER & GREGOROWICZ
401 MARKET ST
Bloomsburg, PA 17815-1749

Benton Municipal Water & Sewer Authority
c/o: Michael Smith, Esquire
Hummel & Lewis LLP
3 East 5th Street
Bloomsburg, PA 17815

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

TENANT/OCCUPANT
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff 717-234-4178
1719 N 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.
KAREN YANORY CRISPELL (et al.)

Case Number
2017CV491

SHERIFF'S RETURN OF SERVICE

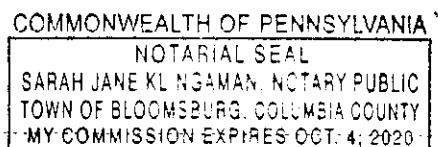
06/28/2017 07:24 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: RYAN CRISPELL AT 17 VANTAGE DR, ORANGEVILLE, PA 17859.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

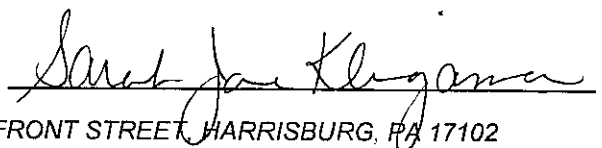
June 29, 2017



NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE, 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.
KAREN YANORY CRISPELL (et al.)

Case Number
2017CV491

SHERIFF'S RETURN OF SERVICE

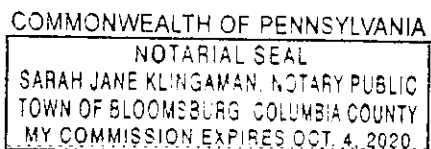
06/28/2017 07:24 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RYAN CRISPELL HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR KAREN YANORY CRISPELL AT 17 VANTAGE DR, ORANGEVILLE, PA 17859.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 29, 2017



NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE, 2017

Sarah Jane Klingaman

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

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 07/17/17

Account:

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

Ad ID:	1111287
Description:	Crispell Sheriff Sale No 79
of 2017 ED	
Run Dates:	08/16/17 to 08/30/17
Class:	2
Agate Lines:	231
Blind Box:	

Total Ad Cost	\$1,264.83			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/16/17	08/30/17	3	\$1,264.83

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV491

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, SEPTEMBER 06, 2017 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, known and designated as Lot No. 12 of the plot of lots known as Sandbar, bounded and described as follows, to wit:

BEGINNING at a point located on the southerly right-of-way of Chandler Drive and common corner with Lot # 11, thence along Lot # 11, South 7 degrees 16 minutes 00 seconds West, 190.00 feet to a point in line of Lot # 13; thence along Lot # 13, North 82 degrees 44 minutes 00 seconds West, 122.00 feet to a point on the easterly right-of-way of Vantage Drive; thence along the right-of-way of Vantage Drive on a curve to the right having a delta angle of 3 degrees 59 minutes 02 seconds, a radius of 268.76 feet and a chord of North 4 degrees 01 minutes 52 seconds West, 18.68 feet to a point; thence along the same, North 02 degrees 02 minutes 21 seconds West, 132.77 feet to a point; thence on a curve to the right, having a delta angle of 99 degrees 18 minutes 21 seconds, a radius of 35.00 feet and a chord of North 47 degrees 36 minutes 49 seconds East, 53.35 feet to a point on the southerly right-of-way of the aforesaid Chandler Drive; thence along right-of-way of Chandler Drive, South 82 degrees 44 minutes 00 seconds East, 112.59 feet to the place of beginning.

CONTAINING 25,878 square feet of land.
HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS:
17 Vantage Road, Orangeville, PA 17859

TAX PARCEL: 27-03B-019

BEING the same premises which Kathleen Heitzman by deed dated and recorded December 20, 2006 at Columbia County Instrument No. 200613354, granted and conveyed unto Ryan and Karen Crispell.

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

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

PROPERTY ADDRESS: 17 VANTAGE DRIVE, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-03B-019

Seized and taken into execution to be sold as the property of KAREN YANORY CRISPELL, RYAN CRISPELL 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

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

REAL ESTATE TAX CERTIFICATION

Date: 07/11/2017

Fee: \$5.00

Cert. NO: 27729

CRISPELL RYAN & KAREN
17 VANTAGE DRIVE
ORANGEVILLE PA 17859 9404

District: ORANGE TWP
Deed: 20061 -3354
Location: SANDBUR DEVELOPMENT
Parcel Id:27 -03B-019-00,000

Assessment: 57,559
Balances as of 07/11/2017

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2017 - REAL ESTATE

As of Date: 07/11/2017 11:13:46 AM

Owner: CRISPELL RYAN & KAREN

17 VANTAGE DRIVE

ORANGEVILLE PA 17859

Municipality: ORANGE TWP

Parcel #: 27 -03B-019-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
027023	G	\$636.56	04/30/2017	\$649.55	06/30/2017	\$714.51	08/31/2017
			Discount Payment		04/19/2017		\$636.56
027023	S	\$19.75	04/30/2017	\$20.15	06/30/2017	\$22.17	08/31/2017
			Discount Payment		04/19/2017		\$19.75
027023	R	\$112.82	04/30/2017	\$115.12	06/30/2017	\$126.63	08/31/2017
			Discount Payment		04/19/2017		\$112.82
Totals:		\$769.13		\$784.82		\$863.31	

Total Paid To Date:

\$769.13

SRE

Signature

7-11-17

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
CRISPELL, KAREN YANORY (et al.)

Case Number
2017CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BENTON MUNICIPAL WATER SEWER AUTHORITY

Primary Address: C/O MICHAEL GREGOROWICZ, ESQ.
401 MARKET STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: ERIN SITLER

Relation: LEGAL ASSISTANT

Date: 7-12-17

Time: 1509

Deputy: 8

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.

BENTON MUNICIPAL WATER SEWER AUTHORITY

2017CV491

C/O MICHAEL GREGOROWICZ, ESQ., 401 MARKET STREET NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
CRISPELL, KAREN YANORY (et al.)

Case Number
2017CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HUMMEL & LEWIS LLP
Primary Address: 3 EAST FIFTH STREET
BLOOMSBURG, PA 17815

Phone: 570-784-7666

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHARON RIBBLE

Relation: BOOK KEEPER

Date: 7/7/17

Time: 0856

Deputy: 4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	07.07.17					
Time:	0817					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. CLOSED - OPENUS @ 830

-
-
-
-
-
-

HUMMEL & LEWIS LLP

2017CV491

3 EAST FIFTH STREET, 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.
CRISPELL, KAREN YANORY (et al.)

Case Number
2017CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD
Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

LEUTNER KISHBAUGH

Relation:

ACCOUNTS PAYABLE

Date:

7/3/17

Time:

1105

Deputy:

498

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.

CENTRAL COLUMBIA SD

2017CV491

4777 OLD BERWICK ROAD, 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.
CRISPELL, KAREN YANORY (et al.)

Case Number
2017CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 79

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BENTON MUNICIPAL WATER & SEWER AL

Primary Address: 590 EVERETT STREET
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Matt Good

Relation: Maintenance Supervisor

Date: 7-3-17

Time: 11:05

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.

BENTON MUNICIPAL WATER

2017CV491

590 EVERETT STREET, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
CRISPELL, KAREN YANORY (et al.)

Case Number
2017CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: KAREN YANORY CRISPELL

Primary Address: 17 VANTAGE DR
ORANGEVILLE, PA 17859

Phone: 570-594-2376 DOB: 04/25/1978

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Lyan Crispell*

Relation: *Husband*

Date: *6-28-17* Time: *7:24*

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. _____

CRISPELL, KAREN YANOR

2017CV491

17 VANTAGE DR, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
CRISPELL, KAREN YANORY (et al.)

Case Number
2017CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RYAN CRISPELL

Primary Address: 17 VANTAGE DR
ORANGEVILLE, PA 17859

Phone: 570-594-2376 DOB: 04/25/1978

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Ryan Crispell

Relation: DEF

Date: 6/28/17

Time: 7:24

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.

CRISPELL, RYAN

2017CV491

17 VANTAGE DR, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
CRISPELL, KAREN YANORY (et al.)

Case Number
2017CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 17 VANTAGE DR
ORANGEVILLE, PA 17859

Phone: 570-594-2376

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Ryan Crispell

Relation:

Durves

Date:

6/28/17

Time:

7:24

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.

OCCUPANT

2017CV491

17 VANTAGE DR, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
CRISPELL, KAREN YANORY (et al.)

Case Number
2017CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 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:

DEBBIE MILLER

Relation:

CLERK

Date:

6/28/17

Time:

1436

Deputy:

4

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

2017CV491

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.
CRISPELL, KAREN YANORY (et al.)

Case Number
2017CV491

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

79

Warrant:

Notes:

SALE DATE & TIME: 09/06/2017 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: EILEEN HESS

Relation: CLERK

Date: 6/28/17

Time: 1442

Deputy: 4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2017CV491

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV491

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, SEPTEMBER 06, 2017
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, known and designated as Lot No. 12 of the plot of lots known as Sand-bur, bounded and described as follows, to wit:

BEGINNING at a point located on the southerly right-of-way of Chandler Drive and common corner with Lot #11, thence along Lot #11, South 7 degrees 16 minutes 00 seconds West, 190.00 feet to a point in line of Lot #13; thence along Lot #13, North 82 degrees 44 minutes 00 seconds West, 122.00 feet to a point on the easterly right-of-way of Vantage Drive; thence along the right-of-way of Vantage Drive on a curve to the right having a delta angle of 3 degrees 59 minutes 02 seconds, a radius of 268.76 feet and a chord of North 4 degrees 01 minutes 52 seconds West, 18.68 feet to a point; thence along the same, North 02 degrees 02 minutes 21 seconds West, 132.77 feet to a point; thence on a curve to the right, having a delta angle of 99 degrees 18 minutes 21 seconds, a radius of 35.00 feet and a chord of North 47 degrees 36 minutes 49 seconds East, 53.35 feet to a point on the southerly right-of-way of the aforesaid Chandler Drive; thence along right-of-way of Chandler Drive, South 82 degrees 44 minutes 00 seconds East, 112.59 feet to the place of beginning.

CONTAINING 25,878 square feet of land.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 17 Vantage Road, Orangeville, PA 17859

TAX PARCEL: 27-03B-019

BEING the same premises which Kathleen Heitzman by deed dated and recorded December 20, 2006 at Columbia County Instrument No. 200613354, granted and conveyed unto Ryan and Karen Crispell.

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

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

PROPERTY ADDRESS: 17 VANTAGE DRIVE, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-03B-019

Seized and taken into execution to be sold as the property of KAREN YANORY CRISPELL, RYAN CRISPELL 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

Orange Twp.

27-03B-019

REAL ESTATE OUTLINE

ED # 2017 ED 79

DATE RECEIVED 6-27-2017
DOCKET AND INDEX 2017 CV 491

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR X CK# 224421

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

SALE DATE Sept. 6th TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Orange Twp

458-0316

Chris Bowen

Eric Burchart

570-683-5836

\$ 154,710.⁸⁶

LAW OFFICES

Purcell, Krug & Haller

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

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

HERSHEY
(717)533-3836

JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL (1924-2009)

KAREN CRISPELL ✓
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

RYAN CRISPELL ✓
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

Sysco Syracuse, LLC ✓
4301 US Highway
Monmouth Junction, NJ 08852-0910

Sysco Syracuse, LLC ✓
c/o: Commerce Law Group
fka Kodak Law Offices PC
PO Box 11848
Harrisburg, PA 17108-1848

Sysco Syracuse, LLC ✓
c/o: Commerce Law Group
fka Kodak Law Offices PC
436 S. Main Street, Suite 200
Pittsburgh, PA 15220

County of Columbia ✓
35 W. Main Street, PO Box 380
Bloomsburg, PA 17815

Benton Municipal Water & Sewer Authority ✓
Third Street
Benton, PA 17814

Benton Municipal Water & Sewer Authority ✓
c/o: Michael Gregorowicz, Esquire
KREISHER & GREGOROWICZ
401 MARKET ST
Bloomsburg, PA 17815-1749

Benton Municipal Water & Sewer Authority
c/o: Michael Smith, Esquire
Hummel & Lewis LLP
3 East 5th Street ✓
Bloomsburg, PA 17815

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

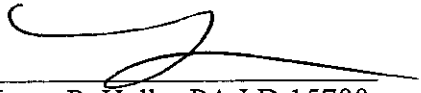
TENANT/OCCUPANT
17 VANTAGE DRIVE ✓
ORANGEVILLE, PA 17859

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.

KAREN CRISPELL
AND RYAN CRISPELL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000491-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: 9-6-17

TIME: 9:00am

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:

**17 VANTAGE DRIVE
ORANGEVILLE, PA 17859**

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

No. 2017-CV-0000491-MF

JUDGMENT AMOUNT \$154,710.86

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

KAREN CRISPELL AND RYAN CRISPELL

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 piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, known and designated as Lot No. 12 of the plot of lots known as Sand-bur, bounded and described as follows, to wit:

BEGINNING at a point located on the southerly right-of-way of Chandler Drive and common corner with Lot #11, thence along Lot #11, South 7 degrees 16 minutes 00 seconds West, 190.00 feet to a point in line of Lot #13; thence along Lot #13, North 82 degrees 44 minutes 00 seconds West, 122.00 feet to a point on the easterly right-of-way of Vantage Drive; thence along the right-of-way of Vantage Drive on a curve to the right having a delta angle of 3 degrees 59 minutes 02 seconds, a radius of 268.76 feet and a chord of North 4 degrees 01 minutes 52 seconds West, 18.68 feet to a point; thence along the same, North 02 degrees 02 minutes 21 seconds West, 132.77 feet to a point; thence on a curve to the right, having a delta angle of 99 degrees 18 minutes 21 seconds, a radius of 35.00 feet and a chord of North 47 degrees 36 minutes 49 seconds East, 53.35 feet to a point on the southerly right-of-way of the aforesaid Chandler Drive; thence along right-of-way of Chandler Drive, South 82 degrees 44 minutes 00 seconds East, 112.59 feet to the place of beginning.

CONTAINING 25,878 square feet of land.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 17 Vantage Road, Orangeville, PA 17859

TAX PARCEL: 27-03B-019

BEING the same premises which Kathleen Heitzman by deed dated and recorded December 20, 2006 at Columbia County Instrument No. 200613354, granted and conveyed unto Ryan and Karen Crispell.

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

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

TO BE SOLD AS THE PROPERTY OF KAREN CRISPELL AND RYAN CRISPELL UNDER COLUMBIA COUNTY JUDGMENT NO. 2017-CV-491-MF.

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

KAREN CRISPELL
AND RYAN CRISPELL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000491-MF

2017 - ED - 79
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 **17 VANTAGE DRIVE ORANGEVILLE, PA 17859:**

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

KAREN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

RYAN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

2. Name and address of Defendants 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**

Sysco Syracuse, LLC
4301 US Highway
Monmouth Junction, NJ 08852-0910

Sysco Syracuse, LLC
c/o: Commerce Law Group
fka Kodak Law Offices PC
PO Box 11848
Harrisburg, PA 17108-1848

Sysco Syracuse, LLC
c/o: Commerce Law Group
fka Kodak Law Offices PC
436 S. Main Street, Suite 200
Pittsburgh, PA 15220

County of Columbia
35 W. Main Street, PO Box 380
Bloomsburg, PA 17815

Benton Municipal Water & Sewer Authority
Third Street
Benton, PA 17814

Benton Municipal Water & Sewer Authority
c/o: Michael Gregorowicz, Esquire
KREISHER & GREGOROWICZ
401 MARKET ST
Bloomsburg, PA 17815-1749

Benton Municipal Water & Sewer Authority
c/o: Michael Smith, Esquire
Hummel & Lewis LLP
3 East 5th Street
Bloomsburg, PA 17815

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
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

(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 N Front Street Harrisburg, PA 17102
(717) 234-4178

DATE: June 22, 2017

TO THE SHERIFF OF COLUMBIA COUNTY:

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

Plaintiff: **PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendants: **KAREN CRISPELL AND RYAN CRISPELL**

Filed to No. **2017-CV-0000491-MF**

INSTRUCTIONS

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

17 VANTAGE DRIVE ORANGEVILLE, PA 17859

(A more complete legal description accompanies these documents.)

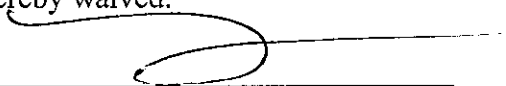
The parties to be served **PERSONALLY** and their addresses are as follows:

KAREN CRISPELL, 17 VANTAGE DRIVE ORANGEVILLE, PA 17859
RYAN CRISPELL, 17 VANTAGE DRIVE ORANGEVILLE, PA 17859

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



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

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

KAREN CRISPELL
AND RYAN CRISPELL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000491-MF

2017-ED-79
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: **17 VANTAGE DRIVE ORANGEVILLE, PA 17859** as follows:

Amount due pursuant to Judgment \$154,710.86

TOTAL WRIT \$154,710.86

PLUS COSTS:

Dated: 10-27-2017

Barbara N. Silvestro
PROTHONOTARY

(SEAL)

By Stephanie K. Kline
DEPUTY

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

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

KAREN CRISPELL
AND RYAN CRISPELL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000491-MF

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

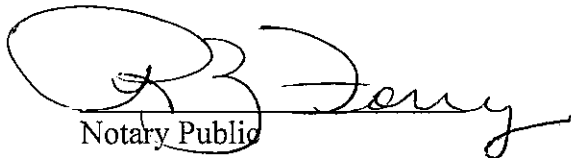
COUNTY OF DAUPHIN :

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.

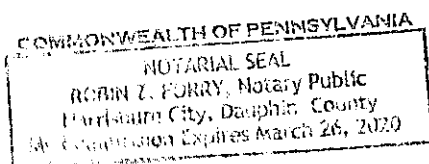
Sworn to and subscribed :

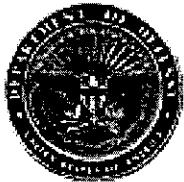
before me this 22ND day :

of JUNE, 2017 :


Notary Public


LEON P. HALLER, ESQUIRE



**Status Report
Pursuant to Servicemembers Civil Relief Act**SSN: XXX-XX-2199

Birth Date:

Last Name: CRISPELLFirst Name: RYAN

Middle Name:

Active Duty Status As Of: Jun-22-2017

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



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-5435

Birth Date:

Last Name: CRISPELLFirst Name: KAREN

Middle Name:

Active Duty Status As Of: Jun-22-2017

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

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

KAREN CRISPELL
AND RYAN CRISPELL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000491-MF

2017 - ED - 79
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: **17 VANTAGE DRIVE ORANGEVILLE, PA 17859** as follows:

Amount due pursuant to Judgment \$154,710.86

TOTAL WRIT \$154,710.86

PLUS COSTS:

Dated: 6-27-2017

Barbara N. Jurek
PROTHONOTARY

(SEAL)

By Stephon J. Jurek
DEPUTY

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

TO THE SHERIFF OF COLUMBIA COUNTY:

1 of 3

REQUEST FOR SERVICE

DATE: June 22, 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.

KAREN CRISPELL AND RYAN CRISPELL

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2017-CV-0000491-MF

SERVICE TO BE MADE ON DEFENDANT:

KAREN CRISPELL***

ADDRESS FOR "PERSONAL SERVICE":

17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

***** PLEASE SERVE DEFENDANT WITH NOTICE OF SALE**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

2 of 3

REQUEST FOR SERVICE

DATE: June 22, 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.

KAREN CRISPELL AND RYAN CRISPELL

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2017-CV-0000491-MF

SERVICE TO BE MADE ON DEFENDANT:

RYAN CRISPELL***

ADDRESS FOR "PERSONAL SERVICE":

17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

***** PLEASE SERVE DEFENDANT WITH NOTICE OF SALE**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

3 of 3

REQUEST FOR SERVICE --- post property

DATE: June 22, 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.

KAREN CRISPELL AND RYAN CRISPELL

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2017-CV-0000491-MF

SERVICE TO BE MADE ON DEFENDANT:

**POST PROPERTY OF
KAREN & RYAN CRISPELL**

ADDRESS FOR "POSTING SERVICE":

**17 VANTAGE DRIVE
ORANGEVILLE, PA 17859**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, known and designated as Lot No. 12 of the plot of lots known as Sand-bur, bounded and described as follows, to wit:

BEGINNING at a point located on the southerly right-of-way of Chandler Drive and common corner with Lot #11, thence along Lot #11, South 7 degrees 16 minutes 00 seconds West, 190.00 feet to a point in line of Lot #13; thence along Lot #13, North 82 degrees 44 minutes 00 seconds West, 122.00 feet to a point on the easterly right-of-way of Vantage Drive; thence along the right-of-way of Vantage Drive on a curve to the right having a delta angle of 3 degrees 59 minutes 02 seconds, a radius of 268.76 feet and a chord of North 4 degrees 01 minutes 52 seconds West, 18.68 feet to a point; thence along the same, North 02 degrees 02 minutes 21 seconds West, 132.77 feet to a point; thence on a curve to the right, having a delta angle of 99 degrees 18 minutes 21 seconds, a radius of 35.00 feet and a chord of North 47 degrees 36 minutes 49 seconds East, 53.35 feet to a point on the southerly right-of-way of the aforesaid Chandler Drive; thence along right-of-way of Chandler Drive, South 82 degrees 44 minutes 00 seconds East, 112.59 feet to the place of beginning.

CONTAINING 25,878 square feet of land.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 17 Vantage Road, Orangeville, PA 17859

TAX PARCEL: 27-03B-019

BEING the same premises which Kathleen Heitzman by deed dated and recorded December 20, 2006 at Columbia County Instrument No. 200613354, granted and conveyed unto Ryan and Karen Crispell.

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

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

TO BE SOLD AS THE PROPERTY OF KAREN CRISPELL AND RYAN CRISPELL UNDER COLUMBIA COUNTY JUDGMENT NO. 2017-CV-491-MF.

SHORT LEGAL, if needed, for advertising:

ALL THAT CERTAIN piece of land in Orange Township, Columbia County, Pennsylvania, known as Lot No. 12, plot of lots of Sand-bur. CONTAINING 25,878 square feet of land. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 17 Vantage Road, Orangeville, PA 17859

TAX PARCEL: 27-03B-019
Columbia Instrument No. 200613354.

TO BE SOLD AS THE PROPERTY OF KAREN CRISPELL AND RYAN CRISPELL UNDER COLUMBIA COUNTY JUDGMENT NO. 2017-CV-491-MF.

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

Vs.

KAREN CRISPELL
AND RYAN CRISPELL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA


CIVIL ACTION LAW

NO. 2017-CV-0000491-MF

IN MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE
PURSUANT TO PA. R.C.P. 237.1

I hereby certify that on June 9, 2017 I served the Ten Day Notice required by Pa. R.C.P. on the Defendants in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 
Leon P. Haller PA I.D. # 15700
Attorney for Plaintiff
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

PENNSYLVANIA HOUSING FINANCE
AGENCY,

Plaintiff

VS.

KAREN CRISPELL
AND RYAN CRISPELL,
Defendants

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2017-CV-0000491-MF

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **June 9, 2017**

COPY

TO:

KAREN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

RYAN CRISPELL
17 VANTAGE DRIVE
ORANGEVILLE, PA 17859

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COLUMBIA COUNTY LAWYER REFERRAL SERVICE
NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
570-784-8760

PURCELL, KRUG & HALLER

By Leon P. Haller

LEON P. HALLER, Attorney for Plaintiff
I.D. # 15700
1719 N. Front St., Harrisburg, PA 17102
(717) 234-4178

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

KAREN CRISPELL
AND RYAN CRISPELL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-0000491-MF

IN MORTGAGE FORECLOSURE

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

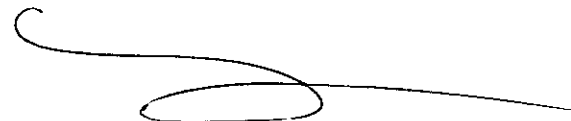
COUNTY OF DAUPHIN :

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 22ND day :

of JUNE, 2017 :



LEON P. HALLER, ESQUIRE


Notary Public

COMMONWEALTH OF PENNSYLVANIA

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

Document Receipt

Trans #	10919	Carrier / service:	USPS Server	First-Class Mail®	6/28/2017 12:00:00 AM
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Ship to:

KODK LAW OFFICE

P.O. BOX 11848

Tracking #: 71901140006000107782

Doc Ref #: 2017ED79

Postage 5.2600

HARRISBURG PA 17108

Document Receipt

Trans #	10920	Carrier / service:	USPS Server	First-Class Mail®	6/28/2017 12:00:00 AM
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Ship to:

KODAK LAW OFFICE

436 S, MAIN STREET

SUITE 200

PITTSBURGH PA 15220

Tracking #: 71901140006000107799

Doc Ref #: 2017ED79

Postage 5.2600

Document Receipt

Trans #	10920	Carrier / service:	USPS Server	First-Class Mail®	6/28/2017 12:00:00 AM
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Ship to:

KODAK LAW OFFICE

436 S, MAIN STREET
SUITE 200

PITTSBURGH PA 15220

Tracking #:	71901140006000107799
Doc Ref #:	2017ED79
Postage	5.2600

Document Receipt

Trans #	10918	Carrier / service:	USPS Server	First-Class Mail®	6/28/2017 12:00:00 AM
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Ship to:

SYSCO SYRACUSE LLC

4301 US HIGHWAY

Tracking #: 71901140006000107775

Doc Ref #: 2017ED79

Postage 5.2600

MONMOUTH NJ 08852
JUNCTION

Document Receipt

Trans #	10917	Carrier / service:	USPS Server	First-Class Mail®	6/28/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000107768

Doc Ref #: 2017ED79

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	10915	Carrier / service:	USPS Server	First-Class Mail®	6/28/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000107744

Doc Ref #: 2017ED79

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10914	Carrier / service:	USPS Server	First-Class Mail®	6/28/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000107737

Doc Ref #: 2017ED79

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	10913	Carrier / service:	USPS Server	First-Class Mail®	6/28/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000107720

Doc Ref #: 2017ED79

Postage 5.2600

HARRISBURG PA 17128

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



71901140006000107799

KODAK LAW OFFICE
436 S, MAIN STREET
SUITE 200
PITTSBURGH PA 15220

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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


First National Bank
60-1809/433

224421

CHECK NO. 224421
CHECK DATE 06/26/2017

PAY

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

CHECK AMOUNT
\$1,350.00

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

MP

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

⑈ 224421⑈ ⑆043318092⑆ 513209312⑈