

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 221580
Customer:
SHERIFF'S OFFICE

Invoice Date: 05/22/2018 4:03:06 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0101
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201803809 05/22/18 4:03:07 PM	LOCUST TOWNSHIP
	Grantor - RUTLEDGE, TIMOTHY A			
	Grantee - CASCADE FUNDING 2017-1 ALTERNATIVE HOLDINGS LLC			
	Consideration - \$2,288.12			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	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	\$71.75		
	PAYMENTS			
	CHECK: 8195 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

WATERFALL VICTORIA GRANTOR TRUST VS TIMOTHY RUTLEDGE

NO. 11-2018 ED

NO. 1176-2017 JD

DATE/TIME OF SALE: MAY 2, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2243.25

POUNDAGE - 2% OF BID \$ 44.87

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2288.12

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2288.12

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 938.12

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
WATERFALL VICTORIA GRANTOR TRUST II		TIMOTHY RUTLEDGE TIMOTHY RUTLEDGE

Attorney for the Plaintiff:
STERN & EISENBERG, PC
1581 MAIN STREET
SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, May 2, 2018

Writ of Execution No. : 2017CV1176

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 89 CEMENTERY HILL ROAD, CATAWISSA, PA 17820

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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,272.00
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
Continued or Cancelled Sale	\$10.00
Service	\$210.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
Total Sheriff Costs	\$2,171.50

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total:	\$2,243.25
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

STERN & EISENBERG, PC

1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025

May 4, 2018

Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Cascade Funding 2017-1 Alternative Holdings, LLC
v. Jacqueline Rutledge & Timothy Rutledge
Docket No. 2017-CV-1176
Premises: 89 Cemetery Hill Road, Catawissa, PA 17820

Dear Sir or Madam:

In connection with the Sheriff's Sale held in the above-referenced matter on May 2, 2018 kindly assign my bid as attorney on the Writ to Cascade Funding 2017-1 Alternative Holdings, LLC, c/o Statebridge Company, LLC, 5680 Greenwood Plaza Blvd, Suite 100 S, Greenwood Village, CO 80111.

Enclosed please find copies of the Mortgage and any applicable Assignments, as well as original Realty Transfer Tax Statements of Value for your review. Also enclosed be fined a check iao \$938.12 representing funds owed to the Sheriff of Columbia County. Please prepare the Sheriff's Deed and return it to our office in the enclosed, self-addressed, stamped envelope so that we can have same recorded.

Thank you.

Very truly yours,



Legal Assistant

STERN & EISENBERG PC

Enclosures



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 Stern & Eisenberg. PC.		Telephone Number: (215) 572-8111	
Mailing Address 1581 Main Street, Suite 200		City Warrington	State PA
		ZIP Code 18976	

B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Sheriff's Office of Columbia	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) Cascade Funding 2017-1 Alternative Holdings, LLC	Telephone Number: -
Mailing Address 35 West Main Street		Mailing Address c/o Statebridge Company, LLC 5680 Greenwood Plaza Blvd, Ste 100 S	
City Bloomsburg	State PA	ZIP Code 17815	City Greenwood Village
			State CO
			ZIP Code 80111

C. REAL ESTATE LOCATION

Street Address 89 Cemetery Hill Road, Catawissa, PA 17820		City, Township, Borough Locust Township
County Columbia	School District SOUTHERN COLUMBIA AREA	Tax Parcel Number 20 04 00600000

D. VALUATION DATA

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

1. Actual Cash Consideration 2,288.12	2. Other Consideration + 0.00	3. Total Consideration = 2,288.12
4. County Assessed Value 130,938.00	5. Common Level Ratio Factor x 3.91	6. Computed Value = 511,967.58

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

1a. Amount of Exemption Claimed \$ 100.00	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

Date

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

SHERIFF'S SALE COST SHEET

17-1176

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</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>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>474.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1272.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1522.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

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

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

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

TOTAL COSTS (OPENING BID) \$ 2233.25



Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
April 6, 2018

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

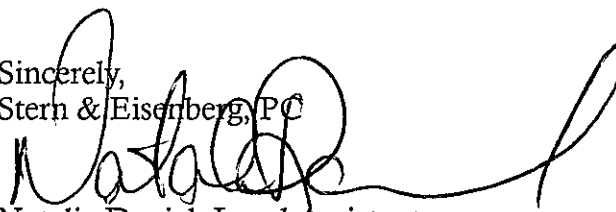
Re: Waterfall Victoria Grantor Trust II, Series G
v.
Timothy A. Rutledge and Jacqueline Rutledge
Columbia County Court of Common Pleas Docket No. 2017-CV-1176
SALE SCHEDULED FOR May 2, 2018

Premises: 89 Cemetery Hill Road, Catawissa, PA 17820

Dear Madam/Sir:

Enclosed please find a Certificate of Service for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,
Stern & Eisenberg, PC

Natalie Daniel, Legal Assistant

;ND
Encl.

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL JONES, ESQUIRE (321876)
JENNIE TSAI, ESQUIRE (315213)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Waterfall Victoria Grantor Trust II, Series G
Plaintiff

v.

Timothy A. Rutledge and Jacqueline Rutledge
Defendants

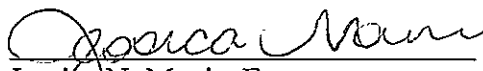
Civil Action No.: 2017-CV-1176

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Jessica N. Manis, Esq., attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Timothy A. Rutledge, Defendant, by certified mail, return receipt requested and received on March 19, 2018, as evidenced by return receipt attached.

STERN & EISENBERG, PC

By: 
Jessica N. Manis, Esq.
Attorney for Plaintiff

Date: April 6, 2018

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>[Signature]</i>	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
	B. Received by (Printed Name)	C. Date of Delivery 3/19

Address different from item 1? ☐ Yes
 delivery address below: ☒ No

Timothy A. Rutledge
 15 Windmill Place
 Palm Coast, FL 32164

NOS
 Rutledge



9590 9402 3120 7166 8674 56

2. Article Number (Transfer from service label)

7017 1070 0000 9991 1985

- | | |
|--|---|
| 3. Service Type | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input checked="" type="checkbox"/> Certified Mail® | <input checked="" type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| red Mail | |
| red Mail Restricted Delivery | |
| (r \$500) | |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature: Jessica Manis

Name: Jessica N. Manis, Esq.

Attorney No. (if applicable): 318705



Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
March 27, 2018

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

Re: Waterfall Victoria Grantor Trust II, Series G
v.
Timothy A. Rutledge and Jacqueline Rutledge
Columbia County Court of Common Pleas Docket No. 2017-CV-1176
SALE SCHEDULED FOR May 2, 2018


Premises: 89 Cemetery Hill Road, Catawissa, PA 17820

Dear Madam/Sir:

Enclosed please find a Certificate of Service for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,
Stern & Eisenberg, PC


Natalie Daniel, Legal Assistant

;ND
Encl.

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
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STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Waterfall Victoria Grantor Trust II, Series G
Plaintiff

v.

Timothy A. Rutledge and Jacqueline Rutledge
Defendants

Civil Action No.: 2017-CV-1176

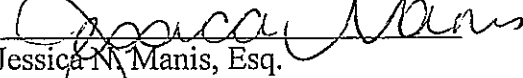
MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Jessica N. Manis, Esq., attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Timothy A. Rutledge, Defendant, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on March 16, 2018.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on March 16, 2018., as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By: 
Jessica N. Manis, Esq.
Attorney for Plaintiff

Date: March 27, 2018

Name and Address of Sender
SIEMEN & EISENBERG
1581 Main Street, Suite 200
Warrington, PA 18976

Line	
1	Timothy A. Rutledge 15 Windmill Place Palm Coast, FL 32164
2	Clerk of Courts Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815
3	Pennsylvania Department of Revenue Bureau of Compliance - Lien Section P.O. Box 280948 Harrisburg, PA 17128
4	Internal Revenue Service Federated Investors Tower, 13 th Floor 1001 Liberty Avenue, Suite 1300 Pittsburgh, PA 15222
5	Commonwealth of Pennsylvania Inheritance Tax Division 1400 Spring Garden Street Philadelphia, PA 19130
6	Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815
7	Tenant(s)/Occupant(s) 89 Cemetery Hill Road Catawissa, PA 17820
8	Pennsylvania Department of Revenue Bureau of Individual Taxes P.O. Box 280601 Harrisburg, PA 17128-0502
9	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815
10	Pennsylvania Department of Revenue Bureau of Individual Taxes - Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0502
11	

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

PA 18976
MAR 16 2018
WARRINGTON

Sent to Timothy A. Rutledge
Street and Apt. No., or P.O. Box No. 15 Windmill Place
City, State, Zip+4® Palm Coast, FL 32164
PS Form 3800, April 2017 PSN 7530-02-000-9077 See Reverse for Instructions

U.S. POSTAGE
ZIP 18976 \$004.90
02 1W
0001371685MAR 16 2018

Postage:

\$6.67

\$0.47

\$0.00

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

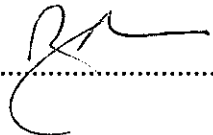
Signature: Jessica Manis

Name: Jessica N. Manis, Esq.

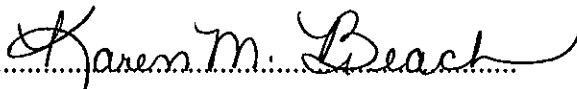
Attorney No. (if applicable): 318705

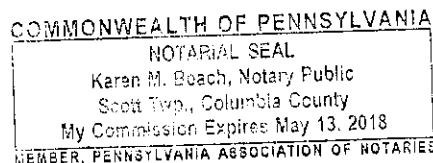
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA ; SS

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 14, 21, 28, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 28th day of March 2018

.....
(Notary Public)



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

.....

M. Troy Freedman, Esquire
Andrew J. Marley, Esquire
Edward J. McKee, Esquire
William E. Miller, Esquire
Steven P. Kelly, Esquire
Jessica N. Manis, Esquire
Christopher M. McMonagle, Esquire
Daniel Jones, Esquire
Jennie Tsai, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111
Fax: (215) 572-5025

FILED
PROTHONOTARY

2018 MAR 19 A 10:12

COUNTY OF COURTS
COUNTY OF COLUMBIA

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

Waterfall Victoria Grantor Trust II, Series G

v.

Jacqueline Rutledge and Timothy A. Rutledge

Docket No.: 2017-CV-1176

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for April 04, 2018 at 09:30 AM in the above-captioned matter has been continued to May 02, 2018 at 09:30 AM.

Certificate of Filing

On or about March 12, 2018, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: March 12, 2018

STERN & EISENBERG, P.C.

By: 

- ☐ Steven K. Eisenberg, Esquire
- ☐ M. Troy Freedman, Esquire
- ☒ Jessica N. Manis, Esquire
- ☐ Edward J. McKee, Esquire
- ☐ Andrew J. Marley, Esquire
- ☐ William E. Miller, Esquire

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025

March 12, 2018

VIA TELECOPY TO: (570) 389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Waterfall Victoria Grantor Trust II, Series G
v.
Jacqueline Rutledge and Timothy A. Rutledge
Docket No. 2017-CV-1176
Writ # or Sale # 0
Premises: 89 Cemetery Hill Road, Catawissa, PA 17820

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for April 04, 2018 to May 02, 2018 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,
Natalie
Legal Assistant
STERN & EISENBERG PC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
RUTLEDGE, TIMOTHY (et al.)

Case Number
2017CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Final Service:

Served: Personally · Adult In Charge Posted · Other

Primary Address: 89 CEMENTERY HILL ROAD
CATAWISSA, PA 17820

Adult In Charge:

Phone: **DOB:**

Relation:

Alternate Address:

Date: 2/27/18

Time: 1110

Phone:

Deputy: 4

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV1176

89 CEMENTERY HILL ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
TIMOTHY RUTLEDGE (et al.)

Case Number
2017CV1176

SHERIFF'S RETURN OF SERVICE

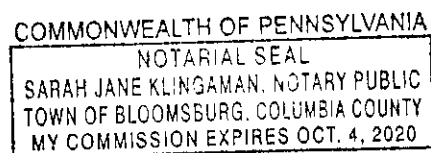
02/27/2018 11:10 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 89 CEMENTERY HILL ROAD, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 27, 2018



NOTARY

Affirmed and subscribed to before me this

27TH day of FEBRUARY, 2018



Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

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

REAL ESTATE TAX CERTIFICATION

Date: 02/20/2018

Fee: \$5.00

Cert. NO: 31160

RUTLEDGE TIMOTHY A & JACQUELINE
PO BOX 146
CATAWISSA PA 17820

District: LOCUST TWP
Deed: 0567 -0296
Location: 89 CEMETERY HILL RD
Parcel Id:20 -04 -006-00,000

Assessment: 130,938
Balances as of 02/20/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
RUTLEDGE, TIMOTHY (et al.)

Case Number
2017CV1176

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Clerk of Courts of Columbia County
Primary Address:	35 West Main Street Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally, <u>Adult In Charge</u> , Posted, Other
Adult In Charge:	STEPH STROUP
Relation:	CLERK
Date:	2/5/18
Time:	0828
Deputy:	4
Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CLERK OF COURTS OF CO

2017CV1176

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
RUTLEDGE, TIMOTHY (et al.)

Case Number
2017CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Debra A. Long

Primary Address: 456 A Poorhouse Road
Catawissa, PA 17820

Phone: 570-799-0156

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MAILBOX

Relation:

Date:

2/5/18

Time:

1347

Deputy:

4

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

LONG, DEBRA A.

2017CV1176

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
RUTLEDGE, TIMOTHY (et al.)

Case Number
2017CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 89 CEMENTERY HILL ROAD
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date:

2/5/18

Time:

1334

Deputy:

4

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2017CV1176

89 CEMENTERY HILL ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
RUTLEDGE, TIMOTHY (et al.)

Case Number
2017CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

Final Service:

Served: Personally Adult In Charge · Posted · Other

Primary Address: 11 WEST MAIN STREET

Adult In Charge: Eileen Hess

Address: 2ND FLOOR
Bloomsburg, PA 17815

Relation: Secretary

Phone: **DOB:**

Date: 1-31-18

Time: 1035

Alternate Address:

Deputy: 0

Mileage:

Phone:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2017CV1176

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
RUTLEDGE, TIMOTHY (et al.)

Case Number
2017CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Liz WHITENIGHT

Relation: TAX CLERK

Date: 1-31-18

Time: 1020

Deputy: 0

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1176

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 01/30/18

Account:

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

Ad ID: 1128572
Description: Rutledge Sheriff Sale
Run Dates: 03/14/18 to 03/28/18
Class: 2
Agate Lines: 210
Blind Box:

Total Ad Cost \$1,272.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/14/18	03/28/18	3	\$1,272.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1176

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 04, 2018
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN parcel or tract of land situate in Locust Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pin in the center of a public road leading from Bear Gap Road to Catawissa; AND RUNNING THENCE by line of the Grantees South 23 degrees 30 minutes East 19 perches to a hickory; THENCE by the same South 59 degrees East 20.6 perches to an iron pin in the center line of another public road; THENCE by the center line of said public road North 12 degrees 15 minutes East 90.5 perches to an iron pin the center line of the public road leading from the Bear Gap Road to Catawissa; THENCE by the center line of said road South 34 degrees 30 minutes West 9.5 perches to a stone; THENCE by said center line South 37 degrees 50 minutes West 64.3 perches to the iron pin, the place of BEGINNING.

CONTAINING 9.37 acres.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Lawrence S. Haupt and Isabelle A. Haupt, husband and wife, by Deed dated August 24, 1996, and recorded on October 24, 1996, by the Columbia County Recorder of Deeds in Deed Book 639, Page 1082, granted and conveyed unto Timothy A. Rutledge and Jacqueline Rutledge, as Tenants by the Entireties. AND THE SAID Jacqueline Rutledge departed this life on May 9, 2009, whereby title to the aforementioned premises vested with Timothy A. Rutledge, an individual, by Right of Survivorship. BEING KNOWN AND NUMBERED AS 89 Cemetery Hill Road, Catawissa, PA 17820.

PARCEL NO.: 20-04-006-00, 000.

PROPERTY ADDRESS: 89 CEMETERY HILL ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-04-006

Seized and taken into execution to be sold as the property of TIMOTHY RUTLEDGE, TIMOTHY RUTLEDGE in suit of WATERFALL VICTORIA GRANTOR TRUST II.

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:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1176

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 04, 2018
AT 9:00 O'CLOCK A.M.

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

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AND RUNNING THENCE by line of the Grantees South 23 degrees 30 minutes East 19 perches to a hickory;
THENCE by the same South 59 degrees East 20.6 perches to an iron pin in the center line of another public road; THENCE by the center line of said public road North 12 degrees 15 minutes East 90.5 perches to an iron pin the center line of the public road leading from the Bear Gap Road to Catawissa; THENCE by the center line of said road South 34 degrees 30 minutes West 9.5 perches to a stone; THENCE by said center line South 37 degrees 50 minutes West 64.3 perches to the iron pin, the place of BEGINNING.

CONTAINING 9.37 acres.

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AND THE SAID Jacqueline Rutledge departed this life on May 9, 2009, whereby title to the aforementioned premises vested with Timothy A. Rutledge, an Individual, by Right of Survivorship. BEING KNOWN AND NUMBERED AS 89 Cemetery Hill Road, Catawissa, PA 17820.

PARCEL NO.: 20-04-006-00, 000.

PROPERTY ADDRESS: 89 CEMENTERY HILL ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-04-006

Seized and taken into execution to be sold as the property of TIMOTHY RUTLEDGE, TIMOTHY RUTLEDGE in suit of WATERFALL VICTORIA GRANTOR TRUST II.

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:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA
NO: 2017-CV-1176

2018 - ED - 11

Waterfall Victoria Grantor Trust II, Series G
(Plaintiff)

v.

Timothy A. Rutledge
and The United States of America
(Defendants)

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania :
: S.S. :
County of Columbia :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

89 Cemetery Hill Road, Catawissa, PA 17820 (see full legal description attached)

Amount due..... \$ 353,325.70

Interest from January 25, 2018,
at the per diem rate of \$28.87
until judgment is paid in full..... \$ _____ plus Costs

Total..... \$ _____

Dated: 01-29-18
(SEAL)

Barbara N. Silvette
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

By: _____

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

Legal Description

ALL THAT CERTAIN parcel or tract of land situate in Locust Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pin in the center of a public road leading from Bear Gap Road to Catawissa;

AND RUNNING THENCE by line of the Grantees South 23 degrees 30 minutes East 19 perches to a hickory;

THENCE by the same South 59 degrees East 20.6 perches to an iron pin in the center line of another public road;

THENCE by the center line of said public road North 12 degrees 15 minutes East 90.5 perches to an iron pin the center line of the public road leading from the Bear Gap Road to Catawissa;

THENCE by the center line of said road South 34 degrees 30 minutes West 9.5 perches to a stone;

THENCE by said center line South 37 degrees 50 minutes West 64.3 perches to the iron pin, the place of BEGINNING.

CONTAINING 9.37 acres.

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AND THE SAID Jacqueline Rutledge departed this life on May 9, 2009, whereby title to the aforementioned premises vested with Timothy A. Rutledge, an Individual, by Right of Survivorship.

BEING KNOWN AND NUMBERED AS 89 Cemetery Hill Road, Catawissa, PA 17820.

PARCEL NO.: 20-04-006-00, 000.

REAL ESTATE OUTLINE

ED # ~~1-27~~ 11-18

DATE RECEIVED 1-27-18
DOCKET AND INDEX 1-30-18

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	1-26
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>58526</u>

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

SALE DATE Apr 4 TIME 0900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature: Jessica N. Manis

Name: Jessica N. Manis, Esquire

Attorney No. (if applicable): 318705

FILED
PROTHONOTARY
2018 JAN 29 P 12:17
CLERK OF COURTS
COUNTY OF COLUMBI

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL JONES, ESQUIRE (321876)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

FILED
NOTHONOTARY
2018 JAN 29 P 12:17
CLERK OF COURTS OF
COUNTY OF COLUMBIA

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

Waterfall Victoria Grantor Trust II, Series G
Plaintiff

Civil Action No. : 2017-CV-1176

v.
Timothy A. Rutledge and United States of America
Defendants

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **89 Cemetery Hill Road, Catawissa, PA 17820:**

1. Name and address of Owner or Reputed Owner:

Timothy A. Rutledge
15 Windmill Place
Palm Coast, FL 32164

2. Name and address of Defendants in the judgment:

Timothy A. Rutledge
15 Windmill Place
Palm Coast, FL 32164

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

Clerk of Courts
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

4. Name and address of the last recorded holder of every mortgage of record:

N/A

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

N/A

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:

Pennsylvania Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128

Internal Revenue Service
Federated Investors Tower, 13th Floor
1001 Liberty Avenue, Suite 1300
Pittsburgh, PA 15222

Commonwealth of Pennsylvania
Inheritance Tax Division
1400 Spring Garden Street
Philadelphia, PA 19130

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:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Pennsylvania Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

Tenant(s)/Occupant(s)
89 Cemetery Hill Road
Catawissa, PA 17820

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

Pennsylvania Department of Revenue
Bureau of Individual Taxes – Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128-0502

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or 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.

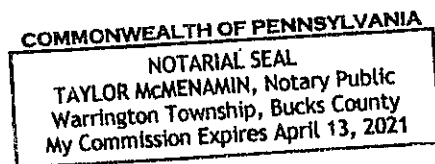
Date: January 25, 2018

STERN & EISENBERG, PC

Sworn to and subscribed before me
this 25th Day of January, 20 18.

Taylor McMenemy
Notary Public

By: Jessica N. Manis
Jessica N. Manis, Esq.
Attorney for Plaintiff



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

Waterfall Victoria Grantor Trust II, Series G
Plaintiff

v.

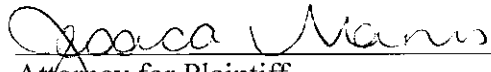
Timothy A. Rutledge
and The United States of America
Defendants

Civil Action No. : 2017-CV-1176

MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

Any Deputy Sheriff leaving 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 leave 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.


Attorney for Plaintiff

Now this 25th day of January, 2018, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


Attorney for Plaintiff

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature: Jessica N. Manis

Name: Jessica N. Manis, Esquire

Attorney No. (if applicable): 318705

FILED
CLERK OF COURTS
JAN 29 P 12:16
COUNTY OF COLUMBER

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL JONES, ESQUIRE (321876)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

FILED
NOTARIAL
2018 JAN 29 PM 12:16
CLERK OF COURTS
COUNTY OF COLUMBIA, PA

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

Waterfall Victoria Grantor Trust II, Series G
Plaintiff

Civil Action No. : 2017-CV-1176

v.
Timothy A. Rutledge and United States of America
Defendants

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **89 Cemetery Hill Road, Catawissa, PA 17820:**

1. Name and address of Owner or Reputed Owner:

Timothy A. Rutledge
15 Windmill Place
Palm Coast, FL 32164

2. Name and address of Defendants in the judgment:

Timothy A. Rutledge
15 Windmill Place
Palm Coast, FL 32164

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

Clerk of Courts
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

4. Name and address of the last recorded holder of every mortgage of record:

N/A

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

N/A

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:

Pennsylvania Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128

Internal Revenue Service
Federated Investors Tower, 13th Floor
1001 Liberty Avenue, Suite 1300
Pittsburgh, PA 15222

Commonwealth of Pennsylvania
Inheritance Tax Division
1400 Spring Garden Street
Philadelphia, PA 19130

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:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Pennsylvania Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

Tenant(s)/Occupant(s)
89 Cemetery Hill Road
Catawissa, PA 17820

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

Pennsylvania Department of Revenue
Bureau of Individual Taxes – Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128-0502

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or 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.

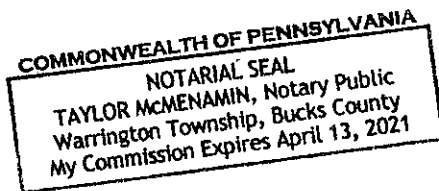
Date: January 25, 2018

STERN & EISENBERG, PC

Sworn to and subscribed before me
this 25th Day of January, 2018.

Taylor McMnamin
Notary Public

By: Jessica N. Manis
Jessica N. Manis, Esq.
Attorney for Plaintiff





Stern Eisenberg PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025

January 25, 2018

Columbia County Sheriff's Department
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

RE: Waterfall Victoria Grantor Trust II, Series G v. Rutledge et. al.
Columbia County Court of Common Pleas Docket No. 2017-CV-1176

Dear Sir or Madam:


I represent the plaintiff in the above matter and I am enclosing herewith the following:

3129.1 Affidavit
Writ of Execution
Directions for Service of Notice of Sale and Handbill Posting
Three (3) copies of Notice of Sale per Defendant
Full name and address of Plaintiff
Five (5) copies of the Long Legal Description
Five (5) copies of the Short/Advertisement Legal Description
Check to the Columbia County Sheriff for \$1,350.00

Kindly schedule the sale for the next available listing and thereafter, advise.

Thank you for your time and courtesies with respect to this matter.

Sincerely,
Stern & Eisenberg, PC


Terri Hliwski, Paralegal

;tlh
enclosures



Stern & Eisenberg, PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025
January 25, 2018

Columbia County Sheriff's Department
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

RE: Waterfall Victoria Grantor Trust II, Series G v. Rutledge et. al.
Columbia County Court of Common Pleas Docket No. 2017-CV-1176

Dear Sir or Madam:

Kindly serve Notice of Columbia County Sheriff's Sale upon the Defendant as follows:

Timothy A. Rutledge
89 Cemetery Hill Road
Catawissa, PA 17820

Also, please post the Notice of Sale Handbill.

Kindly forward an Affidavit of Service in the enclosed self-addressed, postage-paid envelope when possible. Thank you for your time and courtesies with respect to this matter.

Sincerely,
Stern & Eisenberg, PC

Terri Hliwski, Paralegal

;tlh
enclosures

Short/Advertising Legal Description

By virtue of Writ of Execution No. 2017-CV-1176

Waterfall Victoria Grantor Trust II, Series G v. Timothy A. Rutledge and The United States of America, 89 Cemetery Hill Road, Locust Township, Catawissa, PA 17820, Tax Parcel No. 20-04-006. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$353,325.70.

Attorneys for Plaintiff:
Jessica N. Manis, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

Legal Description

ALL THAT CERTAIN parcel or tract of land situate in Locust Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pin in the center of a public road leading from Bear Gap Road to Catawissa;

AND RUNNING THENCE by line of the Grantees South 23 degrees 30 minutes East 19 perches to a hickory;

THENCE by the same South 59 degrees East 20.6 perches to an iron pin in the center line of another public road;

THENCE by the center line of said public road North 12 degrees 15 minutes East 90.5 perches to an iron pin the center line of the public road leading from the Bear Gap Road to Catawissa;

THENCE by the center line of said road South 34 degrees 30 minutes West 9.5 perches to a stone;

THENCE by said center line South 37 degrees 50 minutes West 64.3 perches to the iron pin, the place of BEGINNING.

CONTAINING 9.37 acres.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Lawrence S. Haupt and Isabelle A. Haupt, husband and wife, by Deed dated August 24, 1996, and recorded on October 24, 1996, by the Columbia County Recorder of Deeds in Deed Book 639, Page 1082, granted and conveyed unto Timothy A. Rutledge and Jacqueline Rutledge, as Tenants by the Entireties.

AND THE SAID Jacqueline Rutledge departed this life on May 9, 2009, whereby title to the aforementioned premises vested with Timothy A. Rutledge, an Individual, by Right of Survivorship.

BEING KNOWN AND NUMBERED AS 89 Cemetery Hill Road, Catawissa, PA 17820.

PARCEL NO.: 20-04-006-00, 000.

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



71901140006000122174

COMMONWEALTH OF PA
1400 SPRING GARDEN STREET

PHILADELPHIA PA 19130

17

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



71901140006000122211

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

11

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



INTERNAL REVENUE SERVICE
1001 LIBERTY AVE STE 1300

PITTSBURGH PA 15222

11

Document Receipt

Trans #	12401	Carrier / service.	USPS Server	First-Class Mail®	1/30/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000122228

Doc Ref #: 11ED2018

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	12400	Carrier / service:	USPS Server	First-Class Mail®	1/30/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000122211

Doc Ref #: 11ED2018

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12399	Carrier / service:	USPS Server	First-Class Mail®	1/30/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000122204

Doc Ref #: 11ED2018

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	12398	Carrier / service:	USPS Server	First-Class Mail®	1/30/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000122198

Doc Ref #: 11ED2018

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	12397	Carrier / service:	USPS Server	First-Class Mail®	1/30/2018 12:00:00 AM
Ship to:					
PA DEPT OF REVENUE					
PO BOX 280601					
			Tracking #:	71901140006000122181	
			Doc Ref #:	11ED2018	
			Postage	5.4200	
HARRISBURG PA 17128					

Document Receipt

Trans #	12396	Carrier / service:	USPS Server	First-Class Mail®	1/30/2018 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

1400 SPRING GARDEN STREET

Tracking #: 71901140006000122174

Doc Ref #: 11ED2018

Postage 5.4200

PHILADELPHIA PA 19130

Document Receipt

Trans #	12395	Carrier / service:	USPS Server	First-Class Mail®	1/30/2018 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1001 LIBERTY AVE STE 1300

Tracking #: 71901140006000122167

Doc Ref #: 11ED2018

Postage 5.4200

PITTSBURGH PA 15222

Document Receipt

Trans #	12394	Carrier / service:	USPS Server	First-Class Mail®	1/30/2018 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

PO BOX 280948

Tracking #: 71901140006000122150

Doc Ref #: 11ED2018

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	12393	Carrier / service:	USPS Server	First-Class Mail®	1/30/2018 12:00:00 AM
Ship to:					
TIMOTHY RUTLEDGE					
15 WINDMILL PLACE					
			Tracking #:	71901140006000122143	
			Doc Ref #:	11ED2018	
			Postage	5.4200	
PALM COAST FL 32164					

STERN & EISENBERG PC

ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

KEYBANK
50-7044/2223

DATE	CHECK	AMOUNT
01/26/18		\$1,350.00

One Thousand Three Hundred Fifty and 00/100*****

PAY
TO THE
ORDER
OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

GENERAL ACCOUNT
VOID AFTER 180 DAYS

Memo: XXXXXX9885, Rutledge, Timothy A.

AUTHORIZED SIGNATURE

⑈058526⑈ ⑆222370440⑆007901126255⑈