

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 221685	Invoice Date: 05/25/2018 3:39:22 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	201803944	BERWICK BORO
	Grantor - PROBST, STEPHEN E		05/25/18 3:39:24 PM	
	Grantee - PENNSYLVANIA HOUSING FINANCE AGENCY			
	Consideration - \$3,254.53			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	\$72.75		
	<b>PAYMENTS</b>			
	CHECK: 8200 - SHERIFF	\$72.75		
	<b>TOTAL PAYMENTS</b>	\$72.75		
	<b>AMOUNT DUE</b>	\$72.75		
	PAYMENT ON INVOICE	(\$72.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

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

PA HOUSING FINANCE AGENCY VS STEPHEN PROBST

NO. 12-2018 ED

NO. 1436-2017 JD

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

BID PRICE (INCLUDES COST) \$ 3190.72

POUNDAGE - 2% OF BID \$ 63.81

TRANSFER TAX - 2% OF FAIR MKT \$ ~

MISC. COSTS \$ ~

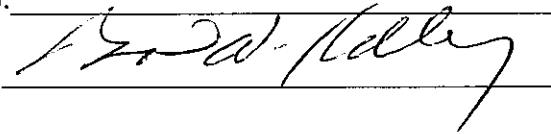
TOTAL AMOUNT NEEDED TO PURCHASE \$ 3254.53

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_



TOTAL DUE: \$ 3254.53

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1904.53

232131

**Purcell, Krug & Haller**1719 North Front Street  
Harrisburg, PA 17102First National Bank  
60-1809/433

CHECK NO.

232131

CHECK DATE

05/03/2018

CHECK AMOUNT

\$1,904.53

PAY One thousand nine hundred four and fifty-three/100\*\*\*\*\*

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

MP

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

⑈ 232131 ⑈ ⑆043318092⑆ 513209312⑈

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
PENNSYLVANIA HOUSING FINANCE  
AGENCY

vs.

**Defendant**  
STEPHEN E PROBST

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

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

**Writ of Execution No. :** 2017CV1436

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 900 ORANGE STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,614.00
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
Service	\$270.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$190.00

**Total Sheriff Costs** \$2,632.50

## Municipal Costs

Sewer \$485.47

**Total Municipal Costs** \$485.47

## Distribution Costs

Recording Fees \$72.75

**Total Distribution Costs** \$72.75

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**Grand Total:** \$3,190.72

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 16, 2018

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

Re: PENNSYLVANIA HOUSING FINANCE AGENCY vs. STEPHEN E. PROBST  
No. 2017-CV-1436

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:

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.

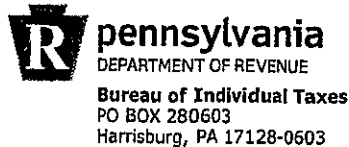
Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,

*Leon P. Haller*

Leon P. Haller

LPH/rb  
Enclosure



# 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 / 2 / 2018			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) Pennsylvania Housing Finance Agency	Telephone Number: (717) 234-4178
Mailing Address 35 West Main Street		Mailing Address 211 North Front Street	
City Bloomsburg	State PA	ZIP Code 17815	
		City Harrisburg	State PA
		ZIP Code 17101	

**C. REAL ESTATE LOCATION**

Street Address 900 Orange Street		City, Township, Borough Berwick Borough	
County COLUMBIA COUNTY	School District Berwick Area SD	Tax Parcel Number 04C-02-048	

**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$3,190.72	2. Other Consideration +0.00	3. Total Consideration = \$3,190.72
4. County Assessed Value \$32,293.00	5. Common Level Ratio Factor x 3.91	6. Computed Value = \$126,265.63

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

1a. Amount of Exemption Claimed \$ 126,265.63	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.) \_\_\_\_\_

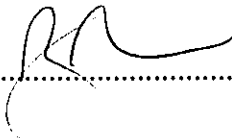
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Leon P. Haller, Esquire	Date 5/16/2018
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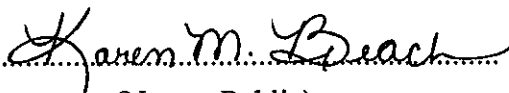
**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

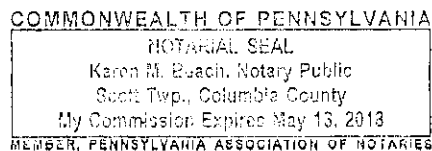
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 April 11, 18, 25, 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 .....25<sup>th</sup> day of April.....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.

.....

# SHERIFF'S SALE COST SHEET

17-1436

VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>276.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>78.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>563.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1614.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1864.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</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	\$ <u>485.47</u>	
WATER 20	\$	
TOTAL *****		\$ <u>485.47</u>

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>6</u>

TOTAL COSTS (OPENING BID) \$ 3190.72



LAW OFFICES

*Purcell, Krug & Haller*

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

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

HERSHEY  
(717) 533-3836

JOHN W. PURCELL (1924-2009)

JOSEPH NISSLEY (1910-1982)

April 5, 2018

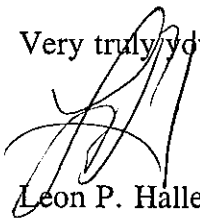
Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

Re: 2017-CV-1436 PENNSYLVANIA HOUSING FINANCE AGENCY vs. STEPHEN E.  
PROBST

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:kgb

Enclosure

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

STEPHEN E. PROBST,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1436

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on March 5, 2018 a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant 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 Defendant by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

STEPHEN E. PROBST  
900 ORANGE STREET  
BERWICK, PA 18603

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

TENANT/OCCUPANT  
900 ORANGE STREET  
BERWICK, PA 18603

PA Department of Revenue  
Bureau of Compliance  
P. O. Box 281230  
Harrisburg, PA 17128-1230

PA Department of Revenue  
Inheritance Tax Division  
P. O. Box 280601  
Harrisburg, PA 17128-0601

Carmel Financial Corp.  
101 E. Carmel Drive  
Carmel, IN 46032

CT Lien Solutions  
P. O. Box 29071  
Glendale, CA 91209-9071

UCC Direct Services  
P. O. Box 29071  
Glendale, CA 91209-9071

Corporation Service Company  
801 Adlai Stevenson Drive  
Springfield, IL 62703

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15530  
Harrisburg, PA 17105-5530

Susquehanna Bank f/k/a  
Susquehanna Bank PA  
P. O. Box 639  
Maugansville, MD 21767-0639

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

LAW OFFICES

*Purcell, Krug & Haller*

1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
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JOSEPH NISSLEY (1910-1982)  
JOHN W. PURCELL (1924-2009)

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Harrisburg, PA 17105-5057

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P. O. Box 15530  
Harrisburg, PA 17105-5530

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Susquehanna Bank PA  
P. O. Box 639  
Maugansville, MD 21767-0639

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

TENANT/OCCUPANT  
900 ORANGE STREET  
BERWICK, PA 18603

UCC Direct Services  
P. O. Box 29071  
Glendale, CA 91209-9071

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

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

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

By: 

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

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

STEPHEN E. PROBST,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1436

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 May 2, 2018

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:

**900 ORANGE STREET  
BERWICK, PA 18603**

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

**No. 2017-CV-1436**

**JUDGMENT AMOUNT \$46,659.58**

**THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S)** of this property:

**STEPHEN E. PROBST**

**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 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186, Harrisburg, PA 17108

**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



PARCEL NO. 1:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by Orange Street; on the East by Lot No. 26; on the South by an alley 15 feet wide and on the West by an alley 15 feet wide; and being numbered and designated as Lot No. 27 of Ferris' Addition to West Berwick, now Berwick, Pennsylvania. The said lot being 50 feet in width upon the alley first above mentioned, and extending of the same width to Orange Street, and containing 6400 square feet of land, more or less.

PARCEL NO. 2:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly right of way line of State Route 93 and the northwest corner of lands now or late of Gale Ulanoski; thence along the same South 01 degree 38 minutes 39 seconds East 134.44 feet to a point on the northerly right of way line of a 15 foot wide unnamed alley; thence along the same, South 88 degrees 15 minutes 00 seconds West 7.5 feet to a point; thence along Parcel No. 3, the westerly ½ of an alley proposed to be vacated, North 01 degree 38 minutes 39 seconds West 137.47 feet to a point on the southerly right of way line of State Route 93 (Orange Street); thence along the same, South 69 degrees 45 minutes 00 seconds East 8.08 feet to the place of BEGINNING. Containing 1,019 square feet of land.

BEING Parcel No. 4 on a Plan of Minor Subdivision of lands of Joseph Rishkofski and Matthew J. Rishkofski, prepared by Peters Consultants, Inc., dated 5/30/97 and intended to describe the easterly ½ of a 15 foot alley proposed to be vacated between State Route 93 (Orange Street) and an unnamed alley.

The said unnamed alley was vacated by Ordinance of the Council of Borough of Berwick duly passed at its regular meeting held October 21, 1996.

HAVING THEREON erected a dwelling known as: 900 Orange Street, Berwick, PA 18603.

Parcel No. 04C-02-048.

BEING THE SAME PREMISES which Gale Ulanoski, et al, by Deed dated 10/08/04 and recorded 10/18/04 in Berwick County Instrument No. 200411809, granted and conveyed unto Stephen E. Probst.

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

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

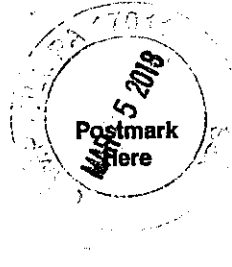
TO BE SOLD AS THE PROPERTY OF STEPHEN E. PROBST, UNDER COLUMBIA COUNTY JUDGMENT NO. 2017-CV-1436.

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

**USPS® ARTICLE NUMBER**

9414 7266 9904 2101 0295 34

<b>Certified Mail Fee</b>	<b>\$</b>	3.45
<b>Return Receipt (Hardcopy)</b>	<b>\$</b>	2.75
<b>Return Receipt (Electronic)</b>	<b>\$</b>	0.00
<b>Certified Mail Restricted Delivery</b>	<b>\$</b>	5.10
<b>Postage</b>	<b>\$</b>	0.47
<b>Total Postage and Fees</b>	<b>\$</b>	11.77



**Sent to:** STEPHEN E. PRORST  
900 ORANGE STREET  
BERWICK, PA 18603

**Reference Information**

MSH  
nos 05/02/18

PENNSYLVANIA HOUSING FINANCE AGENCY v. STEPHEN E. PROBST  
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:

STEPHEN E. PROBST  
900 ORANGE STREET  
BERWICK, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

PA Department of Revenue  
Bureau of Compliance  
P. O. Box 281230  
Harrisburg, PA 17128-1230

Postmark:

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

Received from:

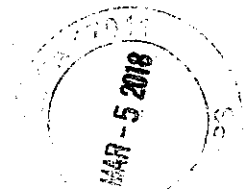
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

PA Department of Revenue  
Inheritance Tax Division  
P. O. Box 280601  
Harrisburg, PA 17128-0601

Postmark:



U.S. POSTAGE >> PITNEY BOWES



ZIP 17102 \$ 001.40<sup>0</sup>  
02 1W  
0001399371 MAR. 05. 2018

**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:

Carmel Financial Corp.  
101 E. Carmel Drive  
Carmel, IN 46032

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:

CT Lien Solutions  
P. O. Box 29071  
Glendale, CA 91209-9071

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:

Corporation Service Company  
801 Adlai Stevenson Drive  
Springfield, IL 62703

Postmark:



U.S. POSTAGE >> PITNEY BOWES  
ZIP 17102 \$ 001.40<sup>0</sup>  
02 1W  
0001399371 MAR 05 2018

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15530  
Harrisburg, PA 17105-5530

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:

Susquehanna Bank f/k/a  
Susquehanna Bank PA  
P. O. Box 639  
Maugansville, MD 21767-0639

Postmark:



U.S. POSTAGE >>> PITNEY BOWES



ZIP 17102 \$ 001.40<sup>0</sup>  
02 1W  
0001399371 MAR 05 2018

**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  
900 ORANGE STREET  
BERWICK, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

UCC Direct Services  
P. O. Box 29071  
Glendale, CA 91209-9071

Postmark:



U.S. POSTAGE >> PITNEY BOWES



ZIP 17102 \$ 001.40<sup>0</sup>  
02 1W  
0001399371 MAR 05 2018

**CERTIFICATION OF COMPLIANCE WITH THE PENNSYLVANIA PUBLIC  
ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies 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.

PURCELL, KRUG & HALLER

Dated: 4/5/18

By: 

Leon P. Haller ID #15700

Jill M. Wineka ID #58802

Attorneys for Plaintiff

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

STEPHEN E. PROBST,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1436

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on March 5, 2018 a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant 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 Defendant by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

STEPHEN E. PROBST  
900 ORANGE STREET  
BERWICK, PA 18603

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

TENANT/OCCUPANT  
900 ORANGE STREET  
BERWICK, PA 18603

PA Department of Revenue  
Bureau of Compliance  
P. O. Box 281230  
Harrisburg, PA 17128-1230

PA Department of Revenue  
Inheritance Tax Division  
P. O. Box 280601  
Harrisburg, PA 17128-0601

Carmel Financial Corp.  
101 E. Carmel Drive  
Carmel, IN 46032

CT Lien Solutions  
P. O. Box 29071  
Glendale, CA 91209-9071



UCC Direct Services  
P. O. Box 29071  
Glendale, CA 91209-9071

Corporation Service Company  
801 Adlai Stevenson Drive  
Springfield, IL 62703

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15530  
Harrisburg, PA 17105-5530

Susquehanna Bank f/k/a  
Susquehanna Bank PA  
P. O. Box 639  
Maugansville, MD 21767-0639

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
STEPHEN E PROBST

Case Number  
2017CV1436

## SHERIFF'S RETURN OF SERVICE

03/27/2018 11:45 AM - 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 900 ORANGE STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 27, 2018

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

### NOTARY

Affirmed and subscribed to before me this

27TH day of MARCH, 2018



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
PROBST, STEPHEN E

Case Number  
2017CV1436

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 900 ORANGE STREET  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally - Adult In Charge Posted Other

**Adult In Charge:**

**Relation:**

**Date:** 3-27-18

**Time:** 11:45

**Deputy:** 3

**Mileage:**

**Attorney / Originator:**

**Name:** PURCELL, KRUG & HALLER

**Phone:** 717-234-4178

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2017CV1436

900 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 03/14/2018

Fee: \$5.00

Cert. NO: 31788

PROBST STEPHEN E & ETAL  
900 ORANGE STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20050 -1059  
Location: 900 ORANGE ST  
Parcel Id: 04C-02 -048-00,000

Assessment: 16,147  
Balances as of 03/14/2018

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_



March 9, 2018

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

**PENNSYLVANIA HOUSING FINANCE AGENCY**

**VS.**

**STEPHEN E. PROBST**

**NO: 2017-CV-1436**

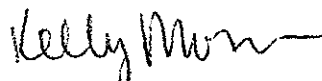
**NO: 2018-ED-12**

Dear Timothy:

The amount due on the sewer account #112490 for the property located at 900 Orange Street Berwick, Pa through June 30, 2018 is \$485.47.

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

Sincerely,



Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

**Notice** 2018 County & Municipality  
**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**  
 BERWICK BOROUGH  
 TAX COLLECTOR  
 1615 LINCOLN AVENUE  
 BERWICK PA 18603  
**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS  
 NO PERSONAL CHECKS AFTER DEC.1, 2018  
**PHONE:** 570-752-7442

DATE 03/01/2018					
BILL NO. 5567					
FOR: COLUMBIA County					
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,147	11.385	180.15	183.83	202.21
SINKING		1	15.83	16.15	17.77
FIRE		1.25	19.78	20.18	21.19
LIGHT		1.25	19.78	20.18	21.19
BORO RE		14.1	223.12	227.67	239.05
The discount & penalty have been calculated for your convenience			458.66	468.01	501.41
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

PROBST STEPHEN E & ETAL  
 900 ORANGE STREET  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04C-02 -048-00,000  
 900 ORANGE ST  
 .1657 Acres Land 2,924  
 Buildings 13,223  
 Total Assessment 16,147

This tax returned to courthouse on:  
 January 1, 2019

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment  
 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

**Notice** 2017 County & Municipality  
**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**  
 Connie C Gingher  
 1615 Lincoln Avenue  
 Berwick PA 18603  
**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS  
 CLOSED HOLIDAYS  
**PHONE:** 570-752-7442

DATE 03/01/2017					
BILL NO. 5552					
FOR: COLUMBIA County					
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,147	11.285	178.58	182.22	200.44
SINKING		.35	5.54	5.65	6.22
FIRE		1.25	19.78	20.18	21.19
LIGHT		1.25	19.78	20.18	21.19
BORO RE		14.1	223.12	227.67	239.05
The discount & penalty have been calculated for your convenience			446.80	455.90	488.09
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

PROBST STEPHEN E & ETAL  
 900 ORANGE STREET  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04C-02 -048-00,000  
 900 ORANGE ST  
 .1657 Acres Land 2,924  
 Buildings 13,223  
 Total Assessment 16,147

This tax returned to courthouse on:  
 January 1, 2018

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment  
 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

**2017 SCHOOL REAL ESTATE TAX NOTICE**  
**Berwick Area School District**  
**Berwick Borough**  
**Make Check Payable To:**  
 The Berwick Area School District  
 Connie C. Gingher, Tax Collector  
 1615 Lincoln Avenue  
 Berwick, PA 18603  
 Telephone: 570-752-7442  
**Taxes are due and payment is requested from:**  
 C04  
 PROBST STEPHEN E & ETAL  
 900 ORANGE ST  
 BERWICK, PA 18603-3512

Bill Date: 7/1/2017 Bill #: 3174  
**RETURN THIS TOP PART IF PAYING IN FULL**  
 Parcel #: 04C02 04800000 Prop. Type

Property Location and Description:			Assessment:	
900 ORANGE ST			L=	2,924
.166			B=	13,223
			T=	16,147
Tax Description	Mills/Rate	Amount		
SCHOOL REAL ESTATE	43.2300	698.03		
HOMESTEAD EXCLUSION	(4,348.00)	(188.00)		
FARMSTEAD EXCLUSION	NA	NA		
If Paid By 8/31/2017	2% Discounted Amount	499.83		
If Paid By 10/31/2017	FACE Amount	510.03		
If Paid After 10/31/2017	10% Penalty Amount	561.03		

PHFA CK 499.83  
 Last Day to Pay: 12/31/2017  
 For a receipt, return the entire bill with payment and a self-addressed stamped envelope.  
 Office Hours:  
 Monday, Tuesday, and Thursday from 9:30am - 4:00pm  
 Closed Wednesday and Friday  
 Closed Holidays  
 8-31

\*\*Homestead/Farmstead Applied\*\*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
PROBST, STEPHEN E

Case Number  
2017CV1436

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:**

18

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** BERWICK SEWER AUTHORITY

**Primary Address:** 1108 FREAS AVE  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally Adult In Charge · Posted · Other

**Adult In Charge:** Kelly Morris

**Relation:** Clerk

**Date:** 2/21/18 **Time:** 09:45

**Deputy:** 3219 **Mileage:**

**Attorney / Originator:**

**Name:** PURCELL, KRUG & HALLER

**Phone:** 717-234-4178

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BERWICK SEWER AUTHORITY

2017CV1436

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
PROBST, STEPHEN E

Case Number  
2017CV1436

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 18  
**Manner:** < Not Specified > **Expires:** **Warrant:**  
**Notes:** SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** STEPHEN E PROBST  
**Primary Address:** 900 ORANGE STREET  
 BERWICK, PA 18603  
**Phone:** **DOB:** 04/30/1952  
**Alternate Address:**  
**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** Theresa Probst  
**Relation:** wife of Def  
**Date:** 2/21/18 **Time:** 09:40  
**Deputy:** 3 **Mileage:**

**Attorney / Originator:**

**Name:** PURCELL, KRUG & HALLER **Phone:** 717-234-4178

**Service Attempts:**

<b>Date:</b> 2-21-18					
<b>Time:</b> 09:20					
<b>Mileage:</b>					
<b>Deputy:</b> 3					

**Service Attempt Notes:**

1. LIL NO ANSWER

- 2.
- 3.
- 4.
- 5.
- 6.

PROBST, STEPHEN E

2017CV1436

900 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
PROBST, STEPHEN E

Case Number  
2017CV1436

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Connie C. Gingher

### Final Service:

**Served:** Personally Adult In Charge · Posted · Other

**Primary Address:** 1615 Lincoln Avenue  
Berwick, PA 18603

**Adult In Charge:**

**Phone:** 570-752-7442

**DOB:**

**Relation:**

**Alternate Address:**

**Date:**

2-21-18

**Time:**

13:46

**Phone:**

**Deputy:**

3

**Mileage:**

### Attorney / Originator:

**Name:** PURCELL, KRUG & HALLER

**Phone:** 717-234-4178

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2017CV1436

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
PROBST, STEPHEN E

Case Number  
2017CV1436

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Domestic Relations Office of Columbia Col

**Primary Address:** 11 WEST MAIN STREET

2ND FLOOR  
Bloomsburg, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally Adult In Charge · Posted · Other

**Adult In Charge:** MICHELLE SAUTER

**Relation:** CLERK

**Date:** 2/24/18 **Time:** 1502

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** PURCELL, KRUG & HALLER

**Phone:** 717-234-4178

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF

2017CV1436

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
PROBST, STEPHEN E

Case Number  
2017CV1436

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/02/2018 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:** ELIZABETH WHITENIGHT

**Relation:** CLERK

**Date:** 2/20/18

**Time:** 1457

**Deputy:** 4

**Mileage:**

**Attorney / Originator:**

**Name:** PURCELL, KRUG & HALLER

**Phone:** 717-234-4178

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2017CV1436

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1436

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, MAY 02, 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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**PARCEL NO. 1:**

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by Orange Street; on the East by Lot No. 26; on the South by an alley 15 feet wide and on the West by an alley 15 feet wide; and being numbered and designated as Lot No. 27 of Ferris' Addition to West Berwick, now Berwick, Pennsylvania. The said lot being 50 feet in width upon the alley first above mentioned, and extending of the same width to Orange Street, and containing 6400 square feet of land, more or less.

**PARCEL NO. 2:**

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly right of way line of State Route 93 and the northwest corner of lands now or late of Gale Ulanoski; thence along the same South 01 degree 38 minutes 39 seconds East 134.44 feet to a point on the northerly right of way line of a 15 foot wide unnamed alley; thence along the same, South 88 degrees 15 minutes 00 seconds West 7.5 feet to a point; thence along Parcel No. 3, the westerly 1/2 of an alley proposed to be vacated, North 01 degree 38 minutes 39 seconds West 137.47 feet to a point on the southerly right of way line of State Route 93 (Orange Street); thence along the same, South 69 degrees 45 minutes 00 seconds East 8.08 feet to the place of BEGINNING. Containing 1,019 square feet of land.

BEING Parcel No. 4 on a Plan of Minor Subdivision of lands of Joseph Rishkofski and Matthew J. Rishkofski, prepared by Peters Consultants, Inc., dated 5/30/97 and intended to describe the easterly 1/2 of a 15 foot alley proposed to be vacated between State Route 93 (Orange Street) and an unnamed alley.

The said unnamed alley was vacated by Ordinance of the Council of Borough of Berwick duly passed at its regular meeting held October 21, 1996.

HAVING THEREON erected a dwelling known as: 900 Orange street, Berwick, PA 18603.

Parcel No. 04C-02-048.

BEING THE SAME PREMISES which Gale Ulanoski, et al, by Deed dated 10/08/04 and recorded 10/18/04 in Berwick County Instrument No. 200411809, granted and conveyed unto Stephen E. Probst.

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

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

PROPERTY ADDRESS: 900 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-048

**Seized and taken into execution to be sold as the property of STEPHEN E PROBST in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.**

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**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

REAL ESTATE OUTLINE

ED # 12-18

DATE RECEIVED 2-15-18  
DOCKET AND INDEX 2-19-18

CHECK FOR PROPER INFO.

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

CK# 229956

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

SALE DATE May 2, 18 TIME 0900  
POSTING DATE May 27  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

Baldemar R. Silvestro  
PROTHONOTARY  
Proth & Clerk of Sev. Courts  
By My Com. Ex. 1st Monday in 2020  
DEPUTY

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

STEPHEN E. PROBST,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1436

*2018-ED-12*  
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: *May 2, 2018*

TIME: *9:00 AM*

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

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

THE LOCATION of your property to be sold is:

**900 ORANGE STREET  
BERWICK, PA 18603**

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

**No. 2017-CV-1436**

**JUDGMENT AMOUNT \$46,659.58**

**THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S)** of this property:

**STEPHEN E. PROBST**



**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 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186, Harrisburg, PA 17108

**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

PARCEL NO. 1:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by Orange Street; on the East by Lot No. 26; on the South by an alley 15 feet wide and on the West by an alley 15 feet wide; and being numbered and designated as Lot No. 27 of Ferris' Addition to West Berwick, now Berwick, Pennsylvania. The said lot being 50 feet in width upon the alley first above mentioned, and extending of the same width to Orange Street, and containing 6400 square feet of land, more or less.

PARCEL NO. 2:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly right of way line of State Route 93 and the northwest corner of lands now or late of Gale Ulanoski; thence along the same South 01 degree 38 minutes 39 seconds East 134.44 feet to a point on the northerly right of way line of a 15 foot wide unnamed alley; thence along the same, South 88 degrees 15 minutes 00 seconds West 7.5 feet to a point; thence along Parcel No. 3, the westerly ½ of an alley proposed to be vacated, North 01 degree 38 minutes 39 seconds West 137.47 feet to a point on the southerly right of way line of State Route 93 (Orange Street); thence along the same, South 69 degrees 45 minutes 00 seconds East 8.08 feet to the place of BEGINNING. Containing 1,019 square feet of land.

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The said unnamed alley was vacated by Ordinance of the Council of Borough of Berwick duly passed at its regular meeting held October 21, 1996.

HAVING THEREON erected a dwelling known as: 900 Orange Street, Berwick, PA 18603.

Parcel No. 04C-02-048.

BEING THE SAME PREMISES which Gale Ulanoski, et al, by Deed dated 10/08/04 and recorded 10/18/04 in Berwick County Instrument No. 200411809, granted and conveyed unto Stephen E. Probst.

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

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

TO BE SOLD AS THE PROPERTY OF STEPHEN E. PROBST, UNDER COLUMBIA COUNTY JUDGMENT NO. 2017-CV-1436.

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

STEPHEN E. PROBST,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1436

2018-ED-12

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

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

STEPHEN E. PROBST  
900 ORANGE STREET  
BERWICK, PA 18603

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

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

Susquehanna Bank f/k/a  
Susquehanna Bank PA  
P. O. Box 639  
Maugansville, MD 21767-0639

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

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15057  
Harrisburg, PA 17105-5057

Pennsylvania Housing Finance Agency  
211 North Front Street  
P. O. Box 15530  
Harrisburg, PA 17105-5530

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

6. Name and address of every other person who has any **record interest** in the property and whose interest may be affected by the sale:

PA Department of Revenue  
Bureau of Compliance  
P. O. Box 281230  
Harrisburg, PA 17128-1230

PA Department of Revenue  
Inheritance Tax Division  
P. O. Box 280601  
Harrisburg, PA 17128-0601

Carmel Financial Corp.  
101 E. Carmel Drive  
Carmel, IN 46032

CT Lien Solutions  
P. O. Box 29071  
Glendale, CA 91209-9071

UCC Direct Services  
P. O. Box 29071  
Glendale, CA 91209-9071

Corporation Service Company  
801 Adlai Stevenson Drive  
Springfield, IL 62703

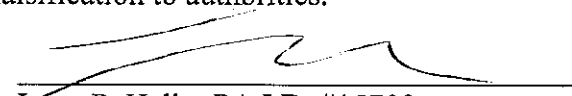
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT  
900 ORANGE STREET  
BERWICK, PA 18603

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

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



---

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

DATE: January 29, 2018

**CERTIFICATION AS TO COMPLIANCE WITH THE**  
**PENNSYLVANIA PUBLIC ACCESS POLICY, SECTION 7.0**  
**CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies 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.

Dated: 02-13-18

PURCELL, KRUG & HALLER

By: \_\_\_\_\_

Leon P. Haller ID #15700  
Jill M. Wineka ID #58802  
Attorneys for Plaintiff

## SHERIFF:

I am submitting documentation necessary to schedule a Sheriff's sale of real estate. If you require anything further or have any questions as to content or format, please contact either of the undersigned.

Thank you.

Maryland Ferretti  
Purcell, Krug & Haller  
Phone: (717) 234-4178  
[Mfetretti@pkh.com](mailto:Mfetretti@pkh.com)

OR

Robin Z. Forry  
Purcell, Krug & Haller  
Phone: (717) 234-4178  
[Rforry@pkh.com](mailto:Rforry@pkh.com)

Inquiries relating to the package content may be directed to Cayla Watts  
[Cwatts@pkh.com](mailto:Cwatts@pkh.com)

Inquiries relating to service may be directed to Mindy Horley  
[Mhorley@pkh.com](mailto:Mhorley@pkh.com)

Inquiries relating to the actual sale may be directed to Barb Villarrial  
[Bvillarrial@pkh.com](mailto:Bvillarrial@pkh.com)



TO THE SHERIFF OF COLUMBIA COUNTY:

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

Plaintiff: **PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant: **STEPHEN E. PROBST**

Filed to No. **2017-CV-1436**

*2018-ED-12*

**INSTRUCTIONS**

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

**900 ORANGE STREET BERWICK, PA 18603**

(A more complete legal description accompanies these documents.)

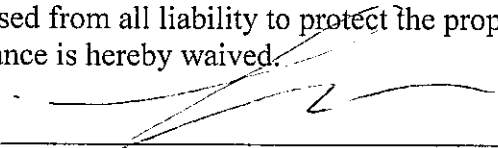
The parties to be served **PERSONALLY** and their addresses are as follows:

**STEPHEN E. PROBST, 900 ORANGE STREET BERWICK, PA 18603**

**WAIVER OF WATCHMAN AND INSURANCE**

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

**NOW, January 29, 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.

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

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TO BE SOLD AS THE PROPERTY OF STEPHEN E. PROBST, UNDER COLUMBIA COUNTY JUDGMENT NO. 2017-CV-1436.

SHORT LEGAL:

ALL THOSE TWO CERTAIN parcels of land situate in the Borough of Berwick, Columbia County, Pennsylvania, (1) being Lot No. 27 of Ferris' Addition to West Berwick (now Berwick) containing 6400 square feet of land, more or less; (2) being Parcel No. 4 on a Plan of Minor Subdivision of lands of Joseph Rishkofski and Matthew J. Rishkofski, prepared by Peters Consultants, Inc., dated 5/30/97, containing 1,019 square feet of land. HAVING THEREON erected a dwelling known as: 900 Orange Street, Berwick, PA 18603.

Parcel No. 04C-02-048.

Reference Berwick County Instrument No. 200411809.

TO BE SOLD AS THE PROPERTY OF STEPHEN E. PROBST, UNDER COLUMBIA COUNTY JUDGMENT NO. 2017-CV-1436.

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



SUSQUEHANNA BANK  
PO BOX 639

MAUGANSVILL MD 21767  
E

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12

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



71901140006000123188

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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12

## Document Receipt

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Trans #	12498	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000123195

Doc Ref #: 12ED2018

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	12497	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000123188

Doc Ref #: 12ED2018

Postage 5.4200

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	12496	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000123171

Doc Ref #: 12ED2018

Postage 5.4200

HARRISBURG PA 17105



## Document Receipt

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Trans #	12495	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE                      COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000123164

Doc Ref #: 12ED2018

Postage 5.4200

HARRISBURG    PA   17128

## Document Receipt

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Trans #	12494	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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Ship to:

CORPORATION SERVICE COMPANY

801 ADLAI STEVENSON DRIVE

Tracking #: 71901140006000123157

Doc Ref #: 12ED2018

Postage 5.4200

SPRINGFIELD IL 62703

## Document Receipt

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Trans #	12493	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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Ship to:

UCC DIRECT SERVICES

PO BOX 29071

Tracking #: 71901140006000123140

Doc Ref #: 12ED2018

Postage 5.4200

GLENDALE CA 91209

## Document Receipt

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Trans #	12492	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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Ship to:

CTR LIEN SOLUTIONS

PO BOX 29071

Tracking #: 71901140006000123133

Doc Ref #: 12ED2018

Postage 5.4200

GLENDALE CA 91209

Document Receipt

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Trans #	12491	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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Ship to:

CARMEL FINANCIAL CORP

101 E CARMEL DRIVE

Tracking #: 71901140006000123126

Doc Ref #: 12ED2018

Postage 5.4200

CARMEL IN 46032

Document Receipt

Trans #	12490	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
Ship to:					
PA DEPT OF REVENUE		INHERITANCE TAX DIV			
PO BOX 280601		Tracking #:	71901140006000123119		
		Doc Ref #:	12ED2018		
		Postage	5.4200		
HARRISBURG PA 17128					

## Document Receipt

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Trans #	12489	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

BUREAU OF COMPLIANCE

PO BOX 281230

Tracking #: 71901140006000123102

Doc Ref #: 12ED2018

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	12488	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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## Ship to:

PA HOUSING FINANCE AGENCY

PO BOX 15530

Tracking #: 71901140006000123096

Doc Ref #: 12ED2018

Postage 5.4200

HARRISBURG PA 17105



## Document Receipt

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Trans #	12487	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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Ship to:

PA HOUSING FINANCE AGENCY

PO BOX 15057

Tracking #: 71901140006000123089

Doc Ref #: 12ED2018

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	12486	Carrier / service:	USPS Server	First-Class Mail®	2/19/2018 12:00:00 AM
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Ship to:

SUSQUEHANNA BANK

PO BOX 639

Tracking #: 71901140006000123072

Doc Ref #: 12ED2018

Postage 5.4200

MAUGANSVILLE MD 21767

TO THE SHERIFF OF COLUMBIA COUNTY:

1 of 2

**REQUEST FOR SERVICE -POST**

**DATE: February 14, 2018**

FROM:

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

CASE CAPTION:

***PENNSYLVANIA HOUSING FINANCE AGENCY  
VS.  
STEPHEN E. PROBST***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE  
and/or NOTICE OF SALE and/or SHERIFF HANDBILL**

**No. 2017-CV-1436**

**SERVICE TO BE MADE ON DEFENDANT: POST PROPERTY**

**ADDRESS FOR "POST PROPERTY" AT :**

**900 ORANGE STREET BERWICK, PA 18603**

**+++ POST PROPERTY WITH SHERIFF HANDBILL OR OTHER NOTICE OF SALE.**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

1 of 2

## REQUEST FOR SERVICE

**DATE: February 14, 2018**

FROM:

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**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE  
and/or NOTICE OF SALE and/or SHERIFF HANDBILL**

**No. 2017-CV-1436**

**SERVICE TO BE MADE ON DEFENDANT: STEPHEN E. PROBST**

**ADDRESS FOR "PERSONAL/POSTING SERVICE":**

**900 ORANGE STREET BERWICK, PA 18603**

**\*\*\* SERVE DEFENDANT WITH NOTICE OF SALE**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

229956

**Purcell, Krug & Haller**1719 North Front Street  
Harrisburg, PA 17102First National Bank  
60-1809/433

CHECK NO.

CHECK DATE

229956

02/09/2018

CHECK AMOUNT

\$1,350.00

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

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

MP

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

⑈ 229956 ⑈ ⑆043318092⑆ 513209312⑈

WZ629569-03-18