

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 225455	Invoice Date: 11/02/2018 2:43:48 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201808496	SUGARLOAF
	Grantor - SHAFFER, ANTHONY B		11/02/18 2:43:50 PM	TOWNSHIP
	Grantee - PENNSYLVANIA HOUSING FINANCE AGENCY			
	Consideration - \$2,339.63			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8361 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

PENNSYLVANIA HOUSING FINANCE AGENCY VS ANTHONY SHAFFER

NO. 42-2018 ED

NO. 1233-2017 JD

DATE/TIME OF SALE: Oct 3, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2293,75

POUNDAGE - 2% OF BID \$ 45.88

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2339,63

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

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

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

PURCHASER(S) SIGNATURE(S): B. W. Kelly

TOTAL DUE: \$ 2339,63

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 989,63

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
PENNSYLVANIA HOUSING FINANCE  
AGENCY

vs.

**Defendant**  
ANTHONY B SHAFFER  
U.S. C/O9 ATTY FOR WESTERN DISTRICT  
THE SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT

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

**Sheriff's Sale Date:** Wednesday, October 3, 2018  
**Writ of Execution No. :** 2017CV1233  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 28 HOLLINGER LANE, BENTON, PA 17814

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,272.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
Continued or Cancelled Sale	\$10.00
Postponed to: 10/3/2018	

**Total Sheriff Costs** **\$2,222.00**

## Distribution Costs

Recording Fees	\$71.75
<b>Total Distribution Costs</b>	<b>\$71.75</b>

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**Grand Total:** **\$2,293.75**

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

. 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**

**ANTHONY B. SHAFFER**

2017-CV-1233

**KIERSTEN GARCED**

**Date:** August 23, 2018

**Pages: 2 PAGES**

**PROPERTY: 28 HOLLINGER LANE**

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

**Notes: ATTACHED IS THE ORDER DISMISSING THE BANKRUPTCY.**

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

**UNITED STATES BANKRUPTCY COURT**  
**MIDDLE DISTRICT OF PENNSYLVANIA**

In re:

Anthony Bradley Shaffer,

Chapter 13

**Debtor 1**

Case No. 5:18-bk-03059-JJT

**Order**

Upon consideration of the Motion to dismiss the case, and having afforded notice and an opportunity for hearing,

**ORDERED** that the case is hereby dismissed as to Debtor 1.

**Notwithstanding the dismissal of this case, the court retains jurisdiction over timely requests for payment of compensation pursuant to LR 2016-2(h).**

Dated: August 21, 2018

By the Court,



Honorable John J. Thomas  
United States Bankruptcy Judge  
By: DDunbar, Deputy Clerk

ordsmiss (05/18)

• 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**

**ANTHONY B. SHAFFER**

2017-CV-1233

**KIERSTEN GARCED**

**Date:** July 31, 2018

**Pages:** 2 PAGES

**PROPERTY:** 28 HOLLINGER LANE

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

**Notes ATTACHED PLEASE FIND THE FILED NOTICE OF THE DATE OF THE  
CONTINUED SHERIFF SALE DATED JULY 27, 2018.**

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

105

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

PENNSYLVANIA HOUSING FINANCE  
AGENCY,

Plaintiff

CIVIL ACTION LAW  
CASE NO. 2017-CV-1233

VS.

ANTHONY B. SHAFFER

Defendant

CLERK OF COURT  
COUNTY OF COLUMBIA  
2018 JUL 27 AM 11:20

**NOTICE OF THE DATE OF CONTINUED SHERIFF SALE**

THE SHERIFF'S SALE SCHEDULED FOR JULY 25, 2018 @9:00AM IN THE ABOVE CAPTIONED  
MATTER HAS BEEN CONTINUED TO OCTOBER 03, 2018 @ 9:00 AM

DATE: JULY 25, 2018

BY

Attorney Leon P. Haller  
PURCELL KRUG & HALLER  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178  
Attorney ID #15700

LAW OFFICES

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

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

October 23, 2018

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

Re: PENNSYLVANIA HOUSING FINANCE AGENCY vs. ANTHONY B. SHAFFER  
No. 2017-CV-1233

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.

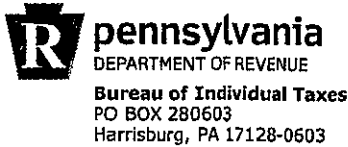
Very truly yours,

*Leon P. Haller*

Leon P. Haller

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

**B. TRANSFER DATA**

Date of Acceptance of Document <b>10 / 3 / 2018</b>			
Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>	Telephone Number: <b>(570) 389-5622</b>	Grantee(s)/Lessee(s) <b>Pennsylvania Housing Finance Agency</b>	Telephone Number: <b>(717) 234-4178</b>
Mailing Address <b>35 West Main Street</b>		Mailing Address <b>211 North Front Street</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>	City <b>Harrisburg</b>
			State <b>PA</b>
			ZIP Code <b>17101</b>

**C. REAL ESTATE LOCATION**

Street Address <b>28 Hollinger Lane</b>		City, Township, Borough <b>Township of Sugarloaf</b>	
County <b>COLUMBIA COUNTY</b>	School District	Tax Parcel Number <b>032-06-014-09-000</b>	

**D. VALUATION DATA**

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration <b>\$2,222.00</b>	2. Other Consideration <b>+0.00</b>	3. Total Consideration <b>= \$2,222.00</b>
4. County Assessed Value <b>\$31,945.00</b>	5. Common Level Ratio Factor <b>X 3.88</b>	6. Computed Value <b>= \$123,946.60</b>

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

1a. Amount of Exemption Claimed <b>\$ 123,946.60</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100.00 %</b>	1c. Percentage of Grantor's Interest Conveyed <b>100.00 %</b>
---	--	--

**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 <b>Leon P. Haller, Esquire</b> <i>LPHaller</i>	Date <b>10/22/18</b>
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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.**

. 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**

**ANTHONY B. SHAFFER**

2017-CV-1233

**KIERSTEN GARCED**

**Date:** July 25, 2018

**Pages:** 1 PAGE

**PROPERTY:** 28 HOLLINGER LANE

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

**Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 07/25/18 TO THE NEXT SALE DATE OF 10/03/18.**

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

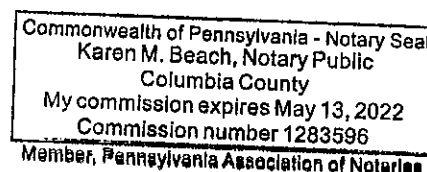
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 July 4, 11, 18, 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 18<sup>th</sup> day of July 2018.

.....  
Karen M. Beach  
(Notary Public)



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

.....

## SHERIFF'S SALE COST SHEET

17-1233

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>515.00</u>

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

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>76.75</u>	
TOTAL *****		\$ <u>86.75</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		\$ <u>160.00</u>	
MISC. _____		\$ _____	
_____		\$ _____	
TOTAL *****			\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2283.75

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

REAL ESTATE TAX CERTIFICATION

Date: 07/06/2018

Fee: \$5.00

Cert. NO: 32786

SHAFFER ANTHONY B  
28 HOLLINGER LANE  
BENTON PA 17814

District: SUGARLOAF TWP  
Deed: 20120 -7780  
Location: 28 HOLLINGER LN  
Parcel Id:32 -06 -014-09,000

Assessment: 15,973  
Balances as of 07/06/2018

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

By: Columbia County Sheriff

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

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)

June 20, 2018

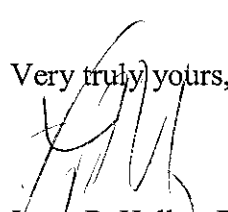
Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

Re: 2017-CV-1233 PENNSYLVANIA HOUSING FINANCE AGENCY vs. ANTHONY B. SHAFFER

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.

ANTHONY B. SHAFFER AND THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1233

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 5/11/18, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

ANTHONY B. SHAFFER  
28 HOLLINGER LANE  
BENTON, PA 17814

NOVAD Management Consulting, LLC  
HUD National Servicing Center  
2401 NW 23<sup>rd</sup> Street, Suite 1A1  
Oklahoma City, OK 73107

Secretary of Housing & Urban Dev.  
451 Seventh Avenue SW  
Washington DC 20410

Secretary of Housing & Urban Dev.  
Albany Office – Region II  
52 Corporate Circle  
Albany, NY 12203-5121

U.S. Attorney's Office  
Tenth and Constitution Avenue N.W.  
Main Justice Building – Room 5111  
Washington, DC 20530

U.S. Attorney's Office  
Federal Bldg – Suite 220  
228 Walnut Street, PO Box 117541  
Harrisburg, PA 17108

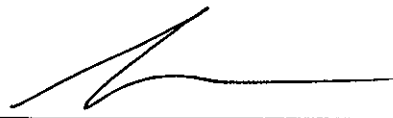
PA Department of Revenue  
Bureau of Compliance  
Attn: Lori Adams  
PO Box 281230  
Harrisburg, PA 17128-1230

Department of Public Welfare  
TPL Casualty Unit – Estate Recovery  
PO Box 8486 – Willow Oak Bldg  
Harrisburg, PA 17105-8486

PA Department of Revenue  
Inheritance Tax Division  
PO Box 280601  
Harrisburg, PA 17128-0601

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

TENANT/OCCUPANT  
28 HOLLINGER LANE  
BENTON, PA 17814

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



LAW OFFICES

*Purcell, Krug & Haller*

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

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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)

ANTHONY B. SHAFFER  
28 HOLLINGER LANE  
BENTON, PA 17814

NOVAD Management Consulting, LLC  
HUD National Servicing Center  
2401 NW 23<sup>rd</sup> Street, Suite 1A1  
Oklahoma City, OK 73107

Secretary of Housing & Urban Dev.  
451 Seventh Avenue SW  
Washington DC 20410

Secretary of Housing & Urban Dev.  
Albany Office – Region II  
52 Corporate Circle  
Albany, NY 12203-5121

U.S. Attorney's Office  
Tenth and Constitution Avenue N.W.  
Main Justice Building – Room 5111  
Washington, DC 20530

U.S. Attorney's Office  
Federal Bldg – Suite 220  
228 Walnut Street, PO Box 117541  
Harrisburg, PA 17108

PA Department of Revenue  
Bureau of Compliance  
Attn: Lori Adams  
PO Box 281230  
Harrisburg, PA 17128-1230

Department of Public Welfare  
TPL Casualty Unit – Estate Recovery  
PO Box 8486 – Willow Oak Bldg  
Harrisburg, PA 17105-8486

PA Department of Revenue  
Inheritance Tax Division  
PO Box 280601  
Harrisburg, PA 17128-0601

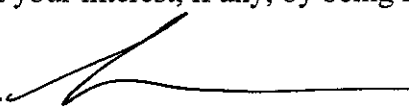
DOMESTIC RELATIONS  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

TENANT/OCCUPANT  
28 HOLLINGER LANE  
BENTON, PA 17814

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

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

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

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

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

ANTHONY B. SHAFFER AND THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1233

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 July 25, 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:

**28 HOLLINGER LANE  
BENTON, PA 17814**

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

**No. 2017-CV-1233**

**JUDGMENT AMOUNT \$73,420.78**

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

**ANTHONY B. SHAFFER**

**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  
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, parcel and tract of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the eastern boundary of a private road which runs East and West, said point also being a distance of 200 feet from the northern boundary of another private road, which runs North and South; thence in a northerly direction along the eastern boundary of said private road, a distance of 120 feet to a point along land now or formerly of Patricia A. Moszcienski; thence in an easterly direction along land now or formerly of Patricia A. Moszcienski, a distance of 150 feet to a point; thence in a southerly direction, a distance of 120 feet to a point along land now or formerly of George E. Laurenson, et ux.; thence in a westerly direction, along land now or formerly of George E. Laurenson, et ux., a distance of 150 feet to the eastern boundary of said private road aforementioned, the place of beginning.

The grantors herein grant and convey to grantees, their heirs and assigns, the right and privilege to use the said private road aforementioned for ingress, egress and regress to the tract of land herein described.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 28  
HOLLINGER LANE, BENTON, PA 17814.

PARCEL # 32 06 01409000

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.

BEING the same premises which Dennis D. and Bonita R. Wunder, by deed dated July 3, 2012 and recorded August 20, 2012 to Columbia Instrument No. 201207780, granted and conveyed unto Anthony B. Shaffer.

TO BE SOLD AS THE PROPERTY OF ANTHONY B. SHAFFER UNDER JUDGMENT NO. 2017-CV-1233.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
ANTHONY B SHAFFER (et al.)

Case Number  
2017CV1233

## SHERIFF'S RETURN OF SERVICE

05/29/2018 01:00 PM - DEPUTY MARTIN BOUDMAN, 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 CASSIDY JOLINE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANTHONY B SHAFFER AT 28 HOLLINGER LANE, BENTON, PA 17814.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

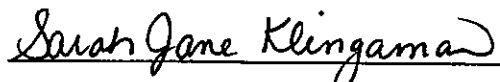
May 30, 2018

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

30TH day of MAY, 2018



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

(c) CountyS via Sheriff, Teleosoft, Inc.

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

**USPS® ARTICLE NUMBER**

9414 7266 9904 2118 3568 52

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



**Sent to:** ANTHONY B. SHAFFER  
28 HOLLINGER LANE  
BENTON, PA 17814

**Reference Information**

MSH  
NOS 07/25/18



PENNSYLVANIA HOUSING FINANCE AGENCY v. ANTHONY B. SHAFFER AND THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT  
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:  
ANTHONY B. SHAFFER  
28 HOLLINGER LANE  
BENTON, PA 17814

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:  
NOVAD Management Consulting, LLC  
HUD National Servicing Center  
2401 NW 23<sup>rd</sup> Street, Suite 1A1  
Oklahoma City, OK 73107

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

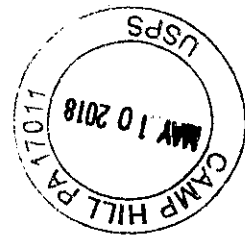
Postage:

One piece of ordinary mail addressed to:  
Secretary of Housing & Urban Dev.  
451 Seventh Avenue SW  
Washington DC 20410

Pc



U.S. POSTAGE >> PITNEY BOWES  
ZIP 17102 \$001.40<sup>0</sup>  
02 1W  
0001399371 MAY 10 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:

Secretary of Housing & Urban Dev.  
Albany Office – Region II  
52 Corporate Circle  
Albany, NY 12203-5121

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:  
U.S. Attorney's Office  
Tenth and Constitution Avenue N.W.  
Main Justice Building – Room 5111  
Washington, DC 20530



U.S. POSTAGE >>> PITNEY BOWES



ZIP 17102 \$ 001.40<sup>0</sup>  
02 1W  
0001399371 MAY 10 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:

U.S. Attorney's Office  
Federal Bldg – Suite 220  
228 Walnut Street, PO Box 117541  
Harrisburg, PA 17108

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  
Attn: Lori Adams  
PO Box 281230  
Harrisburg, PA 17128-1230

Postmark:

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

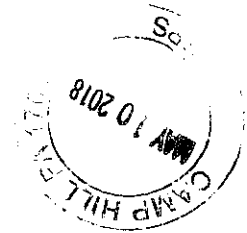
Received from:


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

Postage:

One piece of ordinary mail addressed to:  
Department of Public Welfare  
TPL Casualty Unit – Estate Recovery  
PO Box 8486 – Willow Oak Bldg  
Harrisburg, PA 17105-8486

Postmark:



U.S. POSTAGE  PITNEY BOWES  
ZIP 17102 \$ 001.40<sup>0</sup>  
02 1W  
0001399371 MAY 10 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:  
PA Department of Revenue  
Inheritance Tax Division  
PO Box 280601  
Harrisburg, PA 17128-0601

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT  
28 HOLLINGER LANE  
BENTON, PA 17814

Postmark:



U.S. POSTAGE >>> PITNEY BOWES



ZIP 17102 \$ 002.80<sup>0</sup>  
02 1W  
0001399371 MAY 10 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: 6/20/18

By: 

Leon P. Haller ID #15700

Jill M. Wineka ID #58802

Attorneys for Plaintiff

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

ANTHONY B. SHAFFER AND THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1233

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 5/11/18, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

ANTHONY B. SHAFFER  
28 HOLLINGER LANE  
BENTON, PA 17814

NOVAD Management Consulting, LLC  
HUD National Servicing Center  
2401 NW 23<sup>rd</sup> Street, Suite 1A1  
Oklahoma City, OK 73107

Secretary of Housing & Urban Dev.  
451 Seventh Avenue SW  
Washington DC 20410

Secretary of Housing & Urban Dev.  
Albany Office – Region II  
52 Corporate Circle  
Albany, NY 12203-5121

U.S. Attorney's Office  
Tenth and Constitution Avenue N.W.  
Main Justice Building – Room 5111  
Washington, DC 20530

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Federal Bldg – Suite 220  
228 Walnut Street, PO Box 117541  
Harrisburg, PA 17108


PA Department of Revenue  
Bureau of Compliance  
Attn: Lori Adams  
PO Box 281230  
Harrisburg, PA 17128-1230

Department of Public Welfare  
TPL Casualty Unit – Estate Recovery  
PO Box 8486 – Willow Oak Bldg  
Harrisburg, PA 17105-8486

PA Department of Revenue  
Inheritance Tax Division  
PO Box 280601  
Harrisburg, PA 17128-0601

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

TENANT/OCCUPANT  
28 HOLLINGER LANE  
BENTON, PA 17814

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.  
ANTHONY B SHAFFER (et al.)

Case Number  
2017CV1233

## SHERIFF'S RETURN OF SERVICE

05/29/2018 01:00 PM - DEPUTY MARTIN BOUDMAN, 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 CASSIDY JOLINE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANTHONY B SHAFFER AT 28 HOLLINGER LANE, BENTON, PA 17814.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

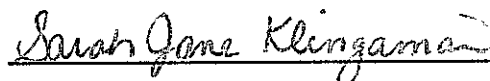
May 30, 2018

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

30TH day of MAY, 2018



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

(c) CountyState Sheriff, Teleosoft, Inc.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY

vs.

ANTHONY B SHAFFER (et al.)

Case Number  
2017CV1233

## SHERIFF'S RETURN OF SERVICE

06/05/2018 02:30 PM - DEPUTY MARTIN BOUDMAN, 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 28 HOLLINGER LANE, BENTON, PA 17814.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 05, 2018

Butch,  
Sign give to  
Sheriff -

Sarah

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

5TH

day of

JUNE

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.  
SHAFFER, ANTHONY B (et al.)

Case Number  
2017CV1233

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

**Notes:** SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 28 HOLLINGER LANE  
BENTON, PA 17814

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

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:**

6/5/18

**Time:**

1430

**Deputy:**

12 & 19

**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)

2017CV1233

28 HOLLINGER LANE, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
SHAFFER, ANTHONY B (et al.)

Case Number  
2017CV1233

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 42

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

HEIDI SHAFFER 1107 PALL RD. HUNLOCK CR. 925-1098

### Serve To:

Name: ANTHONY B SHAFFER

Primary Address: 28 HOLLINGER LANE  
BENTON, PA 17814

Phone: DOB:

Alternate Address: 167 PALL ROAD  
HUNLOCK CREEK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Cassidy Joline

Relation: Step Daughter

Date: 5-24-18 Time: 1300

Deputy: 12 Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:	5/17/18	5/17/18	5/17/18	5/18/18	5-22-18	
Time:	1317	1450		0928	1345	
Mileage:						
Deputy:	4	4		4	3	

### Service Attempt Notes:

1. LC - NO ONE HOME
2. J-LIET - LOBB WILSONS LLC. EAST BERLIN PA 17316
3. POST OFFICE WILL CALL BACK - SOMEONE LIVES @ ADDRESS
4. POST OFFICE CALLED & SAID ANTHONY SHAFFER IS RECEIVING MAIL @ HOLLINGER
5. LC on Front door
- 6.

SHAFFER, ANTHONY B

2017CV1233

28 HOLLINGER LANE, BENTON, PA 17814

NO EXPIRATION

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

ANTHONY B. SHAFFER AND THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1233

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 **28 HOLLINGER LANE BENTON, PA 17814:**

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

ANTHONY B. SHAFFER  
28 HOLLINGER LANE  
BENTON, PA 17814

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

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

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

NOVAD Management Consulting, LLC  
HUD National Servicing Center  
2401 NW 23<sup>rd</sup> Street, Suite 1A1  
Oklahoma City, OK 73107

Secretary of Housing & Urban Dev.  
451 Seventh Avenue SW  
Washington DC 20410

Secretary of Housing & Urban Dev.  
Albany Office – Region II  
52 Corporate Circle  
Albany, NY 12203-5121

U.S. Attorney's Office  
Tenth and Constitution Avenue N.W.  
Main Justice Building -- Room 5111  
Washington, DC 20530

U.S. Attorney's Office  
Federal Bldg – Suite 220  
228 Walnut Street, PO Box 117541  
Harrisburg, PA 17108

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:

PA Department of Revenue  
Bureau of Compliance  
Attn: Lori Adams  
PO Box 281230  
Harrisburg, PA 17128-1230

Department of Public Welfare  
TPL Casualty Unit – Estate Recovery  
PO Box 8486 – Willow Oak Bldg  
Harrisburg, PA 17105-8486

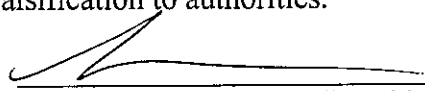
PA Department of Revenue  
Inheritance Tax Division  
PO Box 280601  
Harrisburg, PA 17128-0601

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

TENANT/OCCUPANT  
28 HOLLINGER LANE  
BENTON, PA 17814

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

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

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

DATE: April 17, 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: 04-18-18

By: 

Leon P. Haller ID #15700

Jill M. Wineka ID #58802

Attorneys for Plaintiff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
SHAFFER, ANTHONY B (et al.)

Case Number  
2017CV1233

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 42

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 28 HOLLINGER LANE  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date:

5/17/18

Time:

1317

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

5/17/18

Time:

1317

Mileage:

Deputy:

4

### Service Attempt Notes:

1. L/C

2.

3.

4.

5.

6.

OCCUPANT

2017CV1233

28 HOLLINGER LANE, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
SHAFFER, ANTHONY B (et al.)

Case Number  
2017CV1233

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 42

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Shirley E. Lockard

Primary Address: 541 Camp Lavigne Road  
Benton, PA 17814

Phone: 570-925-6817

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally • Adult In Charge • Posted • Other

Adult In Charge:

Relation:

Date: 5-1-18

Time: 1418

Deputy: 9/17

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. \_\_\_\_\_

LOCKARD, SHIRLEY E.

2017CV1233

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
SHAFFER, ANTHONY B (et al.)

Case Number  
2017CV1233

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	42
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Sherry Evans
<b>Relation:</b>	Clerk
<b>Date:</b>	4/23/18
<b>Time:</b>	1425
<b>Deputy:</b>	19
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	PURCELL, KRUG & HALLER
--------------	------------------------

<b>Phone:</b>	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

2017CV1233

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
SHAFFER, ANTHONY B (et al.)

Case Number  
2017CV1233

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 42

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Cou

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 Santoro

Relation: Clerk

Date: 4/23/18 Time: 1430

Deputy: 19 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 2017CV1233 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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 04/24/18

Account:

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

Ad ID:	1135113
Description:	ANTHONY SHAFFER SALE
2017CV1233	
Run Dates:	07/04/18 to 07/18/18
Class:	2
Agate Lines:	210
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,272.00</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<u><b>Publication</b></u>	<u><b>Start</b></u>	<u><b>Stop</b></u>	<u><b>Inserts</b></u>	<u><b>Cost</b></u>
Press Enterprise	07/04/18	07/18/18	3	\$1,272.00

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1233

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, JULY 25, 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, parcel and tract of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows: BEGINNING at a point on the eastern boundary of a private road which runs East and West, said point also being a distance of 200 feet from the northern boundary of another private road, which runs North and South; thence in a northerly direction along the eastern boundary of said private road, a distance of 120 feet to a point along land now or formerly of Patricia A. Moszcinski; thence in an easterly direction along land now or formerly of Patricia A. Moszcinski, a distance of 150 feet to a point; thence in a southerly direction, a distance of 120 feet to a point along land now or formerly of George E. Laurenson, et ux; thence in a westerly direction, along land now or formerly of George E. Laurenson, et ux, a distance of 150 feet to the eastern boundary of said private road aforementioned, the place of beginning. The grantors herein grant and convey to grantees, their heirs and assigns, the right and privilege to use the said private road aforementioned for ingress, egress and regress to the tract of land herein described. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 28 HOLLINGER LANE, BENTON, PA 17814, PARCEL # 32 06 01409000 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. BEING the same premises which Dennis D. and Bonita R. Wunder, by deed dated July 3, 2012 and recorded August 20, 2012 to Columbia Instrument No. 201207780, granted and conveyed unto Anthony B. Shaffer.

PROPERTY ADDRESS: 28 HOLLINGER LANE, BENTON, PA 17814  
UPI / TAX PARCEL NUMBER: 32-06-01409000

Seized and taken into execution to be sold as the property of ANTHONY B SHAFFER, U.S. C/O9 ATTY FOR WESTERN DISTRICT, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT in suit of PENNSYLVANIA HOUSING FINANCE AGENCY. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
PURCELL KRUG & HALLER  
HARRISBURG, PA 17123-4178

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

32-06-01409 000

Sugarloaf Twp.

REAL ESTATE OUTLINE

ED # 2018 E042

DATE RECEIVED 4-20-18  
DOCKET AND INDEX 2017 Cv 1233

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>X</u>	
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>231793</u>

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

SALE DATE July 25<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1233

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, JULY 25, 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, parcel and tract of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the eastern boundary of a private road which runs East and West, said point also being a distance of 200 feet from the northern boundary of another private road, which runs North and South; thence in a northerly direction along the eastern boundary of said private road, a distance of 120 feet to a point along land now or formerly of Patricia A. Moszcienski; thence in an easterly direction along land now or formerly of Patricia A. Moszcienski, a distance of 150 feet to a point; thence in a southerly direction, a distance of 120 feet to a point along land now or formerly of George E. Laurenson, et ux.; thence in a westerly direction, along land now or formerly of George E. Laurenson, et ux., a distance of 150 feet to the eastern boundary of said private road aforementioned, the place of beginning.

The grantors herein grant and convey to grantees, their heirs and assigns, the right and privilege to use the said private road aforementioned for ingress, egress and regress to the tract of land herein described.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 28 HOLLINGER LANE, BENTON, PA 17814.  
PARCEL # 32 06 01409000

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.

BEING the same premises which Dennis D. and Bonita R. Wunder, by deed dated July 3, 2012 and recorded August 20, 2012 to Columbia Instrument No. 201207780, granted and conveyed unto Anthony B. Shaffer.

PROPERTY ADDRESS: 28 HOLLINGER LANE, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-06-01409000

---

Seized and taken into execution to be sold as the property of ANTHONY B SHAFFER, U.S. C/O9 ATTY FOR WESTERN DISTRICT, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
PURCELL, KRUG & HALLER  
HARRISBURG, PA 717-234-4178

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

ANTHONY B. SHAFFER AND THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1233

2018 - ED - 42  
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: **28 HOLLINGER LANE BENTON, PA 17814** as follows:

Amount due pursuant to Judgment \$73,420.78

**TOTAL WRIT \$73,420.78**

PLUS COSTS:

Dated: 4/20/2018

Barbara N. Jiwetto 188  
PROTHONOTARY

(SEAL)

By Anthony Shaffer  
DEPUTY

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

**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.

Dated: 04-18-18

PURCELL, KRUG & HALLER

By: 

Leon P. Haller ID #15700

Jill M. Wineka ID #58802

Attorneys for Plaintiff

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

ANTHONY B. SHAFFER AND THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1233

2018-ED-42

IN MORTGAGE FORECLOSURE

**AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

I, **LEON P. HALLER**, Attorney for the Plaintiff in the above matter, being duly sworn according to law, hereby certify that the Mortgage in the above case is insured by the Federal Housing Administration under Title II of the National Housing Act (12 U.S.C.A. Section 707 1715z11) and therefore does not fall within the provisions of PA Act 91 of 1983 (Homeowners' Emergency Mortgage Assistance Payments Program).

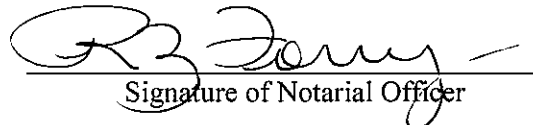
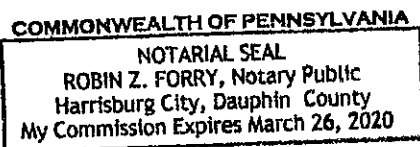


LEON P. HALLER, ESQUIRE

Commonwealth of Pennsylvania  
County of Dauphin

This record was acknowledged before me on the 17<sup>th</sup> day of April, 2018, by Leon P. Haller, Attorney, who represents that he is authorized to act on behalf of Pennsylvania Housing Finance Agency.

(affix notary stamp here)

  
Signature of Notarial Officer

FILED  
NOTARIAL  
2018 APR 20 P 12:08  
CLERK OF COMMON PLEAS  
COUNTY OF COLUMBIA



PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

ANTHONY B. SHAFFER AND THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1233

2018-EP-42  
IN MORTGAGE FORECLOSURE

**NON-MILITARY AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

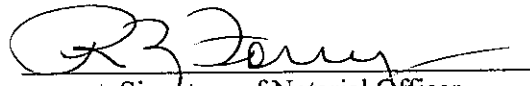
Personally appeared before me, a Notary Public in and for said Commonwealth and County,  
**LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the  
Defendants above named are not on active duty in the Military Service nor engaged in any way which  
would bring them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

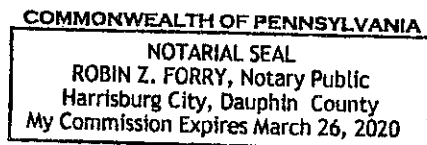
  
\_\_\_\_\_  
LEON P. HALLER, ESQUIRE

Commonwealth of Pennsylvania  
County of Dauphin

This record was acknowledged before me on the 17<sup>th</sup> day of April, 2018, by Leon P. Haller, Attorney,  
who represents that he is authorized to act on behalf of Pennsylvania Housing Finance Agency.

(affix notary stamp here)

  
\_\_\_\_\_  
Signature of Notarial Officer



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

SSN: XXX-XX-0551  
Birth Date:  
Last Name: SHAFFER  
First Name: ANTHONY  
Middle Name: B  
Status As Of: Apr-17-2018  
Certificate ID: T1CKHZBGCGX7ZD8

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

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

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

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

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

**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: April 17, 2018

By: 

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

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

ANTHONY B. SHAFFER AND THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT,  
DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1233

2018-EP-42  
IN MORTGAGE FORECLOSURE

PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183

**TO THE PROTHONOTARY:**

Issue a Writ of Execution in the above matter on the real estate located at **28 HOLLINGER  
LANE BENTON, PA 17814** as follows:

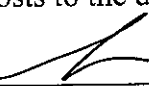
Amount due pursuant to Judgment

\$73,420.78

**TOTAL WRIT**

\$73,420.78

**\*\*Together with any additional interests, charges and costs to the date of Sheriff's Sale.**

By   
LEON P. HALLER I.D. #15700  
ATTORNEY FOR PLAINTIFF  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

Dated: April 17, 2018

Attached is a description of the real estate.

FILED  
PROTHONOTARY  
2018 APR 20 P 12:09  
CLERK OF COURTS  
COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY:

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

Plaintiff: **PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendants: **ANTHONY B. SHAFFER AND THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT**

Filed to No. **2017-CV-1233**

**INSTRUCTIONS**

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

**28 HOLLINGER LANE BENTON, PA 17814**

(A more complete legal description accompanies these documents.)

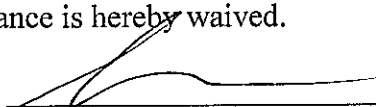
The parties to be served **PERSONALLY** and their addresses are as follows:

**ANTHONY B. SHAFFER, 28 HOLLINGER LANE BENTON, PA 17814**

**WAIVER OF WATCHMAN AND INSURANCE**

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

**NOW, April 17, 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

ALL that certain piece, parcel and tract of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the eastern boundary of a private road which runs East and West, said point also being a distance of 200 feet from the northern boundary of another private road, which runs North and South; thence in a northerly direction along the eastern boundary of said private road, a distance of 120 feet to a point along land now or formerly of Patricia A. Moszcienski; thence in an easterly direction along land now or formerly of Patricia A. Moszcienski, a distance of 150 feet to a point; thence in a southerly direction, a distance of 120 feet to a point along land now or formerly of George E. Laurenson, et ux.; thence in a westerly direction, along land now or formerly of George E. Laurenson, et ux., a distance of 150 feet to the eastern boundary of said private road aforementioned, the place of beginning.

The grantors herein grant and convey to grantees, their heirs and assigns, the right and privilege to use the said private road aforementioned for ingress, egress and regress to the tract of land herein described.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 28  
HOLLINGER LANE, BENTON, PA 17814.

PARCEL # 32 06 01409000

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.

BEING the same premises which Dennis D. and Bonita R. Wunder, by deed dated July 3, 2012 and recorded August 20, 2012 to Columbia Instrument No. 201207780, granted and conveyed unto Anthony B. Shaffer.

TO BE SOLD AS THE PROPERTY OF ANTHONY B. SHAFFER UNDER JUDGMENT NO. 2017-CV-1233.

SHORT LEGAL:

ALL that certain tract of in the Township of Suarloaf, County of Columbia, Pennsylvania, being approximately 150 x 120. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 28 HOLLINGER LANE, BENTON, PA 17814.

PARCEL # 32 06 01409000  
Columbia Instrument No. 201207780

TO BE SOLD AS THE PROPERTY OF ANTHONY B. SHAFFER UNDER JUDGMENT NO. 2017-CV-1233.

TO THE SHERIFF OF COLUMBIA COUNTY:

1 of 2

## REQUEST FOR SERVICE

**DATE: April 17, 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.***

***ANTHONY B. SHAFFER AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT***

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

**No. 2017-CV-1233**

**SERVICE TO BE MADE ON DEFENDANT: ANTHONY B. SHAFFER \*\*\***

**ADDRESS FOR "PERSONAL/POSTING SERVICE": 28 HOLLINGER LANE  
BENTON, PA 17814**

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

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff



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



71901140006000127919

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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## Document Receipt

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Trans #	12981	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

SECRETARY OF HOUSING & URBAN  
DEV

451 SEVENTH AVENUE SW

Tracking #: 71901140006000127957

Doc Ref #: 2018ED42

Postage 5.4200

WASHINGTON DC 20410

## Document Receipt

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Trans #	12980	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

SECRETARY OF HOUSING ALBANY  
OFFICE REGION II

52 CORPORATE CIRCLE

Tracking #: 71901140006000127940

Doc Ref #: 2018ED42

Postage 5.4200

ALBANY NY 12203

## Document Receipt

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Trans #	12979	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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## Ship to:

NOVAD MANAGEMENT CONSULTING  
LLCHUD NATIONAL SERVICING  
CENTER

2401 NW 23RD STREET SUITE 1A1

Tracking #: 71901140006000127933

Doc Ref #: 2018ED42

Postage 5.4200

OKLAHOMA CITY OK 73107

## Document Receipt

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Trans #	12978	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000127926

Doc Ref #: 2018ED42

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	12977	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000127919

Doc Ref #: 2018ED42

Postage 5.4200

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	12977	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000127919

Doc Ref #: 2018ED42

Postage 5.4200

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	12976	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000127902

Doc Ref #: 2018ED42

Postage 5.4200

HARRISBURG PA 17105



## Document Receipt

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Trans #	12975	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000127896

Doc Ref #: 2018ED42

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	12975	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE                      COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000127896

Doc Ref #: 2018ED42

Postage 5.4200

HARRISBURG    PA   17128

## Document Receipt

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Trans #	12983	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

US ATTORNEY OFFICE

FEDERAL BLDG

SUITE 220 228 WALNUT STREET

P.O. BOX 117541

Tracking #: 71901140006000127971

Doc Ref #: 2018ED42

Postage 5.4200

HARRISBURG PA 17108

## Document Receipt

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Trans #	12982	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

U.S ATTORNEY'S OFFICE

TENTH AND CONSTITUTION AVE  
N.W

MAIN JUSTICE BUILDING- ROOM 5111

Tracking #: 71901140006000127964

Doc Ref #: 2018ED42

Postage 5.4200

WASHINGTON DC 20530

## Document Receipt

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Trans #	12984	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF PUBLIC WELFARE	TPL CASUALTY UNIT ESTATE RECOVERY
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P.O. BOX 8486 WILLIOW OAK BLDG

Tracking #: 71901140006000127988

Doc Ref #: 2018ED42

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	12984	Carrier / service:	USPS Server	First-Class Mail®	4/23/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF PUBLIC WELFARE	TPL CASUALTY UNIT ESTATE RECOVERY
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P.O. BOX 8486 WILLIOW OAK BLDG

Tracking #: 71901140006000127988

Doc Ref #: 2018ED42

Postage 5.4200

HARRISBURG PA 17105

# SHERIFF:

## FOR SHF SALE DATE: TBD

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.

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

**\* Inquiries relating to the checks and/or copies should be directed to CAYLA WATTS @ CWatts@pkh.com or 717-234-4178 x149.**

**\*\* Issues or questions regarding document errors, legal description or 3129 should be directed to Robin Forry @ rforry@pkh.com or 717-234-4178 x146.**

**\*\*\* Questions regarding the actual sheriff sale should be directed to Barb Villarrial @ BVillarrial@pkh.com or 717-234-4178 x140.**

231793

**Purcell, Krug & Haller**

1719 North Front Street  
Harrisburg, PA 17102



First National Bank  
60-1809/433

CHECK DATE

04/18/2018

CHECK NO.

231793

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



*[Signature]*

AUTHORIZED SIGNATURE

MR

⑈ 231793⑈ ⑆043318092⑆ 513209312⑈