

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL
vs.
JAMIE L WEAVER (et al.)

Case Number
2018CV59

PROPERTY ADDRESS
212 MAPLE ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
03/20/2018	Advance Fee	Advance Fee	230771	\$0.00	\$1,350.00
03/20/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/20/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/20/2018	Crying Sale			\$10.00	\$0.00
03/20/2018	Docketing			\$15.00	\$0.00
03/20/2018	Levy			\$15.00	\$0.00
03/20/2018	Mailing Costs			\$30.00	\$0.00
03/20/2018	Posting Handbill			\$15.00	\$0.00
03/20/2018	Press Enterprise Inc.			\$426.00	\$0.00
03/20/2018	Sheriff Automation Fund			\$50.00	\$0.00
03/20/2018	Web Posting			\$100.00	\$0.00
05/22/2018	Service			\$165.00	\$0.00
05/22/2018	Service Mileage			\$24.00	\$0.00
05/22/2018	Copies			\$6.00	\$0.00
05/22/2018	Notary Fee			\$10.00	\$0.00
05/22/2018	Surcharge			\$120.00	\$0.00
05/22/2018	Tax Claim Search			\$5.00	\$0.00
05/22/2018	Refund			\$326.50	\$0.00
				\$1,350.00	\$1,350.00
TOTAL BALANCE:				\$0.00	

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</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>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>322.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>426.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>576.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ _____	
TOTAL *****		\$ <u>-0-</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>129.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1023.50

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

fax transmittal

To: SHERIFF'S OFFICE

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

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

Fax: 570-389-5622

Phone: 570-389-5624

Re: SHERIFFS SALE

JAMIE L WEAVER

2018-CV-59

BARB VILLARRIAL

Date: May 22, 2018

Pages: 1 PAGE

PROPERTY: 212 MAPLE ROAD

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

Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 06/06/18 . NO MONIES RECEIVED.

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

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)

May 9, 2018

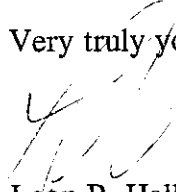
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2018-CV-59 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY vs. JAMIE L WEAVER

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

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

PLAINTIFF

VS.

JAMIE L WEAVER,

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2018-CV-59

2018 ED 000026

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE


I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/26/2018, 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:

JAMIE L WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

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

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

Eugene Gould
212 Maple Road
Berwick, PA 18603

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

LAW OFFICES

Purcell, Krug & Haller

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

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

HERSHEY
(717)533-3836

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

JAMIE L WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

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

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

Eugene Gould
212 Maple Road
Berwick, PA 18603

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

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

PLAINTIFF

VS.

JAMIE L WEAVER,

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2018-CV-59

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 June 6, 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:

**212 MAPLE ROAD
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. 2018-CV-59

JUDGMENT AMOUNT \$64,531.51

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

JAMIE L WEAVER

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
FREE LEGAL ADVICE:**

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186, Harrisburg, PA 17108
800-692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

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

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

BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary line of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes East, 158.27 feet to an iron pin at the northeasterly corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West, a distance of 43 feet to an iron pin located at the Southeast corner of Lot No. 108; thence in a westerly direction along Lot No. 108, South 66 degrees 23 minutes West, a distance of 158.54 feet to an iron pin corner, the place of beginning. Being Lot No. 107 on Plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

HAVING THEREON ERECTED A DWELLING KNOWN AS 212 MAPLE ROAD, BERWICK, PA 18603.

TAX PARCEL NO. 04D-03-100-36.

BEING the same premises which Andrew R. Was and Tobi H. Fineberg by deed dated July 12, 2003 and recorded August 11, 2003 in Columbia Instrument No. 200310110, granted and conveyed unto Jamie L. Weaver.

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 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 JAMIE L. WEAVER UNDER JUDGMENT NO. 2018-CV-59.

Return Receipt (Form 3811) Barcode



9590 9266 9904 2118 3547 52

1. Article Addressed to:

JAMIE L WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2118 3547 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Evelyn Carter

C. Date of Delivery

3/28/18

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☒ No

3. Service Type:

☒ Certified Mail

☐ Certified Mail Restricted Delivery

Reference Information

NOS 06/06/18

MSH

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

USPS® ARTICLE NUMBER

9414 7266 9904 2118 3547 59

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

Postmark
Here

Sent to: JAMIE L WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

Reference Information

MSH
NOS 06/06/18

PENNSYLVANIA HOUSING FINANCE AGENCY v. JAMIE L WEAVER
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:

JAMIE L WEAVER
212 MAPLE ROAD
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:

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
212 MAPLE ROAD
BERWICK, PA 18603

Postmark:



U.S. POSTAGE >> PITNEY BOWES

ZIP 17102 \$ 001.40⁰
02 1W
0001399371 MAR 26 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:

Postmark:

Eugene Gould
212 Maple Road
Berwick, PA 18603



U.S. POSTAGE»PITNEY BOWES



ZIP 17102 \$ 001.40⁰
02 1W
0001399371 MAR 26 2018

LEON P. HALLER, ESQUIRE
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102-2392
(717)234-4178
ATTORNEY FOR PLAINTIFF

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.

PURCELL, KRUG & HALLER

Dated: 03/15/18

By: 

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

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

PLAINTIFF

VS.

JAMIE L WEAVER,

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2018-CV-59

2018 ED 000026

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/26/2018, 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:

JAMIE L WEAVER
212 MAPLE ROAD
BERWICK, PA 18603

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

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

Eugene Gould
212 Maple Road
Berwick, PA 18603

By 

PURCELL, KRUG & HALLER

Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL
vs.
JAMIE L WEAVER (et al.)

Case Number
2018CV59

SHERIFF'S RETURN OF SERVICE

03/22/2018 05:20 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE EUGENE GOULD A FRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JAMIE L WEAVER AT 212 MAPLE ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


May 02, 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

2ND day of MAY, 2018



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL
vs.
JAMIE L WEAVER (et al.)

Case Number
2018CV59

SHERIFF'S RETURN OF SERVICE

05/02/2018 10:58 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 212 MAPLE ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

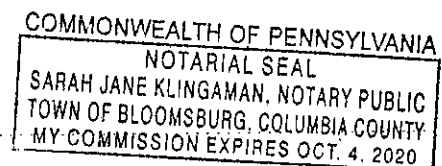

TIMOTHY T. CHAMBERLAIN, SHERIFF

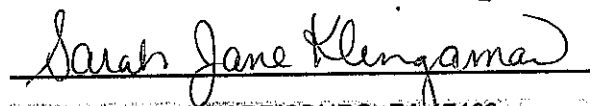
May 02, 2018

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 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



U.S. BANK NATIONAL
vs.
WEAVER, JAMIE L (et al.)

Case Number
2018CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 212 MAPLE ROAD
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation:

Date: 5-2-18 **Time:** 10:58

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. _____

(POSTING)

2018CV59

212 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL
vs.
JAMIE L WEAVER (et al.)

Case Number
2018CV59

SHERIFF'S RETURN OF SERVICE

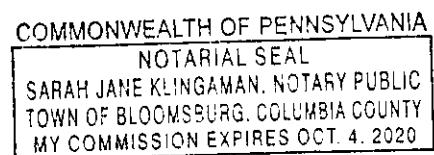
03/22/2018 05:20 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE EUGENE GOULD A FRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JAMIE L WEAVER AT 212 MAPLE ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


May 02, 2018



NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2018



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

© Columbia County Sheriff's Office, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL
vs.
WEAVER, JAMIE L (et al.)

Case Number
2018CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 06/06/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JAMIE L WEAVER

Primary Address: 212 MAPLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Eugene Gould

Relation: Friend

Date: 3-22-18

Time: 17:20

Deputy: 3

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date: 3-21-18

Time: 18:25

Mileage:

Deputy: 3

Service Attempt Notes:

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

WEAVER, JAMIE L

2018CV59

212 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION



April 4, 2018

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

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

VS.

JAMIE L. WEAVER

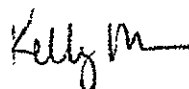
NO: 2018-CV-59

NO: 2018-ED-26

Dear Timothy:
The amount due on the sewer account #132761 for the property located at 212
Maple Road Berwick, Pa through June 30, 2018 is \$439.36.

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

Sincerely,



Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

MAKE CHECKS PAYABLE TO:

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

FOR: COLUMBIA County

DATE
03/01/2018

BILL NO.
6585

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	30,175	11.385	336.67	343.54	377.89
SINKING		1	29.58	30.18	33.20
FIRE		1.25	36.97	37.72	39.61
LIGHT		1.25	36.97	37.72	39.61
BORO RE		14.1	416.96	425.47	446.74
The discount & penalty have been calculated for your convenience			857.15 April 30 If paid on or before	874.63 June 30 If paid on or before	937.05 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WEAVER JAMIE L
212 MAPLE ROAD
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-03 -100-36,000
212 MAPLE RD
.1791 Acres Land 3,120
Buildings 27,055
Total Assessment 30,175

This tax returned
to courthouse on:
January 1, 2019

FILE COPY

Desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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

Date: 03/22/2018

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 31871

WEAVER JAMIE L
212 MAPLE ROAD
BERWICK PA 18603

District: BERWICK BORO
Deed: 20031 -0110
Location: 212 MAPLE RD
Parcel Id:04D-03 -100-36,000

Assessment: 30,175
Balances as of 03/22/2018

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



U.S. BANK NATIONAL
vs.
WEAVER, JAMIE L (et al.)

Case Number
2018CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Secretary

Date: 3-23-18 **Time:** 1:41

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SEI

2018CV59

1108 FREAS AVENUE, BERWICK, PA 18603

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 03/23/18

Account:

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

Ad ID:	1132578
Description:	NO. 2018CV59 SHERIFF
SALE CHAMBERLAIN	
Run Dates:	05/16/18 to 05/30/18
Class:	2
Agate Lines:	207
Blind Box:	

Total Ad Cost	\$1,254.00
Amount Paid	\$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/16/18	05/30/18	3	\$1,254.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV59

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, JUNE 06, 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 piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary line of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes East, 158.27 feet to an iron pin at the northeasterly corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West, a distance of 43 feet to an iron pin located at the Southeast corner of Lot No. 108; thence in a westerly direction along Lot No. 108, South 66 degrees 23 minutes West, a distance of 158.54 feet to an iron pin corner, the place of beginning. Being Lot No. 107 on Plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969, HAVING THEREON ERECTED A DWELLING KNOWN AS 212 MAPLE ROAD, BERWICK, PA 18603. TAX PARCEL NO. 04D-03-100-36. BEING the same premises which Andrew R. Was and Tobi H. Fineberg by deed dated July 12, 2003 and recorded August 11, 2003 in Columbia Instrument No. 200310110, granted and conveyed unto Jamie L. Weaver, 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 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: 212 MAPLE ROAD, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-03-100-36

Seized and taken into execution to be sold as the property of JAMIE L WEAVER, OCCUPANTS in suit of U.S. BANK NATIONAL. 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 17124-4178

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL
vs.
WEAVER, JAMIE L (et al.)

Case Number
2018CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally • Adult In Charge • Posted • Other

Adult In Charge:

Relation:

Date: 5-21-18

Time: 7:10

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.

2018CV59

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL
vs.
WEAVER, JAMIE L (et al.)

Case Number
2018CV59

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	26
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co.
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	MICHELLE SANTOR
Relation:	CLERIC
Date:	3-21-18
Time:	1410
Deputy:	8
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV59 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL
vs.
WEAVER, JAMIE L (et al.)

Case Number
2018CV59

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	26
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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 <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	DEBBIE MILLER
Relation:	CLERK
Date:	3-21-18
Time:	1405
Deputy:	8
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV59

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL
vs.
WEAVER, JAMIE L (et al.)

Case Number
2018CV59

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	26
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCPANTS
Primary Address:	212 MAPLE ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Eugene Gould
Relation:	Friend
Date:	3-22-18
Time:	17:20
Deputy:	3
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	3-21-18					
Time:	18:25					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. 411 Front door
- 2.
- 3.
- 4.
- 5.
- 6.

OCCPANTS

2018CV59

212 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV59

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, JUNE 06, 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 piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary line of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes East, 158.27 feet to an iron pin at the northeasterly corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West, a distance of 43 feet to an iron pin located at the Southeast corner of Lot No. 108; thence in a westerly direction along Lot No. 108, South 66 degrees 23 minutes West, a distance of 158.54 feet to an iron pin corner, the place of beginning. Being Lot No. 107 on Plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

HAVING THEREON ERECTED A DWELLING KNOWN AS 212 MAPLE ROAD, BERWICK, PA 18603.

TAX PARCEL NO. 04D-03-100-36.

BEING the same premises which Andrew R. Was and Tobi H. Fineberg by deed dated July 12, 2003 and recorded August 11, 2003 in Columbia Instrument No. 200310110, granted and conveyed unto Jamie L. Weaver.

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 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: 212 MAPLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-100-36

Seized and taken into execution to be sold as the property of JAMIE L WEAVER, OCCPANTS in suit of U.S. BANK NATIONAL.

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

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

PLAINTIFF

VS.

JAMIE L WEAVER,

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2018-CV-59

2018-ED-26
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **212 MAPLE ROAD BERWICK, PA 18603** as follows:

TOTAL JUDGMENT \$64,531.51

PLUS COSTS:

Dated: 3/16/18

(SEAL)

Barbara N. Silvestri
PROTHONOTARY

By Rosalee Antonello
DEPUTY

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

|

**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.

PURCELL, KRUG & HALLER

Dated: 2/27/18

By: 

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

04D-03-100-36

Boro of Bwk

REAL ESTATE OUTLINE

ED # 2018 ED 26

DATE RECEIVED 3/16/18
DOCKET AND INDEX 2018 CV 59

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	- email 3/20/18
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>230771</u>

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

SALE DATE June 6, 18 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

PLAINTIFF

VS.

JAMIE L WEAVER,

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2018-CV-59

2018-ED-26

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 **212 MAPLE ROAD BERWICK, PA 18603**:

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

JAMIE L WEAVER
212 MAPLE ROAD
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: **UNKNOWN**

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

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

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

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

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

TENANT/OCCUPANT
212 MAPLE ROAD
BERWICK, PA 18603

Eugene Gould
212 Maple Road
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: February 27, 2018

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

PLAINTIFF

VS.

JAMIE L WEAVER,

DEFENDANT

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2018-CV-59

IN MORTGAGE FORECLOSURE

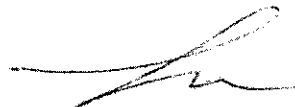
NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant above named is not on active duty in the Military Service nor engaged in any way which
would bring them within the Servicemembers' Civil Relief Act. A copy of the search through the
Defense Manpower Data Center website is attached.

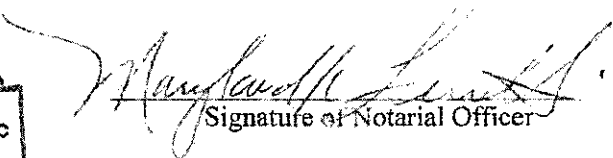
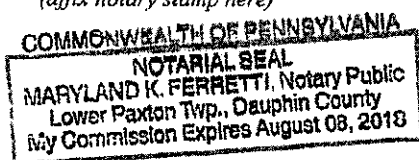


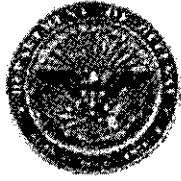
LEON P. HALLER, ESQUIRE

Commonwealth of Pennsylvania
County of Dauphin

This record was acknowledged before me on the 27 day of February, 2018 by Leon P. Haller,
Attorney, who represents that he is authorized to act on behalf of the U.S. Bank National Association, as Trustee
for the Pennsylvania Housing Finance Agency.

(affix notary stamp here)


Signature of Notarial Officer

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-5007
Birth Date:
Last Name: WEAVER
First Name: JAMIE
Middle Name: L.
Status As Of: Feb-27-2018
Certificate ID: 5FY9023J6MRGM1W

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

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

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

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

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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

OR

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

Inquiries relating to the package content may be directed to Cayla Watts
Cwatts@pkh.com

Inquiries relating to service may be directed to Mindy Horley
Mhorley@pkh.com

Inquiries relating to the actual sale may be directed to Barb Villarrial
Bvillarrial@pkh.com

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE - POSTING

DATE: February 27, 2018

FROM:

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

CASE CAPTION:

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

VS.

JAMIE L WEAVER

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

No. 2018-CV-59

SERVICE TO BE MADE BY POSTING:

212 MAPLE ROAD BERWICK, PA 18603

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant: **JAMIE L WEAVER**

Filed to No. **2018-CV-59**

INSTRUCTIONS

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

212 MAPLE ROAD BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

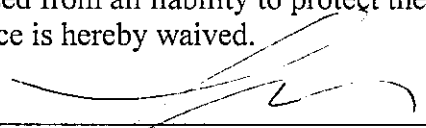
The parties to be served **PERSONALLY** and their addresses are as follows:

JAMIE L WEAVER, 212 MAPLE ROAD 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, February 27, 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

SHORT LEGAL FOR ADVERTISING

ALL THAT CERTAIN piece or parcel of land in Berwick Borough, Columbia County, Pennsylvania, being Lot No. 107 on Plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969, and HAVING THEREON ERECTED A DWELLING KNOWN AS 212 MAPLE ROAD, BERWICK, PA 18603.

TAX PARCEL NO. 04D-03-100-36.
Reference Instrument No. 200310110.

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



71901140006000125427

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12725	Carrier / service:	USPS Server	First-Class Mail®	3/20/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000125434

Doc Ref #: 2018ED26

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	12725	Carrier / service:	USPS Server	First-Class Mail®	3/20/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000125434

Doc Ref #: 2018ED26

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	12724	Carrier / service:	USPS Server	First-Class Mail®	3/20/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000125427

Doc Ref #: 2018ED26

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12723	Carrier / service:	USPS Server	First-Class Mail®	3/20/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000125410

Doc Ref #: 2018ED26

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	12722	Carrier / service:	USPS Server	First-Class Mail®	3/20/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000125403

Doc Ref #: 2018ED26

Postage 5.4200

HARRISBURG PA 17128

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



First National Bank
60-1809/433

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

230771

CHECK NO. 230771
CHECK DATE 03/08/2018

CHECK AMOUNT
\$1,350.00

PAY TO THE ORDER OF One thousand three hundred fifty and NO/100*****

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

RS

AUTHORIZED SIGNATURE

MP

RED IMAGE

VOID WITH Hologram

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

⑈ 230771 ⑈ ⑆043318092⑆ 513209312⑈