

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

US BANK NA

VS MATTHEW SLUSSER

NO. 9-2017 ED

NO. 350-2016 JD

DATE/TIME OF SALE: MAY 3, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2193.62

POUNDAGE - 2% OF BID \$ 43.87

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2237.49

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): *Sam A. Kelley*

TOTAL DUE: \$ 2237.49

LESS DEPOSIT: \$ 1356.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 881.49

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 213487
Customer:
SHERIFF'S OFFICE

Invoice Date: 05/25/2017 11:48:49 AM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201704085	BENTON TOWNSHIP
	Grantor - SLUSSER, MATTHEW S		05/25/17 11:48:51 AM	
	Grantee - U S BANK			
	Consideration - \$2,237.49			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7826 - SHERIFF'S OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	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>
U.S. BANK NATIONAL ASSOCIATION	MATTHEW S. SLUSSER

vs.

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

Sheriff's Sale Date: Wednesday, May 3, 2017
Writ of Execution No. : 2016CV350
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 715 STEINRUCK ROAD, BENTON, PA 17814

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,281.12
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Surcharge	\$130.00
Tax Claim Search	\$5.00

Total Sheriff Costs **\$2,126.62**

Distribution Costs

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

Grand Total: **\$2,193.62**

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

LAW OFFICES

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

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

May 10, 2017

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

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY vs. MATTHEW S. SLUSSER
No. 2016-CV-350-MF

Dear Sheriff:

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

THE GRANTEE SHOULD BE:

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

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

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

Very truly yours,

Leon P. Haller

Leon P. Haller

LPH/rb
Enclosure



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Date of Acceptance of Document 5 / 3 / 2017			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY	
Mailing Address 35 West Main Street		Mailing Address 211 North Front Street	717-234-4178
City Bloomsburg	State PA	ZIP Code 17815	City Harrisburg
			State PA
			ZIP Code 17101

C. REAL ESTATE LOCATION

Street Address 715 Steinruck Road		City, Township, Borough Benton Township	
County COLUMBIA COUNTY	School District	Tax Parcel Number 03-04-001-05	

D. VALUATION DATA

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

1. Actual Cash Consideration \$2,193.62	2. Other Consideration +0.00	3. Total Consideration = \$2,193.62
4. County Assessed Value \$54,388.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = \$200,691.72

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

1a. Amount of Exemption Claimed \$ 200,691.72	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

Date

5/10/2017

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

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102



First National Bank

60-1809/433

CHECK NO.

CHECK DATE

223150

05/04/2017

223150

PAY

CHECK AMOUNT

Eight hundred eighty-seven and forty-nine/100*****

\$887.49

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

MP

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COINTEGRATIVE INK

⑈ 223150⑈ ⑆043318092⑆ 513209312⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>450.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1281.12</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1531.12</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>130.00</u>
MISC.	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2193.62

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 March 15, 22, 29, 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 29th day of March, 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

2017
EO
9
HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL (1924-2009)

March 16, 2017

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

Re: 2016-CV-350-MF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. MATTHEW S.
SLUSSER

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:tlc

Enclosure

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

PLAINTIFF

VS.

MATTHEW S. SLUSSER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-350-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on
2/8/17, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA
R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail
(Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence),
and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are
as follows:

MATTHEW S. SLUSSER
715 STEINRUCK ROAD
BENTON, PA 17814

National Capital Management, LLC
8245 Tournament Drive, Suite 230
Memphis, TN 38125

PRA Receivables Management, LLC
10 Orchard, Suite 100
Lake Forest, CA 92630

PA DEPT OF REVENUE
BUREAU OF COMPLIANCE
ATTN: LORI ADAMS
PO BOX 281230
HARRISBURG, PA 17128-1230

DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT – ESTATE RECOVERY
PO BOX 8486
WILLOW OAK BLDG
HARRISBURG, PA 17105-8486

PA DEPARTMENT OF REVENUE
INHERITANCE TAX DIVISION
PO BOX 280601
HARRISBURG, PA 17128-0601

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

TENANT/OCCUPANT
715 STEINRUCK ROAD
BENTON, PA 17814

By 

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

(717) 234-4178

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

PLAINTIFF

VS.

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INHERITANCE TAX DIVISION
PO BOX 280601
HARRISBURG, PA 17128-0601

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

TENANT/OCCUPANT
715 STEINRUCK ROAD
BENTON, PA 17814

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

LAW OFFICES
Purcell, Krug & Haller

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LEON P. HALLER
JOHN W. PURCELL JR.
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Of Counsel

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INHERITANCE TAX DIVISION
PO BOX 280601
HARRISBURG, PA 17128-0601


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

TENANT/OCCUPANT
715 STEINRUCK ROAD
BENTON, PA 17814

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

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

PLAINTIFF

VS.

MATTHEW S. SLUSSER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-350-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: Wednesday April 5th, 2017

TIME: 9:00 a.m.

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

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

THE LOCATION of your property to be sold is:

**715 STEINRUCK ROAD
BENTON, PA 17814**

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

No. 2016-CV-350-MF

JUDGMENT AMOUNT \$150,637.02

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

MATTHEW S. SLUSSER

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 or tract of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route No. 668, and in line of lands now or formerly of Martha Brown; thence along line of lands now or formerly of Martha Brown, North 20 degrees 37 minutes West, 170.24 feet to an iron pipe corner; thence along the same, North 62 degrees 58 minutes West, 90.00 feet to an iron pipe corner; thence along the same, South 44 degrees 31 minutes West, 490.34 feet to an iron pipe corner located in the line of lands now or formerly of David Brown; thence along line of lands now or formerly of David Brown, North 64 degrees 18 minutes West, 218.52 feet to a corner; thence along line of lands now or formerly of Owen Young, North 5 degrees 37 minutes East, 736.07 feet to an iron pin corner; thence along lands now or formerly of Tim R. Charles and Linda F. Charles, his wife, South 86 degrees 17 minutes 6 seconds East, 577.72 feet to an iron pin corner; thence along the lands now or formerly of Robert Miller, South 6 degrees 17 minutes West, 200.00 feet to a point; thence along the same, South 81 degrees 28 minutes East, 99.99 feet to a point located in the center line of Township Route No. 668; thence along the center line of Township Route No. 668, South 2 degrees 39 minutes East, 32.46 feet to a point; thence by the same, South 13 degrees 21 minutes East, 103.60 feet to a point; thence by the same, South 7 degrees 15 minutes East, 194.47 feet to a point; thence by the same, South 27 degrees 1 minute West, 72.77 feet to a point; thence along the same, South 59 degrees 42 minutes West, 71.46 feet to a point, the place of beginning.

CONTAINING 10.014 acres of land.

HAVING THEREON ERECTED A DWELLING KNOWN AS 715 STEINRUCK ROAD, BENTON, PA 17814.

PARCEL NO. 03-04-001-05

BEING the same premises which Mark E. Travelpiece, *et al*, by deed dated June 16, 2006 and recorded June 19, 2006 to Columbia County Instrument No. 2006-06134, granted and conveyed unto Matthew S. Slusser.

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.

TO BE SOLD AS THE PROPERTY OF MATTHEW S. SLUSSER ON COLUMBIA OCUNTY JUDGMENT NO. 2016-CV-350.

9414 7266 9904 2082 1085 87

TO: MATTHEW S. SLUSSER
715 STEINRUCK ROAD
BENTON, PA 17814

SENDER: NOS 05103117

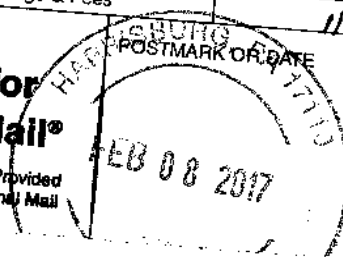
REFERENCE: P01455/43620

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	67
	Return Receipt Fee	3.35
	Restricted Delivery	2.75
	Total Postage & Fees	5.00
		1172

USPS®
Receipt for
Certified Mail®

No Insurance Coverage Provided
Do Not Use for International Mail



PENNSYLVANIA HOUSING FINANCE AGENCY v. MATTHEW S. SLUSSER
Columbia County Sale

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:
MATTHEW S. SLUSSER
715 STEINRUCK ROAD
BENTON, PA 17814

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:
National Capital Management, LLC
8245 Tournament Drive, Suite 230
Memphis, TN 38125

Postmark:

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

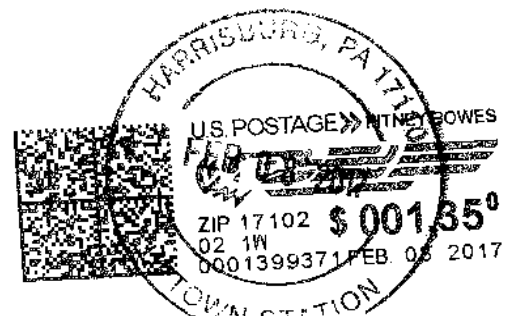
Received from:

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

Postage:

One piece of ordinary mail addressed to:
PRA Receivables Management, LLC
10 Orchard, Suite 100
Lake Forest, CA 92630

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:

PA DEPT OF REVENUE
BUREAU OF COMPLIANCE
ATTN: LORI ADAMS
PO BOX 281230
HARRISBURG, PA 17128-1230

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:

DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT – ESTATE RECOVERY
PO BOX 8486
WILLOW OAK BLDG
HARRISBURG, PA 17105-8486

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:

PA DEPARTMENT OF REVENUE
INHERITANCE TAX DIVISION
PO BOX 280601
HARRISBURG, PA 17128-0601

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:

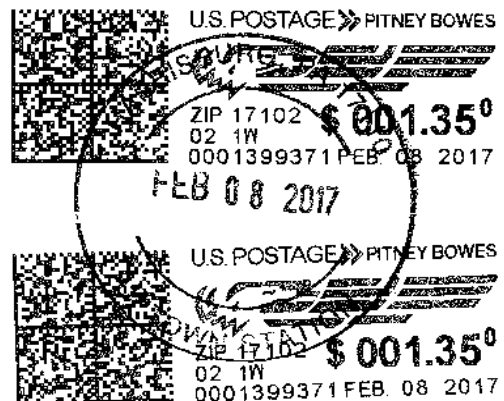
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
715 STEINRUCK ROAD
BENTON, PA 17814

Postmark:



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SLUSSER, MATTHEW S.

Case Number
2016CV350

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 9

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MATTHEW S. SLUSSER

Primary Address: 715 STEINRUCK ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Holly Patterson

Relation: ~~Power of Attorney~~ Power of Attorney / Agent

Date: 1-19-17

Time: 11:45

Deputy: 4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:	1/19/17					
Time:	1422					
Mileage:						
Deputy:	5					

Service Attempt Notes:

1. NO ONE HOME L/C

2.

3.

4.

5.

6.

SLUSSER, MATTHEW S.

2016CV350

715 STEINRUCK ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SLUSSER, MATTHEW S.

Case Number
2016CV350

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 9

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 715 STEINRUCK ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Holly Patterson

Relation: Tenant

Date: 1-19-17

Time: 11:45

Deputy: 4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2016CV350

715 STEINRUCK ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
MATTHEW S. SLUSSER

Case Number
2016CV350

SHERIFF'S RETURN OF SERVICE

02/28/2017 02:21 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 715 STEINRUCK ROAD, BENTON, PA 17814.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

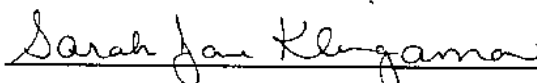
March 01, 2017

NOTARY

Affirmed and subscribed to before me this

1ST day of MARCH, 2017

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SLUSSER, MATTHEW S.

Case Number
2016CV350

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/05/2017 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	715 STEINRUCK ROAD BENTON, PA 17814
Phone:	
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - Adult In Charge - <u>Posted</u> - Other
Adult In Charge:	
Relation:	
Date:	2-28-17
Time:	14:21
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. _____

2016CV350

715 STEINRUCK ROAD, BENTON, PA 17814

NO EXPIRATION

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

fax transmittal

To: SHERIFF'S OFFICE

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

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

BARB VILLARRIAL

Fax: 570-389-5622

Date: February 7, 2017

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 715 STEINRUCK ROAD

MATTHEW S. SLUSSER

2016-CV-350-MF

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

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 04/05/17__TO THE NEXT SALE DATE OF 05/03/17

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

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

fax transmittal

To: SHERIFF'S OFFICE

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

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

BARB VILLARRIAL

Fax: 570-389-5622

Date: February 7, 2017

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 715 STEINRUCK ROAD

MATTHEW S. SLUSSER

2016-CV-350-MF

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

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 04/05/17__ TO THE NEXT SALE DATE OF 05/03/17

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

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

REAL ESTATE TAX CERTIFICATION

Date: 01/27/2017

Fee: \$5.00

Cert. NO: 26210

SLUSSER MATTHEW S
715 STEINRUCK RD
BENTON PA 17814

District: BENTON TWP
Deed: 20060 -6134
Location: 715 STEINRUCK RD
Parcel Id:03 -04 -001-05,000

Assessment: 48,073

Balances as of 01/27/2017

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

Columbia County
Columbia County Sheriff

35 West Main Street

PO Box 380

Bloomsburg PA 17815



71901140006000096901

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SLUSSER, MATTHEW S.

Case Number
2016CV350

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 9

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Cathy Gordon

Primary Address: 85 Gordon Road
Benton, PA 17814

Phone: 570-925-2517

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SELF

Relation: TAX COLLECTOR

Date: 1/18/17

Time: 1404

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.

GORDON, CATHY

2016CV350

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SLUSSER, MATTHEW S.

Case Number
2016CV350

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 9

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 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: SHERRY EVANS

Relation: TAX CLERK

Date: 1/11/17

Time: 1321

Deputy: 5

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV350

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SLUSSER, MATTHEW S.

Case Number
2016CV350

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 9

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

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:

Relation:

Date:

Time:

Deputy:

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

2016CV350

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV350

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, APRIL 05, 2017
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a point in the center of Township Route No. 668, and in line of lands now or formerly of Martha Brown; thence along line of lands now or formerly of Martha Brown, North 20 degrees 37 minutes West, 170.24 feet to an iron pipe corner; thence along the same, North 62 degrees 58 minutes West, 90.00 feet to an iron pipe corner; thence along the same, South 44 degrees 31 minutes West, 490.34 feet to an iron pipe corner located in the line of lands now or formerly of David Brown; thence along line of lands now or formerly of David Brown, North 64 degrees 18 minutes West, 218.52 feet to a corner; thence along line of lands now or formerly of Owen Young, North 5 degrees 37 minutes East, 736.07 feet to an iron pin corner; thence along lands now or formerly of Tim R. Charles and Linda F. Charles, his wife, South 86 degrees 17 minutes 6 seconds East, 577.72 feet to an iron pin corner; thence along the lands now or formerly of Robert Miller, South 6 degrees 17 minutes West, 200.00 feet to a point; thence along the same, South 81 degrees 28 minutes East, 99.99 feet to a point located in the center line of Township Route No. 668; thence along the center line of Township Route No. 668, South 2 degrees 39 minutes East, 32.46 feet to a point; thence by the same, South 13 degrees 21 minutes East, 103.60 feet to a point; thence by the same, South 7 degrees 15 minutes East, 194.47 feet to a point; thence by the same, South 27 degrees 1 minute West, 72.77 feet to a point; thence along the same, South 59 degrees 42 minutes West, 71.46 feet to a point, the place of beginning.

CONTAINING 10.014 acres of land.

HAVING THEREON ERECTED A DWELLING KNOWN AS 715 STEINRUCK ROAD, BENTON, PA 17814.

PARCEL NO. 03-04-001-05

BEING the same premises which Mark E. Travelpiece, et al, by deed dated June 16, 2006 and recorded June 19, 2006 to Columbia County Instrument No. 2006-06134, granted and conveyed unto Matthew S. Slusser.

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.

PROPERTY ADDRESS: 715 STEINRUCK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-04-001-05

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or 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

03-04-001-05

Benton Twp

715 Steinmuck Rd.

REAL ESTATE OUTLINE

ED# 2017 ED 9

DATE RECEIVED 1-10-17
DOCKET AND INDEX 2016 CV 350

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> </u>	<i>- ended</i>
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>219944</u>

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

SALE DATE April, 17 TIME 9.00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

PLAINTIFF

VS.

MATTHEW S. SLUSSER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-350-MF

2017 - ED - 9
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: **715 STEINRUCK ROAD BENTON, PA 17814** as follows:

Amount due pursuant to Judgment \$150,637.02

TOTAL WRIT \$150,637.02

PLUS COSTS:

Dated: 01-10-17

Barbara D. Silvette
PROTHONOTARY

(SEAL)

By Proth & Clerk of Sev. Courts
My Com. Expires Monday in 2020

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

PLAINTIFF

VS.

MATTHEW S. SLUSSER,
DEFENDANT(S)

COPY

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-350-MF

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 **715 STEINRUCK ROAD BENTON, PA 17814**:

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

MATTHEW S. SLUSSER
715 STEINRUCK ROAD
BENTON, PA 17814

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: **UNKNOWN**

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

National Capital Management, LLC
8245 Tournament Drive, Suite 230
Memphis, TN 38125

PRA Receivables Management, LLC
10 Orchard, Suite 100
Lake Forest, CA 92630

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:

PA DEPT OF REVENUE
BUREAU OF COMPLIANCE
ATTN: LORI ADAMS
PO BOX 281230
HARRISBURG, PA 17128-1230

DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT – ESTATE RECOVERY
PO BOX 8486
WILLOW OAK BLDG
HARRISBURG, PA 17105-8486

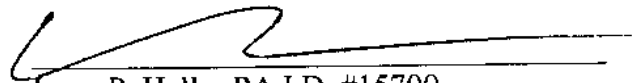
PA DEPARTMENT OF REVENUE
INHERITANCE TAX DIVISION
PO BOX 280601
HARRISBURG, PA 17128-0601

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

TENANT/OCCUPANT
715 STEINRUCK ROAD
BENTON, PA 17814

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

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


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

DATE: January 3, 2017

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant(s): **MATTHEW S. SLUSSER**

Filed to No. **2016-CV-350-MF**

INSTRUCTIONS

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

715 STEINRUCK ROAD BENTON, PA 17814

(A more complete legal description accompanies these documents.)

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

MATTHEW S. SLUSSER, 715 STEINRUCK ROAD BENTON, PA 17814

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, January 3, 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

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

PLAINTIFF

VS.

MATTHEW S. SLUSSER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-350-MF

2017-ED-9
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 **715 STEINRUCK ROAD BENTON, PA 17814:**

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

MATTHEW S. SLUSSER
715 STEINRUCK ROAD
BENTON, PA 17814

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: **UNKNOWN**

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

National Capital Management, LLC
8245 Tournament Drive, Suite 230
Memphis, TN 38125

PRA Receivables Management, LLC
10 Orchard, Suite 100
Lake Forest, CA 92630

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:

PA DEPT OF REVENUE
BUREAU OF COMPLIANCE
ATTN: LORI ADAMS
PO BOX 281230
HARRISBURG, PA 17128-1230

DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT – ESTATE RECOVERY
PO BOX 8486
WILLOW OAK BLDG
HARRISBURG, PA 17105-8486

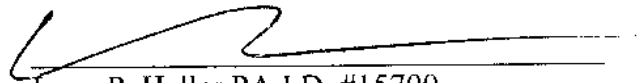
PA DEPARTMENT OF REVENUE
INHERITANCE TAX DIVISION
PO BOX 280601
HARRISBURG, PA 17128-0601

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

TENANT/OCCUPANT
715 STEINRUCK ROAD
BENTON, PA 17814

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

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


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

DATE: January 3, 2017

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

BEGINNING at a point in the center of Township Route No. 668, and in line of lands now or formerly of Martha Brown; thence along line of lands now or formerly of Martha Brown, North 20 degrees 37 minutes West, 170.24 feet to an iron pipe corner; thence along the same, North 62 degrees 58 minutes West, 90.00 feet to an iron pipe corner; thence along the same, South 44 degrees 31 minutes West, 490.34 feet to an iron pipe corner located in the line of lands now or formerly of David Brown; thence along line of lands now or formerly of David Brown, North 64 degrees 18 minutes West, 218.52 feet to a corner; thence along line of lands now or formerly of Owen Young, North 5 degrees 37 minutes East, 736.07 feet to an iron pin corner; thence along lands now or formerly of Tim R. Charles and Linda F. Charles, his wife, South 86 degrees 17 minutes 6 seconds East, 577.72 feet to an iron pin corner; thence along the lands now or formerly of Robert Miller, South 6 degrees 17 minutes West, 200.00 feet to a point; thence along the same, South 81 degrees 28 minutes East, 99.99 feet to a point located in the center line of Township Route No. 668; thence along the center line of Township Route No. 668, South 2 degrees 39 minutes East, 32.46 feet to a point; thence by the same, South 13 degrees 21 minutes East, 103.60 feet to a point; thence by the same, South 7 degrees 15 minutes East, 194.47 feet to a point; thence by the same, South 27 degrees 1 minute West, 72.77 feet to a point; thence along the same, South 59 degrees 42 minutes West, 71.46 feet to a point, the place of beginning.

CONTAINING 10.014 acres of land.

HAVING THEREON ERECTED A DWELLING KNOWN AS 715 STEINRUCK ROAD, BENTON, PA 17814.

PARCEL NO. 03-04-001-05

BEING the same premises which Mark E. Travelpiece, *et al*, by deed dated June 16, 2006 and recorded June 19, 2006 to Columbia County Instrument No. 2006-06134, granted and conveyed unto Matthew S. Slusser.

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.

TO BE SOLD AS THE PROPERTY OF MATTHEW S. SLUSSER ON COLUMBIA OCUNTY JUDGMENT NO. 2016-CV-350.

SHORT LEGAL, if needed:

ALL that certain tract of land situate in the Township of Benton, County of Columbia, Pennsylvania, containing 10.014 acres of land, and HAVING THEREON ERECTED A DWELLING KNOWN AS 715 STEINRUCK ROAD, BENTON, PA 17814.

PARCEL NO. 03-04-001-05

Columbia County Instrument No. 2006-06134.

TO BE SOLD AS THE PROPERTY OF MATTHEW S. SLUSSER ON COLUMBIA OCUNTY
JUDGMENT NO. 2016-CV-350.

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: January 3, 2017

FROM:

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

CASE CAPTION:

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

VS.

MATTHEW S. SLUSSER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2016-CV-350-MF

** please serve deft. w/ notice of sale .*

SERVICE TO BE MADE ON DEFENDANT: MATTHEW S. SLUSSER

**ADDRESS FOR "PERSONAL SERVICE": 715 STEINRUCK ROAD
BENTON, PA 17814 COLUMBIA**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE ----POST PROPERTY

DATE: January 3, 2017

FROM:

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

CASE CAPTION:

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

VS.

MATTHEW S. SLUSSER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2016-CV-350-MF

SERVICE TO BE MADE ON DEFENDANT: POST PROEPRTY

**ADDRESS FOR "POSTING": 715 STEINRUCK ROAD
BENTON, PA 17814 COLUMBIA**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHERIFF:

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

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

Thank you.

Robin Z. Shahan-Forry
RForry@pkh.com
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Inquiries relating to package content should be directed to Cayla Watts at CWatts@pkh.com.

Inquiries relating to service should be directed to Mindy Horley at MHorley@pkh.com.

Inquiries relating to the actual sale should be directed to Barb Villarrial at BVillarrial@pkh.com.

Document Receipt

Trans #	9697	Carrier / service:	USPS Server	First-Class Mail®	1/11/2017 12:00:00 AM
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Ship to

PRA RECEIVABLES MANAGEMENT
LLC

10 ORCHARD SUITE 100

Tracking #: 71901140006000096932

Doc Ref #: 2017ED9

Postage 5.1300

LAKE FOREST CA 92630

Document Receipt

Trans #	9694	Carrier / service	USPS Server	First-Class Mail®	1/11/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000096901

Doc Ref #: 2017ED9

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9694	Carrier / service:	USPS Server	First-Class Mail®	1/11/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking # 71901140006000096901

Doc Ref #: 2017ED9

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9693	Carrier / service:	USPS Server	First-Class Mail®	1/11/2017 12:00:00 AM
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Ship to

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000096895

Doc Ref #: 2017ED9

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9695	Carrier / service:	USPS Server	First-Class Mail®	1/11/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000096918

Doc Ref #: 2017ED9

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	9696	Carrier / service:	USPS Server	First-Class Mail®	1/11/2017 12:00:00 AM
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Ship to:

NATIONAL CAPITAL MANAGEMENT LLC

8245 TOURNAMENT DRIVE

SUITE 230

MEMPHIS

TN 38125

Tracking #: 71901140006000096925

Doc Ref #: 2017ED9

Postage 5 1300

Document Receipt

Trans #	9692	Carrier / service:	USPS Server	First-Class Mail®	1/11/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000096888

Doc Ref #: 2017ED9

Postage 5.1300

HARRISBURG PA 17128

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

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102



First National Bank
60-1809/433

219944

CHECK NO.

CHECK DATE

219944

01/10/2017

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

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK
"219944" "0433180920" 5132093121"