

Amended

# SHERIFF'S SALE Distribution Sheet

US Bank NA vs. Jacob Kulp  
NO. 1290-2017 JD  
NO. 9-2018 ED  
DATE OF SALE: April 4, 2018

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in diyers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) April 4, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Kaleta Inc., for the price or sum of \$ 59487.42 Dollars. Kaleta Inc. being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ 58321.00	
Poundage .....	1166.42	
Transfer Taxes .....	-	
Total Needed to Purchase .....		\$ 59487.42
Amount Paid Down .....		6000.00
Balance Needed to Purchase .....		53487.42

## EXPENSES:

Columbia County Sheriff - Costs .....	\$ 432.00	
Poundage .....	1166.42	\$ 1598.42
Newspaper .....		1668.00
Printing .....		-0-
Solicitor .....		100.00
Columbia County Prothonotary .....		10.00
Columbia County Recorder of Deeds - Deed copy work		71.75
Realty transfer taxes		1009.76
State stamps		1009.76
Tax Collector ( )		-0-
Columbia County Tax Assessment Office .....		1464.99
State Treasurer .....		140.00
Other: web posting		150.00
HOA		270.00
Sever		3383.43
Lien Search 250.00		
TOTAL EXPENSES:		\$ 11126.11

Total Needed to Purchase	\$ 59487.42
Less Expenses	11126.11
Net to First Lien Holder	48361.31
Plus Deposit	1350.00
Total to First Lien Holder	\$ 49711.31

Sheriff's Office, Bloomsburg, Pa.

So answers

June 27, 2018

T. A. Cal

Sheriff

# SHERIFF'S SALE

## Distribution Sheet

US Bank NA vs. Jacob Kulp  
 NO. 1290-2017 JD  
 NO. 9-2018 ED  
 DATE OF SALE: April 4, 2018

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) April 4, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to 1291019 Inc. for the price or sum of \$ 59487.42 Dollars. 1291019 Inc. being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$	<u>58321.00</u>
Poundage .....		<u>1166.42</u>
Transfer Taxes .....		<u>-</u>
Total Needed to Purchase .....	\$	<u>59487.42</u>
Amount Paid Down .....		<u>6000.00</u>
Balance Needed to Purchase .....		<u>53487.42</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$	<u>432.00</u>
Poundage .....		<u>1166.42</u>
Newspaper .....		<u>1598.42</u>
Printing .....		<u>1668.00</u>
Solicitor .....		<u>-0-</u>
Columbia County Prothonotary .....		<u>160.00</u>
Columbia County Recorder of Deeds -		<u>10.00</u>
Deed copy work		<u>71.75</u>
Realty transfer taxes		<u>1009.76</u>
State stamps		<u>1069.76</u>
Tax Collector ( )		<u>-0-</u>
Columbia County Tax Assessment Office .....		<u>1464.99</u>
State Treasurer .....		<u>140.00</u>
Other: <u>web Postings</u>		<u>150.00</u>
<u>HOA</u>		<u>3885.00</u>
<u>Sawyer</u>		<u>3383.43</u>
<u>Lien 250.00</u>		<u>14741.11</u>
TOTAL EXPENSES:	\$	

Total Needed to Purchase	\$	<u>59487.42</u>
Less Expenses		<u>14741.11</u>
Net to First Lien Holder		<u>44746.31</u>
Plus Deposit		<u>1350.00</u>
Total to First Lien Holder	\$	<u>46096.31</u>

Sheriff's Office, Bloomsburg, Pa.

April 16, 2018

So answers

T. A. Culp

Sheriff

## Timothy Chamberlain

---

**From:** Amy Seamans <aseamans@bloomsburgma.org>  
**Sent:** Thursday, July 12, 2018 8:30 AM  
**To:** Timothy Chamberlain  
**Subject:** RE: Sheriff Sale - KULP - 18 Park Place

Good morning Tim,

I had a call from Janet at Varano Law Office asking if we received our payment yet and I told her we have not. She said they received a disbursement sheet on 6/29/18.

The new owner wants to refinance and they can't do it until everything is satisfied. If you haven't mailed it yet, we've moved and our new address is below.

Please note my email address has changed and Amber's new email is [akenney@bloomsburgma.org](mailto:akenney@bloomsburgma.org).

Thank you,  
Amy

**Amy B. Seamans**  
Billing & Collections Coordinator  
Bloomsburg Municipal Authority  
1000 Market Street, Suite 9  
Bloomsburg, PA 17815  
Phone: (570) 784-5422, 2  
Fax: (570) 204-3647  
Email: [aseamans@bloomsburgma.org](mailto:aseamans@bloomsburgma.org)

"This email message, including any attachments, is intended for the sole use of the individuals(s) to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not intended addressee, nor authorized to receive for the intended addressee, you are notified that you may not use, copy, disclose or distribute any information contained in this email message. If you received this message in error, immediately notify the sender and delete the message."

**From:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Sent:** Thursday, June 14, 2018 1:39 PM  
**To:** Amy Seamans <AmySeamans@bloomsburgpa.org>  
**Subject:** RE: Sheriff Sale - KULP - 18 Park Place

Go ahead and bill. If I need to I can refund what I collected. I don't know when the distribution will get worked out.

**Timothy T. Chamberlain**  
Sheriff of Columbia County  
PO Box 380  
Bloomsburg, PA 17815  
570-389-5622



**From:** Amy Seamans [<mailto:AmySeamans@bloomsburgpa.org>]  
**Sent:** Monday, June 11, 2018 3:02 PM  
**To:** Timothy Chamberlain <[tchamberlain@columbiapa.org](mailto:tchamberlain@columbiapa.org)>  
**Subject:** RE: Sheriff Sale - KULP - 18 Park Place

Hi Tim,

Any update on payment? I need to start billing the new owner and I don't want him to pay and then these funds come through.

Thank you,  
Amy

**From:** Timothy Chamberlain <[tchamberlain@columbiapa.org](mailto:tchamberlain@columbiapa.org)>  
**Sent:** Thursday, May 10, 2018 9:16 AM  
**To:** Amy Seamans <[AmySeamans@bloomsburgpa.org](mailto:AmySeamans@bloomsburgpa.org)>  
**Subject:** RE: Sheriff Sale - KULP - 18 Park Place

I have \$3,383.43 for sewer, but there is an issue with distribution of proceeds. As soon as that is worked out I can disburse the funds.

**Timothy T. Chamberlain**

Sheriff of Columbia County  
PO Box 380  
Bloomsburg, PA 17815  
570-389-5622



**From:** Amy Seamans [<mailto:AmySeamans@bloomsburgpa.org>]  
**Sent:** Thursday, May 10, 2018 8:40 AM

**To:** Timothy Chamberlain <[tchamberlain@columbiapa.org](mailto:tchamberlain@columbiapa.org)>

**Subject:** RE: Sheriff Sale - KULP - 18 Park Place

Hi Tim,

I believe this sheriff sale went through on 4/4/18 but I just received a copy of the local transfer tax settlement and this property was sold on 4/25/18 to Kaleta, Inc.

Do you know if we will be receiving the delinquent sewer funds from your office? I handle requests for final sewer for property settlements and we never received a request for this property closing from anyone. Also, we still have an open judgment at the courthouse for this property so I'm not sure how the property could have been sold without this being satisfied first. Any help would be greatly appreciated.

Thank you,  
Amy

**Amy B. Seamans**  
Billing and Collections Coordinator  
Bloomsburg Municipal Authority  
301 E. Second Street, 2<sup>nd</sup> Floor  
Bloomsburg, PA 17815  
Phone: (570) 784-5422, 2  
Fax: (570) 784-1518  
[www.bloomsburgpa.org](http://www.bloomsburgpa.org)

"This email message, including any attachments, is intended for the sole use of the individual(s) and intity(ies) to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are notified that you may not use, copy, disclose or distribute any information contained in this email message. If you received this message in error, immediately notify the sender and delete the message."

**From:** Timothy Chamberlain <[tchamberlain@columbiapa.org](mailto:tchamberlain@columbiapa.org)>

**Sent:** Tuesday, March 27, 2018 2:43 PM

**To:** Amy Seamans <[AmySeamans@bloomsburgpa.org](mailto:AmySeamans@bloomsburgpa.org)>

**Subject:** RE: Sheriff Sale - KULP

Ok.

**Timothy T. Chamberlain**

Sheriff of Columbia County  
PO Box 380  
Bloomsburg, PA 17815  
570-389-5622



**From:** Amy Seamans [mailto:[AmySeamans@bloomsburgpa.org](mailto:AmySeamans@bloomsburgpa.org)]  
**Sent:** Tuesday, March 27, 2018 1:17 PM  
**To:** Timothy Chamberlain <[tchamberlain@columbiapa.org](mailto:tchamberlain@columbiapa.org)>  
**Subject:** Sheriff Sale - KULP

Tim,

Please disregard the previous letter and use the attached letter. I forgot to include the current sewer charges in my total.

Thank you,  
Amy

**From:** Amy Seamans  
**Sent:** Tuesday, March 27, 2018 12:20 PM  
**To:** Tim Chamberlain <[tchamberlain@columbiapa.org](mailto:tchamberlain@columbiapa.org)>  
**Subject:** Sheriff Sale - KULP

Tim,

Attached please find a letter from the Bloomsburg Municipal Authority for sewer owed on an upcoming Sheriff sale at 18 Park Place, Bloomsburg.  
Also, there is an open judgment that was filed on 3/29/16.

Please let me know if you have any questions.

Thank you,  
Amy

**Amy B. Seamans**  
Billing and Collections Coordinator  
Bloomsburg Municipal Authority  
301 E. Second Street, 2<sup>nd</sup> Floor  
Bloomsburg, PA 17815  
Phone: (570) 784-5422, 2  
Fax: (570) 784-1518  
[www.bloomsburgpa.org](http://www.bloomsburgpa.org)

"This email message, including any attachments, is intended for the sole use of the individual(s) and entity(ies) to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are notified that you may not use, copy, disclose or distribute any information contained in this email message. If you received this message in error, immediately notify the sender and delete the message."

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

**U.S. BANK NATIONAL ASSOC.,  
TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY**  
Plaintiff

**No. 2017-CV-1290**

vs.

**JACOB A. KULP**  
Defendant

**RESPONSE TO EXCEPTIONS TO SHERIFFS PROPOSED SCHEDULE OF  
DISTRIBUTION AND REQUEST FOR DISTRIBUTION OF PROCEEDS UPON  
WITHDRAWAL OF EXCEPTIONS**

*AND NOW* comes Robert K. Varano, Esq., attorney for the purchaser of the property which was the subject of this Sheriff's sale and avers as follows:

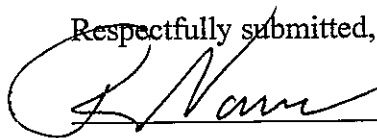
1. A Sheriff's Sale was held April 4, 2018 in this matter, whereby the property was purchased by Michael Kaleta, for the sum of \$58,321.00.
2. The Sheriff's Proposed Schedule of Distribution of the Proceeds was prepared as a result of the Sheriff's Sale and included the payment for "HOA" fees in the amount of \$3,885.00. The Proposed Distribution Sheet was dated April 16, 2018.
3. The Plaintiff filed objections to the HOA claim in that it averred that a homeowner's association is only entitled to assessments or dues that become due within six months of the Sheriff's Sale.

4. The HOA assessment allowable would be for a six month period.
5. The HOA is agreeable to accept an amount which represents payment for fees for a six month period or \$270.00 (\$45 per month). The consent of the president of the Homeowner's Association is attached hereto.
6. Plaintiff's counsel has been consulted on this matter and is agreeable with the amount of HOA payment proposed. Plaintiff's attorney's consent is attached hereto.
7. Plaintiff's counsel is agreeable to withdraw and/or satisfy said exceptions and to allow distribution of the proceeds upon the filing of this response.

*WHEREFORE*, Petitioner respectfully requests the following:

- (1) The Sheriff's proposed distribution dated April 16, 2018 be amended to change the HOA payment from \$3,885.00 to \$270.00.
- (2) That the Exceptions filed be withdrawn and/or marked satisfied;
- (3) That the Sheriff's Office of Columbia County, upon withdrawal or satisfaction of the Exceptions, release the proceeds from the sale of the Sheriff's sale and make distribution to the entities listed as per the distribution sheet with the amendment noted thereto.

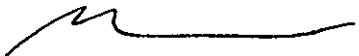
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Varano', is written over a horizontal line.

Robert K. Varano, Esq.  
Attorney for Michael Kaleta  
I.D. # 76592  
110 South Oak Street  
Mount Carmel, PA 17851  
570-339-5870

**CONSENT**

I, Michael Kaleta, verify that I am the President of the Homeowner's Association of Park Place East Owners Association, Inc. and that I am authorized as such to accept the proposed payment of the Homeowner's Fees of Jacob Kulp in the amount of Two Hundred Seventy (\$270.00) Dollars. This payment shall represent full payment of fees.

  
\_\_\_\_\_  
Michael Kaleta, President

Date: 6/22/18

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

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

**Plaintiff**

**No. 2017-CV-1290**

**vs.**

**JACOB A. KULP**

**Defendant**

**To the Sheriff of Columbia County:**

1. Plaintiff hereby agrees to the amendment of the Proposed Schedule of Distribution in the sale of this property as set forth in the Petition.
2. Plaintiff agrees that once the HOA fees are changed from \$3885.00 to \$270.00 on the Proposed Distribution Sheet that the Exceptions filed by Plaintiff should be withdrawn and the distributions completed.

*6/25/18*



---

Leon P. Haller  
Attorney I.D. 15700  
1719 North Front Street  
Harrisburg, PA 17102-2392  
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Leon Haller, Esq.  
1719 North Front Street  
Harrisburg, PA 17102

RE: U.S. Bank NA vs. Jacob Kulp

Dear Sir,

I have received your exceptions to sheriff's proposed schedule of distribution. As per Rule 3136, I have transmitted the exceptions together with a copy of the proposed schedule of distribution to the Prothonotary. In addition, according to local rules of court, the parties would be responsible for placing the matter on the court hearing list. The Sheriff's Office will hold all proceeds from sale until exceptions are resolved.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

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

40w  
389-5622

U.S. BANK NATIONAL : IN THE COURT OF COMMON PLEAS  
ASSOCIATION, TRUSTEE FOR THE :  
PENNSYLVANIA HOUSING FINANCE : COLUMBIA COUNTY, PENNSYLVANIA  
AGENCY :  
Plaintiff :  
vs. : NO. 2017-CV-1290  
JACOB A. KULP :  
Defendant : CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

**EXCEPTIONS TO SHERIFF'S PROPOSED SCHEDULE OF DISTRIBUTION**

AND NOW comes U.S. Bank, National Association Trustee for Pennsylvania Housing Finance Agency, by its attorneys, Leon P. Haller and Purcell, Krug & Haller, and in accordance with Pa.R.C.P. 3136(d) excepts to Sheriff's Schedule of Distribution as follows:

1. Plaintiff is the execution creditor in the above case.
2. Sheriff's Sale was held April 4, 2018, wherein the property was purchased by Michael Kaleta, for the sum of \$58,321.00.
3. The Sheriff's Proposed Schedule of Distribution is attached hereto as Exhibit "A".
4. Included for payment "HOA" in the amount of \$3,885.00. Plaintiff's counsel does not have a copy of the "HOA" claim that was made.

5. The said claim by "HOA" is incorrect in that a homeowner's association is only entitled to assessments or dues that become due within six months of the Sheriff's Sale or in this case on or after October 4, 2017.

WHEREFORE, Plaintiff respectfully requests as follows:

- (1) That the claim marked "HOA" not be paid;
- (2) In the alternative, that only "HOA" dues be paid that became due within six months of the Sheriff's Sale.

PURCELL, KRUG & HALLER

By: 

Leon P. Haller  
1719 North Front Street  
Harrisburg, PA 17102-2392  
(717)234-4178  
Attorney ID #15700  
Attorney for Plaintiff  
lhaller@pkh.com

Dated: April 30, 2018

# SHERIFF'S SALE

## Distribution Sheet

US Bank NA vs. Jacob Kulp  
 NO. 1290-2017 JD  
 NO. 9-2018 ED  
 DATE OF SALE: April 4, 2018

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) April 4, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to 1290 Inc. for the price or sum of \$ 59487.42 Dollars. 1290 Inc. being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>58321.00</u>	
Poundage .....	<u>1166.42</u>	
Transfer Taxes .....	<u>-</u>	
Total Needed to Purchase .....		\$ <u>59487.42</u>
Amount Paid Down .....		<u>6000.00</u>
Balance Needed to Purchase .....		<u>53487.42</u>
<b>EXPENSES:</b>		
Columbia County Sheriff - Costs .....	\$ <u>432.00</u>	
Poundage .....	<u>1166.42</u>	\$ <u>1598.42</u>
Newspaper .....		<u>1668.00</u>
Printing .....		<u>-0-</u>
Solicitor .....		<u>160.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>1009.76</u>
	State stamps	<u>1009.76</u>
Tax Collector (	)	<u>-0-</u>
Columbia County Tax Assessment Office .....		<u>1464.99</u>
State Treasurer .....		<u>140.00</u>
Other: <u>web Posting</u>		<u>150.00</u>
<u>170A</u>		<u>3885.00</u>
<u>Saver</u>		<u>3383.43</u>
<u>Given 250.00</u>	TOTAL EXPENSES:	\$ <u>14741.11</u>
<hr/>		
Total Needed to Purchase		\$ <u>59487.42</u>
Less Expenses		<u>14741.11</u>
Net to First Lien Holder		<u>44746.31</u>
Plus Deposit		<u>1350.00</u>
Total to First Lien Holder		\$ <u>46096.31</u>

Sheriff's Office, Bloomsburg, Pa.

April 16, 2018

So answers

T. C. Culp

Sheriff

# SHERIFF'S SALE

## Distribution Sheet

US Bank NA vs. Jacob Kulp  
 NO. 1290-2017 JD  
 NO. 9-2018 ED  
 DATE OF SALE: April 4, 2018

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) April 4, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to 1290 Inc. for the price or sum of \$ 59487.42 Dollars. 1290 Inc. being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>58321.00</u>	
Poundage .....	<u>1166.42</u>	
Transfer Taxes .....	<u>-</u>	
Total Needed to Purchase .....		\$ <u>59487.42</u>
Amount Paid Down .....		<u>6000.00</u>
Balance Needed to Purchase .....		<u>53487.42</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>432.00</u>	
Poundage .....	<u>1166.42</u>	\$ <u>1598.42</u>
Newspaper .....		<u>1668.00</u>
Printing .....		<u>-0-</u>
Solicitor .....		<u>100.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>1009.76</u>
	State stamps	<u>1069.76</u>
Tax Collector (	)	<u>-0-</u>
Columbia County Tax Assessment Office .....		<u>1464.99</u>
State Treasurer .....		<u>140.00</u>
Other: <u>web posting</u>		<u>150.00</u>
<u>Hofa</u>		<u>3885.00</u>
<u>Sawyer</u>		<u>3383.43</u>
<u>Lien 250.00</u>	TOTAL EXPENSES:	\$ <u>14741.11</u>

Total Needed to Purchase	\$ <u>59487.42</u>	
Less Expenses	<u>14741.11</u>	
Net to First Lien Holder	<u>44746.31</u>	
Plus Deposit	<u>1350.00</u>	
Total to First Lien Holder	\$ <u>46096.31</u>	

Sheriff's Office, Bloomsburg, Pa.

So answers

April 16, 2018

Tuck. Clerk

1290 Inc. Sheriff

## **VERIFICATION**

I verify that the statements made in the foregoing Exceptions to Sheriff's Proposed Schedule of Distribution are true and correct.

I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Leon P. Haller

Dated: April 30, 2018

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

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

PURCELL, KRUG & HALLER

Dated:

4-30-18

By: 

Leon P. Haller ID #15700

Jill M. Wineka ID #58802

Attorneys for Plaintiff

## Timothy Chamberlain

---

**From:** Amy Snyder <MRKRealty@outlook.com>  
**Sent:** Tuesday, April 3, 2018 3:36 PM  
**To:** Timothy Chamberlain  
**Subject:** Re: Sheriff sale 4-4-18

Sorry that should be 16-17 dues \$1080. But total is the same. \$3885.

Amy Snyder  
Property Manager  
MRK Realty  
570-933-4464

On Apr 3, 2018, at 3:24 PM, Amy Snyder <[MRKRealty@outlook.com](mailto:MRKRealty@outlook.com)> wrote:

Thank you for your response

Re: 18 park place  
A judgement from 2015 for \$ 2805  
2015-16 hoa dues \$1080  
Total \$3885.

If you need anything else please let me know

Thank you

Amy Snyder  
Property Manager  
MRK Realty  
570-933-4464

---

See 3136

**LAW OFFICES  
PURCELL, KRUG AND 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**

**May 2, 2018**

**E X P R E S S E D**

**Timothy T. Chamberlain, Sheriff  
Columbia County Court House  
35 West Main Street  
Post Office Box 380  
Bloomsburg, PA 17815**

**Re: U. S. Bank National Association as Trustee for The  
Pennsylvania Housing Finance Agency vs. Jacob A. Kulp  
No. 2017 CV 1290  
In Mortgage Foreclosure**

**Dear Sheriff Chamberlain:**

**In accordance with our telephone call this date, enclosed  
please find the original Exceptions to Sheriff's Schedule of Distribution in  
the above matter. Thank you.**

**Very truly yours,**

**Leon P. Haller**

**LPH:bep**

**Enclosure**

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

COPY

U.S. BANK NATIONAL	:	IN THE COURT OF COMMON PLEAS
ASSOCIATION, TRUSTEE FOR THE	:	
PENNSYLVANIA HOUSING FINANCE	:	COLUMBIA COUNTY, PENNSYLVANIA
AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2017-CV-1290
	:	
JACOB A. KULP	:	
	:	CIVIL ACTION - LAW
	:	
Defendant	:	IN MORTGAGE FORECLOSURE

**EXCEPTIONS TO SHERIFF'S PROPOSED SCHEDULE OF DISTRIBUTION**

AND NOW comes U.S. Bank, National Association Trustee for Pennsylvania Housing Finance Agency, by its attorneys, Leon P. Haller and Purcell, Krug & Haller, and in accordance with Pa.R.C.P. 3136(d) excepts to Sheriff's Schedule of Distribution as follows:

1. Plaintiff is the execution creditor in the above case.
2. Sheriff's Sale was held April 4, 2018, wherein the property was purchased by Michael Kaleta, for the sum of \$58,321.00.
3. The Sheriff's Proposed Schedule of Distribution is attached hereto as Exhibit "A".
4. Included for payment "HOA" in the amount of \$3,885.00. Plaintiff's counsel does not have a copy of the "HOA" claim that was made.

## Timothy Chamberlain

---

**From:** Jeff Hill <jeff@hhtlegal.com>  
**Sent:** Wednesday, May 2, 2018 10:36 AM  
**To:** Timothy Chamberlain  
**Cc:** Teresa Sees  
**Subject:** US bank v Kulp

Tim,

Under Rule 3136 you are to transmit the Exceptions to the Prothonotary for determination by the court. I believe you should send a letter to Attorney Haller and the HOA stating that pursuant to Pa RCP 3136 you have transmitted the exceptions to the Prothonotary and that the parties are responsible to place the matter on the court hearing list in accordance with the local rules of court. You can also state that until the exceptions are resolved , you will hold the proceeds.

Jeff

P. Jeffrey Hill, Esquire  
Harding, Hill & Turowski, LLP  
38 West Third Street  
Bloomsburg, PA 17815  
570-784-6770 Ext. 3  
570-784-6075 Fax

CONFIDENTIALITY NOTICE: The information contained in this electronic mail transmission (including any accompanying attachments) is intended solely for its authorized recipient(s), and may be confidential and/or legally privileged. If you are not an intended recipient, or responsible for delivering some or all of this transmission to an intended recipient, you have received this transmission in error and are hereby notified that you are strictly prohibited from reading, copying, printing, distributing or disclosing any of the information contained in it. In that event, please contact us immediately by telephone (570 )784-6770 Extension 3 or by electronic mail at [jeff@hhtlegal.com](mailto:jeff@hhtlegal.com) and delete the original and all copies of this transmission (including any attachments) without reading or saving in any manner.

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

COPY

U.S. BANK NATIONAL	:	IN THE COURT OF COMMON PLEAS
ASSOCIATION, TRUSTEE FOR THE	:	
PENNSYLVANIA HOUSING FINANCE	:	COLUMBIA COUNTY, PENNSYLVANIA
AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2017-CV-1290
	:	
JACOB A. KULP	:	
	:	CIVIL ACTION - LAW
	:	
Defendant	:	IN MORTGAGE FORECLOSURE

**EXCEPTIONS TO SHERIFF'S PROPOSED SCHEDULE OF DISTRIBUTION**

AND NOW comes U.S. Bank, National Association Trustee for Pennsylvania Housing Finance Agency, by its attorneys, Leon P. Haller and Purcell, Krug & Haller, and in accordance with Pa.R.C.P. 3136(d) excepts to Sheriff's Schedule of Distribution as follows:

1. Plaintiff is the execution creditor in the above case.
2. Sheriff's Sale was held April 4, 2018, wherein the property was purchased by Michael Kaleta, for the sum of \$58,321.00.
3. The Sheriff's Proposed Schedule of Distribution is attached hereto as Exhibit "A".
4. Included for payment "HOA" in the amount of \$3,885.00. Plaintiff's counsel does not have a copy of the "HOA" claim that was made.

5. The said claim by "HOA" is incorrect in that a homeowner's association is only entitled to assessments or dues that become due within six months of the Sheriff's Sale or in this case on or after October 4, 2017.

WHEREFORE, Plaintiff respectfully requests as follows:

- (1) That the claim marked "HOA" not be paid;
- (2) In the alternative, that only "HOA" dues be paid that became due within six months of the Sheriff's Sale.

PURCELL, KRUG & HALLER

By: 

Leon P. Haller  
1719 North Front Street  
Harrisburg, PA 17102-2392  
(717) 234-4178  
Attorney ID #15700  
Attorney for Plaintiff  
lhaller@pkh.com

Dated: April 30, 2018

# SHERIFF'S SALE

## Distribution Sheet

US Bank NA vs. Jacob Kulp  
 NO. 1290-2017 JD  
 NO. 9-2018 ED  
 DATE OF SALE: April 4, 2018

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) April 4, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Kaleta Inc. for the price or sum of \$ 59487.42 Dollars. Kaleta Inc. being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>58321.00</u>	
Poundage .....	<u>1166.42</u>	
Transfer Taxes .....	<u>-</u>	
Total Needed to Purchase .....		\$ <u>59487.42</u>
Amount Paid Down .....		<u>6000.00</u>
Balance Needed to Purchase .....		<u>53487.42</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>432.00</u>	
Poundage .....	<u>1166.42</u>	\$ <u>1598.42</u>
Newspaper .....		<u>1668.00</u>
Printing .....		<u>-0-</u>
Solicitor .....		<u>100.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>1009.76</u>
	State stamps	<u>1069.76</u>
Tax Collector ( )		<u>-0-</u>
Columbia County Tax Assessment Office .....		<u>1464.99</u>
State Treasurer .....		<u>140.00</u>
Other: <u>web posting</u>		<u>150.00</u>
<u>HOA</u>		<u>3885.00</u>
<u>Sewer</u>		<u>3383.43</u>
<u>Lien 250.00</u>		<u>14741.11</u>
	TOTAL EXPENSES:	\$ <u>14741.11</u>

Total Needed to Purchase	\$ <u>59487.42</u>	
Less Expenses	<u>14741.11</u>	
Net to First Lien Holder	<u>44746.31</u>	
Plus Deposit	<u>1350.00</u>	
Total to First Lien Holder	\$ <u>46096.31</u>	

Sheriff's Office, Bloomsburg, Pa.

So answers

April 16, 2018

Tuck. C. C.  
Deputy Sheriff

**VERIFICATION**

I verify that the statements made in the foregoing Exceptions to Sheriff's Proposed Schedule of Distribution are true and correct.

I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Leon P. Haller

Dated: April 30, 2018

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

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

PURCELL, KRUG & HALLER

Dated:

4-30-18

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

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

## Timothy Chamberlain

---

**From:** Amy Snyder <MRKRealty@outlook.com>  
**Sent:** Tuesday, April 3, 2018 3:36 PM  
**To:** Timothy Chamberlain  
**Subject:** Re: Sheriff sale 4-4-18

Sorry that should be 16-17 dues \$1080. But total is the same. \$3885.

Amy Snyder  
Property Manager  
MRK Realty  
570-933-4464

On Apr 3, 2018, at 3:24 PM, Amy Snyder <[MRKRealty@outlook.com](mailto:MRKRealty@outlook.com)> wrote:

Thank you for your response

Re: 18 park place  
A judgement from 2015 for \$ 2805  
2015-16 hoa dues \$1080  
Total \$3885.

If you need anything else please let me know

Thank you

Amy Snyder  
Property Manager  
MRK Realty  
570-933-4464

**LAW OFFICES  
PURCELL, KRUG AND 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**

**April 30, 2018**

**EXPRESSED**

**Sheriff  
Columbia County Court House  
35 West Main Street  
Post Office Box 380  
Bloomsburg, PA 17815**

**Re: U. S. Bank National Association as Trustee for The  
Pennsylvania Housing Finance Agency vs. Jacob A. Kulp  
No. 2017 CV 1290  
In Mortgage Foreclosure**

**Dear Sir:**

**Enclosed please find Exceptions to Sheriff's Schedule of  
Distribution for filing in the above matter. Please return a clocked-in  
copy to me in the enclosed, stamped, self-addressed envelope. Thank you.**

**Very truly yours,**



**Leon P. Haller**

**LPH:bep**

**Enclosure**

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

US BANK NA

VS

JACOB KULP

NO. 9-2018 ED

NO. 1290-2017 JD

DATE/TIME OF SALE: APRIL 4, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 58321.00

POUNDAGE - 2% OF BID \$ 1166.42

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 59487.42

PURCHASER(S): MICHAEL R. KALETA

ADDRESS: 48 N. OAK ST. MT. CARMEL, PA 17851

NAMES(S) ON DEED: KALETA INC.

PURCHASER(S) SIGNATURE(S): 

570-590-3399

TOTAL DUE: \$ 59487.42

LESS DEPOSIT: \$ ~~6000.00~~

DOWN PAYMENT: \$ -6000.00

TOTAL DUE IN 8 DAYS \$ 53487.42

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 220878	Invoice Date: 04/25/2018 10:30:45 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$2,091.27	201802970	BLOOMSBURG TOWN
	Grantor - KULP, JACOB A		04/25/18 10:30:51 AM	OF
	Grantee - KALETA INC			
	Consideration - \$59,487.42			
	Tax Basis - \$100,975.75			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,009.76		
	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		
	BLOOMSBURG AREA SCHOOL REALTY TAX	\$504.88		
	TOWN OF BLOOMSBURG	\$504.88		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	\$2,091.27		
	<b>PAYMENTS</b>			
	CHECK: 8168 - SHERIFF	\$71.75		
	CHECK: 8166 - SHERIFF	\$1,009.76		
	CHECK: 8167 - SHERIFF	\$1,009.76		
	<b>TOTAL PAYMENTS</b>	\$2,091.27		
	<b>AMOUNT DUE</b>	\$2,091.27		
	<b>PAYMENT ON INVOICE</b>	(\$2,091.27)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
U.S. BANK NATIONAL ASSOCIATION	vs.	JACOB ALLEN KULP

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

**Sheriff's Sale Date:** Wednesday, April 4, 2018

**Writ of Execution No. :** 2017CV1290

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

**Location of the real estate:** 18 PARK PLACE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,668.00
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	\$195.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Surcharge	\$140.00

**Total Sheriff Costs** **\$2,500.00**

## Municipal Costs

Delinquent Taxes	\$1,464.99
Sewer	\$3,383.43
Other	\$3,885.00

**Total Municipal Costs** **\$8,733.42**

## Distribution Costs

Recording Fees	\$71.75
----------------	---------

**Total Distribution Costs** **\$71.75**

---

**Grand Total:** **\$11,305.17**

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

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

FILED  
NOTARIAL  
2018 JAN 26 P 12:28  
CLERK OF COURTS  
COUNTY OF COLUMBIA

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

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

Dated: 01-22-18

PURCELL, KRUG & HALLER

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



---

<u>Plaintiff</u>		<u>Defendant</u>
U.S. BANK NATIONAL ASSOCIATION	vs.	JACOB ALLEN KULP

---

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

**Sheriff's Sale Date:** Wednesday, April 4, 2018

**Writ of Execution No. :** 2017CV1290

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

**Location of the real estate:** 18 PARK PLACE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,668.00
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	\$195.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Surcharge	\$140.00

**Total Sheriff Costs** **\$2,500.00**

## Municipal Costs

Delinquent Taxes	\$1,464.99
Sewer	\$3,383.43

**Total Municipal Costs** **\$4,848.42**

## Distribution Costs

Recording Fees	\$71.75
----------------	---------

**Total Distribution Costs** **\$71.75**

---

**Grand Total:** **\$7,420.17**

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

# SHERIFF'S SALE COST SHEET

17- 1296

vs. Kulp.

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$6.00</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>\$6.50</u>	
NOTARY	<u>\$10.00</u>	
TOTAL *****		<u>\$432.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$1668.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		<u>\$1918.00</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20		\$	
SCHOOL DIST. 20		\$	
DELINQUENT 20		<u>\$1464.99</u>	
TOTAL *****			<u>\$1464.99</u>

MUNICIPAL FEES DUE:

SEWER 20		<u>\$3383.43</u>	
WATER 20		\$	
TOTAL *****			<u>\$3383.43</u>

SURCHARGE FEE (DSTE)		<u>\$140.00</u>	
MISC. _____	\$		
_____	\$		
TOTAL *****			<u>\$-0-</u>

TOTAL COSTS (OPENING BID) \$7420.17

# Municipal Authority of the Town of Bloomsburg

Town Hall, 301 E. Second Street, Bloomsburg, PA 17815

Phone: 570.784.5422

Fax: 570.784.1518

March 27, 2018

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

RE: Jacob A. KULP  
18 Park Place  
Bloomsburg PA 17815

DOCKET NO. 2017-CV-1290, 2018-ED-9

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on 04/04/18. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$3,383.43.

If you require any further information, please contact me at 570-784-5422, 2 or [amyseamans@bloomsburgpa.org](mailto:amyseamans@bloomsburgpa.org).

Sincerely,



Amy Seamans  
Billing and Collections Coordinator

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 15-MAR-18

FEE: \$5.00

CERT. NO31827

KULP JACOB A  
18 PARK PLACE RD  
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG  
DEED: 20100-2304  
LOCATION: LOT 8-PHASE II  
PARCEL: 05E-01 -108-13,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2016	PRIM	1,387.18	17.81	55.00	1,459.99
TOTAL DUE :					\$1,459.99

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2017

REQUESTED BY: COLUMBIA COUNTY SHERIFF

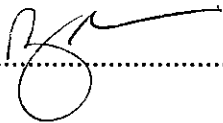
\*ANY PARCEL WITH DELINQUENT REAL ESTATE TAXES DUE FOR THE TAX YEAR 2016 OR PRIOR YEARS IS  
SCHEDULED FOR THE TAX SALE ON SEPTEMBER 10, 2018 AT 9:00 AM.

\*PARCELS SCHEDULED FOR TAX SALE MUST BE PAID PRIOR TO 9:00 AM ON MONDAY SEPTEMBER  
10, 2018 TO BE PULLED FROM THE TAX SALE.

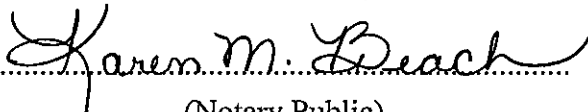
\*PAYMENT FOR THE 2016 AND PRIOR YEARS TAXES MUST BE MADE WITH CERTIFIED FUNDS

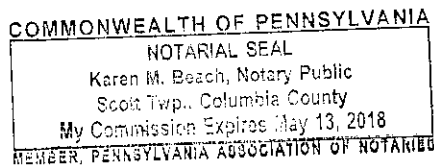
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice March 14, 21, 28, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 28<sup>th</sup> day of March 2018.

.....  
(Notary Public)



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

.....

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)

March 8, 2018

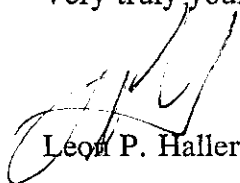
Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

Re: 2017-CV-1290 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY vs. JACOB A. KULP

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.

JACOB A. KULP,

DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1290

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 2/28/18, 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:

JACOB A. KULP  
18 PARK PLACE  
BLOOMSBURG, PA 17815

Bloomsburg Municipal Authority  
301 E. Second Street  
Bloomsburg, PA 17815

Bloomsburg Municipal Authority  
c/o: Remit Corporation  
36 W. Main Street  
Bloomsburg, PA 17815

Donald & Kay Camplese  
20 E. 12<sup>th</sup> Street  
Bloomsburg, PA 17815

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  
18 PARK PLACE  
BLOOMSBURG, PA 17815

By   
\_\_\_\_\_  
PURCELL, KRUG & HALLER  
Attorneys for Plaintiff 717-234-4178  
1719 N Front Street, Harrisburg, PA 17102

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)

JACOB A. KULP  
18 PARK PLACE  
BLOOMSBURG, PA 17815

Bloomsburg Municipal Authority  
301 E. Second Street  
Bloomsburg, PA 17815

Bloomsburg Municipal Authority  
c/o: Remit Corporation  
36 W. Main Street  
Bloomsburg, PA 17815

Donald & Kay Camplese  
20 E. 12<sup>th</sup> Street  
Bloomsburg, PA 17815

TENANT/OCCUPANT  
18 PARK PLACE  
BLOOMSBURG, PA 17815

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

**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.

JACOB A. KULP,

DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1290

IN MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: Wednesday April 4, 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:

**18 PARK PLACE  
BLOOMSBURG, PA 17815**

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

**No. 2017-CV-1290**

**JUDGMENT AMOUNT \$64,743.94**

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

**JACOB A. KULP**

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 lot of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way of Fourteenth Street (unimproved) at the northeast corner of Lot No. 7 of Park Place, Phase II, said point being 189.74 feet distant on a course running North 68 degrees 0 minutes 0 seconds East from the southeast corner of Fourteenth Street and Harriet Street; thence along the southerly right-of-way of Fourteenth Street, North 68 degrees 0 minutes 0 seconds East, 22 feet to a point at the northwest corner of Lot No. 9 of Park Place, Phase II; thence along the westerly line of Lot No. 9 and running through the center of the partition wall dividing the townhouse units erected on Lots 8 and 9, South 22 degrees 0 minutes 0 seconds East, 85.60 feet to a point on the northerly line of the common area of Park Place, Phases II and III; thence along said line, South 68 degrees 0 minutes 0 seconds West, 22 feet to a point at the southeast corner of Lot No. 7 of Park Place, Phase II; thence along the easterly line of Lot No. 7 and running through the center of the partition wall dividing the townhouse units erected on Lots 7 and 8, North 22 degrees 0 minutes 0 seconds West, 85.60 feet to the place of beginning. Containing 1,883.20 square feet of land in all.

BEING Lot No. 8 and subject to a 10 foot wide utility easement granted to Pennsylvania Power and Light Co., a 10 foot wide sanitary sewer easement and a 15 foot wide water line easement as shown on Final Plan of Park Place, Phase II and III as prepared by T. Bryce James and associates dated October 15, 1976, and revised April 10, 1985 and May 21, 1985. (Map Book 5, page 484 A&B).

ALSO GRANTED HEREIN is the use, along with all property owners of Park Place, Phase II of the above-mentioned 10 foot utility easement, the 10 foot wide sanitary sewer easement and the 15 foot wide water line easement as shown on the above-referenced plan.

ALSO BEING SUBJECT to all other regulations and requirements of the common area of Park Place, Phases II and III.

TOGETHER WITH all rights and benefits and BEING SUBJECT to all matters contained in Declaration of Covenants, Conditions and Restrictions covering Park Place, Phases II and III, and which appear of record in the Office of the Recorder of Deeds in and for Columbia County at Record Book 359, page 554.

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.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 18 PARK PLACE, BLOOMSBURG, PA 17815

PARCEL #: 05E-01-108-13,000

BEING the same premises which the Estate of Dorothy Oelheim, by deed dated March 23, 2010 and recorded March 26, 2010 at Columbia County Instrument No. 201002304, granted and conveyed unto Jacob A. Kulp.

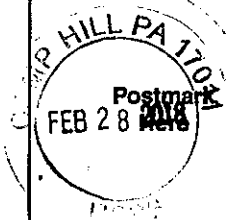
TO BE SOLD AS THE PROPERTY OF JACOB A. KULP UNDER JUDGMENT NO. 2017-CV-1290.

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

USPS® ARTICLE NUMBER

9414 7266 9904 2101 0291 69

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



**Sent to:** JACOB A. KULP  
18 PARK PLACE  
BLOOMSBURG, PA 17815

Reference Information

MSH  
NOS 04/04/18

PENNSYLVANIA HOUSING FINANCE AGENCY v. JACOB A. KULP  
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:  
JACOB A. KULP  
18 PARK PLACE  
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:  
Bloomsburg Municipal Authority  
301 E. Second Street  
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:  
Bloomsburg Municipal Authority  
c/o: Remit Corporation  
36 W. Main Street  
Bloomsburg, PA 17815

Postmark:



U.S. POSTAGE PITNEY BOWES  
ZIP 17102 \$ 001.40<sup>0</sup>  
02 1W  
0001399371 FEB 28 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

Bureau of Compliance

Attn: Lori Adams

PO Box 281230

Harrisburg, PA 17128-1230

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Department of Public Welfare

TPL Casualty Unit – Estate Recovery

PO Box 8486 – Willow Oak Bldg

Harrisburg, PA 17105-8486

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

PA Department of Revenue

Inheritance Tax Division

PO Box 280601

Harrisburg, PA 17128-0601

Postmark:



U.S. POSTAGE® PITNEY-BOWES  
ZIP 17102 \$001.40<sup>0</sup>  
02 1W  
0001399371 FEB. 28. 2018

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

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

Postage:

One piece of ordinary mail addressed to:  
DOMESTIC RELATIONS  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Postmark:

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

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

Postage:

One piece of ordinary mail addressed to:  
TENANT/OCCUPANT  
18 PARK PLACE  
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:  
Donald & Kay Camplese  
20 E. 12<sup>th</sup> Street  
Bloomsburg, PA 17815

Postmark:



U.S. POSTAGE  
PATNEY BOWES  
ZIP 17102 \$ 001.40<sup>0</sup>  
02 1W  
0001399371 FEB 28 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: 3/8/18

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.

JACOB A. KULP,

DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1290

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 2/28/18, 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:

JACOB A. KULP  
18 PARK PLACE  
BLOOMSBURG, PA 17815

Bloomsburg Municipal Authority  
301 E. Second Street  
Bloomsburg, PA 17815

Bloomsburg Municipal Authority  
c/o: Remit Corporation  
36 W. Main Street  
Bloomsburg, PA 17815

Donald & Kay Camplese  
20 E. 12<sup>th</sup> Street  
Bloomsburg, PA 17815

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  
18 PARK PLACE  
BLOOMSBURG, PA 17815

By   
\_\_\_\_\_  
PURCELL, KRUG & HALLER  
Attorneys for Plaintiff 717-234-4178  
1719 N Front Street, Harrisburg, PA 17102

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JACOB ALLEN KULP

Case Number  
2017CV1290

## SHERIFF'S RETURN OF SERVICE

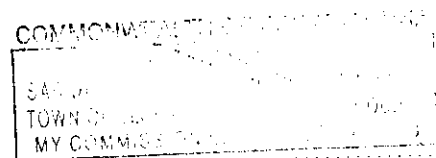
02/27/2018 10:16 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 18 PARK PLACE, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

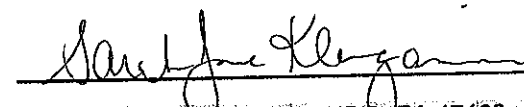
February 27, 2018



NOTARY

Affirmed and subscribed to before me this

27TH day of FEBRUARY, 2018

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

(c) CountySuite Sheriff, Teleosoft, Inc.

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

PLAINTIFF

VS.

JACOB A. KULP,

DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1290

2018-ED-9

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **18 PARK PLACE BLOOMSBURG, PA 17815**:

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

JACOB A. KULP  
18 PARK PLACE  
BLOOMSBURG, PA 17815

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**

Bloomsburg Municipal Authority  
301 E. Second Street  
Bloomsburg, PA 17815

Bloomsburg Municipal Authority  
c/o: Remit Corporation  
36 W. Main Street  
Bloomsburg, PA 17815

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**

FILED  
NOTARY  
2018 JUN 26 P 12:28  
CLERK OF COURTS  
COUNTY OF COLUMBIA, PA

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:

Donald & Kay Camplese  
20 E. 12<sup>th</sup> Street  
Bloomsburg, PA 17815

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

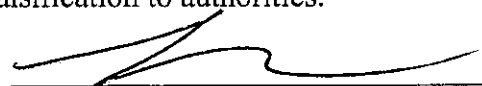
PA Department of Revenue  
Inheritance Tax Division  
PO Box 280601  
Harrisburg, PA 17128-0601

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

TENANT/OCCUPANT  
18 PARK PLACE  
BLOOMSBURG, PA 17815

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

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



---

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

DATE: **January 10, 2018**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KULP, JACOB ALLEN

Case Number  
2017CV1290

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: (POSTING)

Primary Address: 18 PARK PLACE  
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2017CV1290

18 PARK PLACE, BLOOMSBURG, PA 17815

NO EXPIRATION

COPY

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

PLAINTIFF

VS.

JACOB A. KULP,

DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1290

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

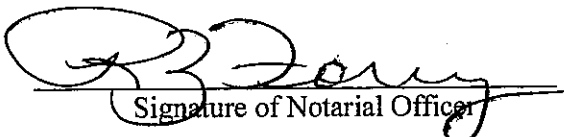
Personally appeared before me, a Notary Public in and for said Commonwealth and County,  
**LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the  
Defendant above named are not on active duty in the Military Service nor engaged in any way which  
would bring them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

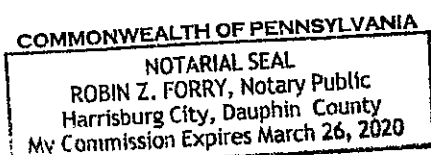
  
\_\_\_\_\_  
LEON P. HALLER, ESQUIRE

Commonwealth of Pennsylvania  
County of Dauphin

This record was acknowledged before me on the 10<sup>th</sup> day of January, 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-9500  
Birth Date:  
Last Name: KULP  
First Name: JACOB  
Middle Name: A  
Status As Of: Jan-10-2018  
Certificate ID: SM8SXH8703H0DFG

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

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.

Dated: 01-22-18

PURCELL, KRUG & HALLER

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



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KULP, JACOB ALLEN

Case Number  
2017CV1290

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

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

**Serve To:**

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

**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:**

*Eileen Hess*

**Relation:**

*Secretary*

**Date:**

*1-31-18*

**Time:**

*1035*

**Deputy:**

*0*

**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

2017CV1290

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 ASSOCIATION  
vs.  
KULP, JACOB ALLEN

Case Number  
2017CV1290

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

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

**Serve To:**

**Name:** Columbia County Tax Office

**Primary Address:** PO Box 380  
Bloomsburg, PA 17815

**Phone:** 570-389-5649 **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:** DEBBIE MILLER

**Date:** 1-31-18

**Time:** 1245

**Deputy:** J

**Mileage:**

**Attorney / Originator:**

**Name:** PURCELL, KRUG & HALLER

**Phone:** 717-234-4178

**Service Attempts:**

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

**Service Attempt Notes:**

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

COLUMBIA COUNTY TAX C

2017CV1290

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
KULP, JACOB ALLEN

Case Number  
2017CV1290

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

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

**Serve To:**

**Name:** BLOOMSBURG SEWER  
**Primary Address:** 2ND STREET  
BLOOMSBURG, PA 17815

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

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Amy SEAMANS

**Relation:** CLERK

**Date:** 1-31-18 **Time:** 1055

**Deputy:** 8 **Mileage:**

**Attorney / Originator:**

**Name:** PURCELL, KRUG & HALLER

**Phone:** 717-234-4178

**Service Attempts:**

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

**Service Attempt Notes:**

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

BLOOMSBURG SEWER

2017CV1290

2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KULP, JACOB ALLEN

Case Number  
2017CV1290

## SERVICE COVER SHEET

### Service Details:

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

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

### Serve To:

**Name:** Mary F. Ward

**Primary Address:** 301 E Second Street, Town Hall  
Bloomsburg, PA 17816

**Phone:** 570-784-1581

**DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:** 1-31-18

**Time:** 1:50

**Deputy:** 9

**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. \_\_\_\_\_

WARD, MARY F.

2017CV1290

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

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

PLAINTIFF

VS.

JACOB A. KULP,

DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1290

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

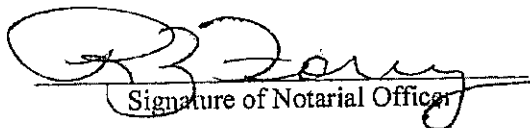
Personally appeared before me, a Notary Public in and for said Commonwealth and County,  
**LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the  
Defendant above named are not on active duty in the Military Service nor engaged in any way which  
would bring them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

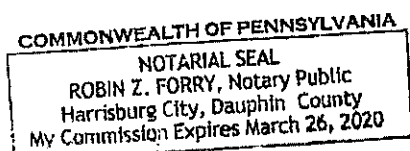
  
LEON P. HALLER, ESQUIRE

Commonwealth of Pennsylvania  
County of Dauphin

This record was acknowledged before me on the 10<sup>th</sup> day of January, 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-9500  
 Birth Date:  
 Last Name: KULP  
 First Name: JACOB  
 Middle Name: A  
 Status As Of: Jan-10-2018  
 Certificate ID: SM8SXH8703H0DFG

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 when 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

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.

Dated: 01-22-18

PURCELL, KRUG & HALLER

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



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JACOB ALLEN KULP

Case Number  
2017CV1290

## SHERIFF'S RETURN OF SERVICE

01/29/2018 05:41 PM - DEPUTY MICHAEL BEYER, 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 THE DEFENDANT, TO WIT: JACOB ALLEN KULP AT 18 PARK PLACE, BLOOMSBURG, PA 17815.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 30, 2018

FILED  
NOTARIAL  
2018 FEB -5 A 9:02  
CLERK OF COURTS  
COUNTY OF COLUMBIA

### NOTARY

Affirmed and subscribed to before me this

30TH day of JANUARY, 2018

*Barbara N. Jillette* 188

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

(c) CountySuite Sheriff, Teleosoft, Inc.

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
KULP, JACOB ALLEN

Case Number  
2017CV1290

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: KAY & DON CAMPLESE

Primary Address: 20 E 12TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: ROBERT D. FRIES

Relation: PROPERTY MANAGER

Date: 2/5/18 Time: 1054

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:	<u>1-29-18</u>	<u>2-1-18</u>	<u>2-5-18</u>			
Time:	<u>5:36 pm</u>	<u>1425</u>	<u>0933</u>			
Mileage:						
Deputy:	<u>586</u>	<u>8</u>	<u>4</u>			

### Service Attempt Notes:

1. Nobody home

2. LEFT CARDS

3. 570-447-9241

4.

5.

6.

CAMPLESE, KAY & DON

2017CV1290

20 E 12TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 01/30/18

Account:

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

Ad ID: 1128454  
Description: KULP SHERIFF SALE  
Run Dates: 03/14/18 to 03/28/18  
Class: 2  
Agate Lines: 276  
Blind Box:

Total Ad Cost \$1,668.00  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/14/18	03/28/18	3	\$1,668.00

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2017CV1290

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

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

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

ALL that certain piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point on the southerly right-of-way of Fourteenth Street (unimproved) at the northeast corner of Lot No. 7 of Park Place, Phase II, said point being 189.74 feet distant on a course running North 68 degrees 0 minutes 0 seconds East from the south-east corner of Fourteenth Street and Harriet Street thence along the southerly right-of-way of Fourteenth Street, North 68 degrees 0 minutes 0 seconds East, 22 feet to a point at the northwest corner of Lot No. 9 of Park Place, Phase II, thence along the westerly line of Lot No. 9 and running through the center of the partition wall dividing the townhouse units erected on Lots 8 and 9, South 22 degrees 0 minutes 0 seconds East, 85.60 feet to a point on the northerly line of the common area of Park Place, Phases II and III, thence along said line, South 55 degrees 0 minutes 0 seconds West, 22 feet to a point at the southwest corner of Lot No. 7 of Park Place, Phase II thence along the easterly line of Lot No. 7 and running through the center of the partition wall dividing the townhouse units erected on Lots 7 and 8, North 22 degrees 0 minutes 0 seconds West, 85.60 feet to the place of beginning.

Containing 1,883.20 square feet of land in all.  
BEING Lot No. 8 and subject to a 10 foot wide utility easement granted to Pennsylvania Power and Light Co., a 10 foot wide sanitary sewer easement and a 15 foot wide water line easement as shown on Final Plan of Park Place, Phase II and III as prepared by T. Bryce James and associates dated October 15, 1978, and revised April 10, 1985 and May 21,

1985 (Map Book 5, page 484 ABB).  
ALSO GRANTED HEREIN is the use, along with all property owners of Park Place, Phase II of the above-mentioned 10 foot utility easement, the 10 foot wide sanitary sewer easement and the 15 foot wide water line easement as shown on the above-referenced plan. ALSO BEING SUBJECT to all other regulations and requirements of the common area of Park Place, Phases II and III.

TOGETHER WITH all rights and benefits and BEING SUBJECT to all matters contained in Declaration of Covenants, Conditions and Restrictions covering Park Place, Phases II and III, and which appear of record in the Office of the Recorder of Deeds in and for Columbia County at Record Book 359, page 654.

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.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 18 PARK PLACE, BLOOMSBURG, PA 17815

PARCEL 05E-01-108-13.000  
BEING the same premises which the Estate of Dorothy Gulheim, by deed dated March 23, 2010 and recorded March 26, 2010 at Columbia County Instrument No. 201002304, granted and conveyed unto Jacob A. Kulp.

PROPERTY ADDRESS: 18 PARK PLACE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-01-108-13

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

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

Attorney for the Plaintiff:  
PURCELL KRUG & HALLER  
HARRISBURG, PA 17123-4178  
TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

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

PLAINTIFF

VS.

JACOB A. KULP,

DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2017-CV-1290

2018-ED-9

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **18 PARK PLACE BLOOMSBURG, PA 17815** as follows:

Amount due pursuant to Judgment

\$64,743.94

**TOTAL WRIT**

\$64,743.94

PLUS COSTS:

Dated: 01-26-18

Barbara N. Silvestri  
PROTHONOTARY  
Proth & Clerk of Sev. Courts  
By My Com. Ex. 1st Monday in 2020  
DEPUTY

(SEAL)

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.

Dated:

01-22-18

PURCELL, KRUG & HALLER

By:

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV1290

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

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

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

---

ALL that certain piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way of Fourteenth Street (unimproved) at the northeast corner of Lot No. 7 of Park Place, Phase II, said point being 189.74 feet distant on a course running North 68 degrees 0 minutes 0 seconds East from the southeast corner of Fourteenth Street and Harriet Street; thence along the southerly right-of-way of Fourteenth Street, North 68 degrees 0 minutes 0 seconds East, 22 feet to a point at the northwest corner of Lot No. 9 of Park Place, Phase II; thence along the westerly line of Lot No. 9 and running through the center of the partition wall dividing the townhouse units erected on Lots 8 and 9, South 22 degrees 0 minutes 0 seconds East, 85.60 feet to a point on the northerly line of the common area of Park Place, Phases II and III; thence along said line, South 68 degrees 0 minutes 0 seconds West, 22 feet to a point at the southeast corner of Lot No. 7 of Park Place, Phase II; thence along the easterly line of Lot No. 7 and running through the center of the partition wall dividing the townhouse units erected on Lots 7 and 8, North 22 degrees 0 minutes 0 seconds West, 85.60 feet to the place of beginning.

Containing 1,883.20 square feet of land in all.

BEING Lot No. 8 and subject to a 10 foot wide utility easement granted to Pennsylvania Power and Light Co., a 10 foot wide sanitary sewer easement and a 15 foot wide water line easement as shown on Final Plan of Park Place, Phase II and III as prepared by T. Bryce James and associates dated October 15, 1976, and revised April 10, 1985 and May 21, 1985. (Map Book 5, page 484 A&B).

ALSO GRANTED HEREIN is the use, along with all property owners of Park Place, Phase II of the above-mentioned 10 foot utility easement, the 10 foot wide sanitary sewer easement and the 15 foot wide water line easement as shown on the above-referenced plan.

ALSO BEING SUBJECT to all other regulations and requirements of the common area of Park Place, Phases II and III.

TOGETHER WITH all rights and benefits and BEING SUBJECT to all matters contained in Declaration of Covenants, Conditions and Restrictions covering Park Place, Phases II and III, and which appear of record in the Office of the Recorder of Deeds in and for Columbia County at Record Book 359, page 554.

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.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 18 PARK PLACE, BLOOMSBURG, PA 17815  
PARCEL 05E-01-108-13,000

BEING the same premises which the Estate of Dorothy Oelheim, by deed dated March 23, 2010 and recorded March 26, 2010 at Columbia County Instrument No. 201002304, granted and conveyed unto Jacob A. Kulp.

PROPERTY ADDRESS: 18 PARK PLACE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-01-108-13

**Seized and taken into execution to be sold as the property of JACOB ALLEN KULP in suit of U.S. BANK NATIONAL ASSOCIATION.**

---

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

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

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

REAL ESTATE OUTLINE

ED # 9-18

DATE RECEIVED 1-29-18  
DOCKET AND INDEX 1-29-18

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	<i>emailed</i>
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>229454</u>

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

SALE DATE Apr 4 TIME 0900  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

# 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.**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
KULP, JACOB ALLEN

Case Number  
2017CV1290

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

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

**Serve To:**

**Name:** JACOB ALLEN KULP

**Primary Address:** 18 PARK PLACE  
BLOOMSBURG, PA 17815

**Phone:** 570-394-9176 **DOB:** 03/21/1984

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Jacob Kulp

**Relation:** DEF

**Date:** 1-29-18 **Time:** 5:41 PM

**Deputy:** 5 **Mileage:**

**Attorney / Originator:**

**Name:** PURCELL, KRUG & HALLER

**Phone:** 717-234-4178

**Service Attempts:**

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

**Service Attempt Notes:**

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

KULP, JACOB ALLEN

2017CV1290

18 PARK PLACE, BLOOMSBURG, PA 17815

NO EXPIRATION

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: **JACOB A. KULP**

Filed to No. **2017-CV-1290** 2018-ED-9

**INSTRUCTIONS**

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

**18 PARK PLACE BLOOMSBURG, PA 17815**

(A more complete legal description accompanies these documents.)

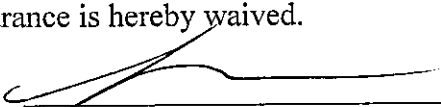
The parties to be served **PERSONALLY** and their addresses are as follows:

**JACOB A. KULP, 18 PARK PLACE BLOOMSBURG, PA 17815**

**WAIVER OF WATCHMAN AND INSURANCE**

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

**NOW, January 10, 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 lot of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way of Fourteenth Street (unimproved) at the northeast corner of Lot No. 7 of Park Place, Phase II, said point being 189.74 feet distant on a course running North 68 degrees 0 minutes 0 seconds East from the southeast corner of Fourteenth Street and Harriet Street; thence along the southerly right-of-way of Fourteenth Street, North 68 degrees 0 minutes 0 seconds East, 22 feet to a point at the northwest corner of Lot No. 9 of Park Place, Phase II; thence along the westerly line of Lot No. 9 and running through the center of the partition wall dividing the townhouse units erected on Lots 8 and 9, South 22 degrees 0 minutes 0 seconds East, 85.60 feet to a point on the northerly line of the common area of Park Place, Phases II and III; thence along said line, South 68 degrees 0 minutes 0 seconds West, 22 feet to a point at the southeast corner of Lot No. 7 of Park Place, Phase II; thence along the easterly line of Lot No. 7 and running through the center of the partition wall dividing the townhouse units erected on Lots 7 and 8, North 22 degrees 0 minutes 0 seconds West, 85.60 feet to the place of beginning. Containing 1,883.20 square feet of land in all.

BEING Lot No. 8 and subject to a 10 foot wide utility easement granted to Pennsylvania Power and Light Co., a 10 foot wide sanitary sewer easement and a 15 foot wide water line easement as shown on Final Plan of Park Place, Phase II and III as prepared by T. Bryce James and associates dated October 15, 1976, and revised April 10, 1985 and May 21, 1985. (Map Book 5, page 484 A&B).

ALSO GRANTED HEREIN is the use, along with all property owners of Park Place, Phase II of the above-mentioned 10 foot utility easement, the 10 foot wide sanitary sewer easement and the 15 foot wide water line easement as shown on the above-referenced plan.

ALSO BEING SUBJECT to all other regulations and requirements of the common area of Park Place, Phases II and III.

TOGETHER WITH all rights and benefits and BEING SUBJECT to all matters contained in Declaration of Covenants, Conditions and Restrictions covering Park Place, Phases II and III, and which appear of record in the Office of the Recorder of Deeds in and for Columbia County at Record Book 359, page 554.

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.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 18 PARK PLACE, BLOOMSBURG, PA 17815

PARCEL #: 05E-01-108-13,000

BEING the same premises which the Estate of Dorothy Oelheim, by deed dated March 23, 2010 and recorded March 26, 2010 at Columbia County Instrument No. 201002304, granted and conveyed unto Jacob A. Kulp.

TO BE SOLD AS THE PROPERTY OF JACOB A. KULP UNDER JUDGMENT NO. 2017-CV-1290.

SHORT LEGAL:

ALL that certain piece of land in the Town of Bloomsburg, County of Columbia, Pennsylvania, being Lot No. 8, Final Plan of Park Place, Map Book 5, page 484 A&B. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 18 PARK PLACE, BLOOMSBURG, PA 17815

PARCEL #: 05E-01-108-13,000  
Columbia Instrument No. 201002304.

TO BE SOLD AS THE PROPERTY OF JACOB A. KULP UNDER JUDGMENT NO. 2017-CV-1290.

TO THE SHERIFF OF COLUMBIA COUNTY:

1 of 2

## REQUEST FOR SERVICE

**DATE: January 10, 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.***

***JACOB A. KULP***

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

**No. 2017-CV-1290**

**SERVICE TO BE MADE ON DEFENDANT:**

**JACOB A. KULP \*\*\***

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

**18 PARK PLACE  
BLOOMSBURG, PA 17815**

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

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

2 of 2

**REQUEST FOR SERVICE – POST PROPERTY**

**DATE: January 10, 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.***

***JACOB A. KULP***

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

**No. 2017-CV-1290**

**SERVICE TO BE MADE ON DEFENDANT:**

**POST PROEPRTY OF:  
JACOB A. KULP**

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

**18 PARK PLACE  
BLOOMSBURG, PA 17815**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

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



US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

---

9

## Document Receipt

---

Trans #	12368	Carrier / service:	USPS Server	First-Class Mail®	1/29/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000121894

Doc Ref #: 9ED2018

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

---

Trans #	12367	Carrier / service:	USPS Server	First-Class Mail®	1/29/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000121887

Doc Ref #: 9ED2018

Postage 5.4200

PHILADELPHIA PA 19107-4214

## Document Receipt

---

Trans #	12366	Carrier / service:	USPS Server	First-Class Mail®	1/29/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000121870

Doc Ref #: 9ED2018

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

---

Trans #	12364	Carrier / service:	USPS Server	First-Class Mail®	1/29/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE                      COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000121856

Doc Ref #: 9ED2018

Postage 5.4200

HARRISBURG    PA    17128

## Document Receipt

---

Trans #	12363	Carrier / service:	USPS Server	First-Class Mail®	1/29/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PA DEPT OF REVENUE

PO BOX 280601

Tracking #: 71901140006000121849

Doc Ref #: 9ED2018

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

---

Trans #	12362	Carrier / service:	USPS Server	First-Class Mail®	1/29/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 71901140006000121832

Doc Ref #: 9ED2018

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

---

Trans #	12361	Carrier / service:	USPS Server	First-Class Mail®	1/29/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PA DEPT OF REVENUE

PO BOX 281230

Tracking #: 71901140006000121825

Doc Ref #: 9ED2018

Postage 5.4200

HARRISBURG PA 17128

**Purcell, Krug & Haller**

1719 North Front Street  
Harrisburg, PA 17102



First National Bank  
60-1809/433

CHECK NO.

CHECK DATE

229454

01/22/2018

229454

CHECK AMOUNT

\$1,350.00

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

TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

MP

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

⑈ 229454 ⑈ ⑆043318092⑆ 513209312⑈

WZ29559 - 03-16