

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Representing Lenders in
Pennsylvania

Foreclosure Manager

May 22, 2020

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL
ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2006-ELIC2 v.
CHARLES G. YOHE and JODIE YOHE
137 VALLEY ROAD BERWICK, PA 18603-5825
No.: 2017-CV-1254

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for:
The parties entered into a loan modification agreement.

You are hereby directed to immediately discontinue the advertising of the sale and
processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In
addition, please forward a copy of the cost sheet pertaining to this sale to our office via
facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
Patrick Wirt for
Phelan Hallinan Diamond & Jones, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Patrick Wirt

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: September 3, 2020

RE: Yohe foreclosure

CC:

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

I received your stay, attached is a cost sheet showing a balance due of \$758.75.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
CHARLES G YOHE (et al.)

Case Number
2017CV1254

PROPERTY ADDRESS
137 VALLEY ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
10/04/2019	Advance Fee	Advance Fee	001777102	\$0.00	\$1,350.00
10/04/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/04/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/04/2019	Crying Sale			\$10.00	\$0.00
10/04/2019	Docketing			\$15.00	\$0.00
10/04/2019	Levy			\$15.00	\$0.00
10/04/2019	Mailing Costs			\$36.00	\$0.00
10/04/2019	Posting Handbill			\$15.00	\$0.00
10/04/2019	Press Enterprise Inc.			\$1,465.25	\$0.00
10/04/2019	Sheriff Automation Fund			\$50.00	\$0.00
10/04/2019	Web Posting			\$100.00	\$0.00
12/23/2019	Service			\$180.00	\$0.00
12/23/2019	Service Mileage			\$24.00	\$0.00
12/23/2019	Copies			\$6.00	\$0.00
12/23/2019	Notary Fee			\$15.00	\$0.00
12/23/2019	Tax Claim Search			\$5.00	\$0.00
12/23/2019	Surcharge			\$130.00	\$0.00
07/16/2020	Continued or Cancelled Sale	Postponed to: 9/9/2020		\$10.00	\$0.00
				\$2,108.75	\$1,350.00
TOTAL BALANCE:				\$(758.75)	

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

FACSIMILE TRANSMITTAL SHEET

TO: Patrick	FROM: Sarah
COMPANY: Phelan	DATE: 7-15-2020
FAX NUMBER: 215-568-7616	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Sheriff Sales	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Yohe - 2017 CV 1254

Hanko - 2019 CV 695

Polokowski - 2018 CV 486

BUSINESS OF THE COURTS

Sheriff Sale
Postponement
July 29, 2020 to
September 9, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTGOMERY COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court


Thomas A. James, Jr., P.J.

2020 JUL 14 P 12:38

PROTHONOTARY
FILED

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Representing Lenders in
Pennsylvania

Foreclosure Manager

May 22, 2020

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL
ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2006-LIC2 v.
CHARLES G. YOHE and JODIE YOHE
137 VALLEY ROAD BERWICK, PA 18603-5825
No.: 2017-CV-1254

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for May 27, 2020 due to the following: The parties entered into a loan modification agreement.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
Patrick Wirt for
Phelan Hallinan Diamond & Jones, LLP

TX Result Report

P 1

05/21/2020 12:13

Serial No. A6VF011029028

TC:00083331

Addressee	Start Time	Time	Prints	Result	Note
912155687616	05-21 12:12	00:00:57	000/005	No Ans	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
 Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
 NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
 FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
 COURT HOUSE - P.O. BOX 380
 BLOOMSBURG, PA 17015
 FAX: 570-389-5625

PHONE
 (870) 389-3622

24 HOUR PHONE
 (870) 784-6201

FACSIMILE TRANSMITTAL SHEET

TO: <u>Plelan - Real Estate</u>	FROM: <u>Columbia County Sheriff's Office</u>
COMPANY:	DATE: <u>5-21-2020</u>
FAX NUMBER: <u>815-568-7616</u>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Sheriff Sales</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS
 ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Order for Postponement

Yohe - 2017 CV 1254
 Hanko - 2019 CV 695
 Polokowski - 2018 CV 486
 Watts - 2020 EO 12

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: 570-389-3625

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>Plelan - Real Estate</u>	FROM: <u>Columbia County Sheriff's Office</u>
COMPANY:	DATE: <u>5-21-2020</u>
FAX NUMBER: <u>215-568-7414</u>	TOTAL NO. OF PAGES INCLUDING COVER: <u>1</u>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Sheriff Sales</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Order for Postponement

Yohe - 2017 CV 1254

Hanko - 2019 CV 695

Polokowski - 2018 CV 486

Watts - 2020 EO 12

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE • P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: 570-389-3625

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>Prelan - Real Estate</u>	FROM: <u>Columbia County Sheriff's Office</u>
COMPANY:	DATE: <u>5-21-2020</u>
FAX NUMBER: <u>215-568-7414</u>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Sheriff Sales</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Order for Postponement

Yohe - 2017 CV 1254

Hanko - 2019 CV 695

Polokowski - 2018 CV 486

COPY

BUSINESS OF THE COURTS

Sheriff Sale Postponement
May 27, 2020 to
July 29, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTGOMERY
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

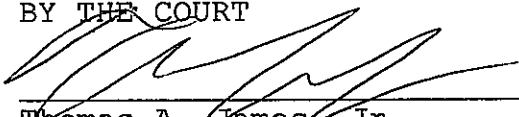
#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

BY THE COURT


Thomas A. James, Jr.

P.J.

FAX # 215-568-7616

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Timonthy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

**Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2 v. CHARLES G. YOHE et al.**

No.: 2017-CV-1254

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 05/27/2020 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: CHARLES G. YOHE and JODIE YOHE

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS,
INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2**
Plaintiff

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-1254**
:
:

v.

**CHARLES G. YOHE
JODIE YOHE**
Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: MAR 11 2020

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS,
INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2**
Plaintiff

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-1254**
:
:

v.

**CHARLES G. YOHE
JODIE YOHE**
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 03/25/2020 at 09:00 AM in the above-captioned matter
has been continued until 05/27/2020 at 09:00 AM.

Date: **MAR 11 2020**

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

JODIE YOHE
137 VALLEY ROAD
BERWICK, PA 18603-5825

Date: MAR 11 2020

JODIE YOHE
3400 PTREE RD NE, STE 1620
ATLANTA, GA 30326-1177

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS,
INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2**
Plaintiff

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-1254**
:
:

v.

**CHARLES G. YOHE
JODIE YOHE**
Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: MAR 11 2020

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

*Attorney File Copy
Please Return*

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563 7000
Fax: (215) 563 8656

**Phelan Halinar
Diamond & Jones, LLP**

Fax

To: Columbia County Sheriff Office **From:** Patrick Ralston

Fax: 570-389-5625 **Date:** March 10, 2020

Phone: 570-389-5622 **Pages:** 1

Re: Postpone Sale Date **CC:**

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

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale 60 days to a date in May 2020. Currently the sale is set for 3/25/20 at 9:00am. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

RE: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2
v. YOHE, CHARLES G. & YOHE, JODIE
COLUMBIA County, 2017-CV-1254

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Ralston

Fax - 215-563-8656

May 27th 2020 at 9:00 AM

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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36494

YOHE CHARLES G & JODIE
137 VALLEY ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20061 -0230
Location: 137 VALLEY RD
Parcel Id:07 -04 -010-01,000

Assessment: 32,119
Balances as of 02/13/2020

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

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T Micklow 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, published on dates listed below, and 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.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1264

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, JANUARY 29, 2020 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 on (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel, or tract of land situated in the Township of Bear Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin set for a corner at the Southeast corner of the parcel hereinafter described; THENCE along lands now or late of Sterling Sussler and Pundit Sussler, south eighty-eight (88) degrees thirty-one (31) minutes twenty-five (25) seconds West two hundred ninety and ten one hundredths (290.10) feet to an iron pin set for a corner; THENCE along lands now or late of Andrew Kaycan And Gertrude Kaycan, his wife, north eight (8) degrees fifty-five (55) minutes (10) seconds West one hundred forty-eight (148) feet to an existing iron pin at the Southwest corner of lands now or late of Carl E. Kessler and Valma J. Kessler; THENCE along the same North eighty-eight (88) degrees twenty-nine minutes (29) five (5) seconds East two hundred and ninety-nine and eight one hundredths (299.08) feet to an iron pin set for a corner; THENCE along remaining lands of Betty A. Richards, South five (5) degrees twenty-six (26) minutes thirty-five seconds East nine hundred forty-seven and fifty-seven one hundredths (947.57) feet to an iron pin set for a corner, the place of beginning; CONTAINING zero and nine hundred ninety-four one thousandths (0.994) acres of land as surveyed by Denis R. Peters, Registered Surveyor, in May 1979. Together with the right of access in common with grantor for ingress and egress to the parcel hereinafter described, through a twenty-five and zero one hundredths (25.00) feet through the remaining lands of the Grantor, along the Southern boundary line thereof, bounded on the east by the Westerly edge of right of way of Township Rt. 744 a 33 ft. right of way, on the South by the lands now or late of Sterling and Pundit Sussler, on the West by the hereinafter described parcel, and on the North by other lands of Grantor.

TITLE TO SAID PREMISES VESTED Charles G. Yohe and Jodie Yohe, as tenants by the entirety, by Deed from Charles G. Yohe and Carol A. Yohe, Dated 09/14/2006, Recorded 09/29/2006, Instrument No. 200610220.
Tax Parcel: 07-04-01001000

PROPERTY ADDRESS: 137 VALLEY ROAD, BERMICK, PA 16803
UR / TAX PARCEL NUMBER: 07-04-01001000

Seized and taken into execution to be sold as the property of CHARLES GYOE, JODIE YOHE 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 cash (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:
PHELAN HALLINAN DAMOND & JONES LLP
PHILADELPHIA, PA 215663-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Ad Text: CHARLES AND JODIE YOHE SALE

Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020

James T Micklow

Sworn and subscribed to before me
this 23 day of January 2020.

Albert Lee Jensen
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ALBERT LEE JENSEN, Notary Public
Scott Township, Columbia County
My Commission Expires April 21, 2020

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.

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

January 15, 2020

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL
ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2 v.
CHARLES G. YOHE and JODIE YOHE
137 VALLEY ROAD BERWICK, PA 18603-5825
No.: 2017-CV-1254

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for January 29, 2020 due to the following: Loss Mitigation.

The Property is to be relisted for the March 25, 2020 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
Patrick Wirt for
Phelan Hallinan Diamond & Jones, LLP

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Timothy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

**Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2 v. CHARLES G. YOHE et al.**
No.: 2017-CV-1254

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 03/25/2020 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: Legal Assistant

CC: CHARLES G. YOHE and JODIE YOHE

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS,
INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2**
Plaintiff

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-1254**
:
:

v.

**CHARLES G. YOHE
JODIE YOHE**
Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: **JAN 21 2020**

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS,
INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2**
Plaintiff

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-1254**
:
:

v.

**CHARLES G. YOHE
JODIE YOHE**
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 01/29/2020 at 09:00 AM in the above-captioned matter
has been continued until 03/25/2020 at 09:00 AM.

Date: **JAN 21 2020**

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS,
INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2**
Plaintiff

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-1254**
:
:

v.

**CHARLES G. YOHE
JODIE YOHE**
Defendant(s)

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

CHARLES G. YOHE
137 VALLEY ROAD
BERWICK, PA 18603-5825

CHARLES G. YOHE
876 MIFFLIN NESCOPECK HWY
NESCOPECK, PA 18635-2106

JODIE YOHE
137 VALLEY ROAD
BERWICK, PA 18603-5825

Date: **JAN 21 2020**

JODIE YOHE
3400 PTREE RD NE, STE 1620
ATLANTA, GA 30326-1177

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS,
INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2**
Plaintiff

:
: **CIVIL DIVISION**
:
: **No.: 2017-CV-1254**
:
:

v.

**CHARLES G. YOHE
JODIE YOHE**
Defendant(s)

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: **JAN 21 2020**

Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

*Attorney File Copy
Please Return*

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

January 15, 2020

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL
ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2 v.
CHARLES G. YOHE and JODIE YOHE
137 VALLEY ROAD BERWICK, PA 18603-5825
No.: 2017-CV-1254

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for January 29, 2020 due to the following: Loss Mitigation.

The Property is to be relisted for the March 25, 2020 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
Patrick Wirt for
Phelan Hallinan Diamond & Jones, LLP

TX Result Report

P 1

01/15/2020 16:51

Serial No. A6VF011029028

TC:00073622

Addressee	Start Time	Time	Prints	Result	Note
912155638656	01-15 16:50	00:00:33	001/001	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
 Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
 NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
 FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

Fax Server

1/15/2020 1:39:17 PM PAGE 1/001 Fax Server

1617 John F. Kennedy Blvd
 Suite 1400
 Philadelphia, PA 19103
 Phone: (215) 563-7000
 Fax: (215) 563-8656

**Phelan Halinar
 Diamond & Jones, LLP**

Fax

To: Columbia County Sheriff Office From: Patrick Ralston
 Fax: 570-389-5625 Date: January 15, 2020
 Phone: 570-389-5622 Pages: 1
 Re: Postpone Sale Date CCI

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

*Comments:

Hollo,

We would like to postpone our scheduled sheriff sale for 60 days to a date in March 2020. Currently the sale is set for 01/29/20 at 9:00am. Please provide a new sale date and time so that we may file a motion to postpone as soon as possible via fax to 215-563-8656.

RE: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET
 MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH
 CERTIFICATES, SERIES 2006-CFC2
 v. YOHE, CHARLES G. & YOHE, JODIE
 COLUMBIA County, 2017-CV-1254

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Ralston

Fax -- 215-563-8656

*New Sale Date
 March 25, 2020*

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563 7000
Fax: (215) 563 8656

**Phelan Hal inar
Diamond & Jones, LLP**

Fax

To: Columbia County Sheriff Office **From:** Patrick Ralston

Fax: 570-389-5625 **Date:** January 15, 2020

Phone: 570-389-5622 **Pages:** 1

Re: Postpone Sale Date **CC:**

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

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale for 60 days to a date in March 2020. Currently the sale is set for 01/29/20 at 9:00am. Please provide a new sale date and time so that we may file a motion to postpone as soon as possible via fax to 215-563-8656.

RE: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2
v. YOHE, CHARLES G. & YOHE, JODIE
COLUMBIA County, 2017-CV-1254

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

Patrick Ralston

Fax - 215-563-8656

*New Sale Date
March 25, 2020*

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC., MORTGAGE
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

v.

No.: 2017-CV-1254

No.: 2019-ED-114

CHARLES G. YOHE
JODIE YOHE

COLUMBIA COUNTY

Defendant

CERTIFICATE OF COMPLIANCE

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

DEC 26 2019

Date

By:

Peter Wapner, Esquire
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2 VS. CHARLES G. YOHE, and JODIE YOHE,
COLUMBIA County, No.: 2017-CV-1254, No.: 2019-ED-114

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 01/29/2020 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

U.S. BANK NATIONAL ASSOCIATION, AS :
TRUSTEE, FOR RESIDENTIAL ASSET :
MORTGAGE PRODUCTS, INC., MORTGAGE : **CIVIL DIVISION**
ASSET-BACKED PASS-THROUGH :
CERTIFICATES, SERIES 2006-EFC2 :
Plaintiff, : **No.: 2017-CV-1254**
: **No.: 2019-ED-114**
v. :

CHARLES G. YOHE
JODIE YOHE
Defendant(s)

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: DEC 26 2019

Peter Wapner, Esquire
Attorney for Plaintiff

Certificate of Mailing - Firm

Name and Address of Sender	TOTAL NO of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103	5			
PH # 1009573 / RE: CHARLES G. YOHE (COLUMBIA) / RMS - 01/29/2020 SALE / 1021 / Writ Team			el Ahliff	
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee
1.	TENANT/OCCUPANT 137 VALLEY ROAD BERWICK PA 18603-5825 DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG PA 17815 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675		\$0.50	
2.			\$0.50	
3.			\$0.50	
4.	Harrisburg PA 17105 INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704		\$0.50	
5.	Pittsburgh PA 15222 U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg PA 17108-1754		\$0.50	

SHERIFF'S SALE COST SHEET

17-1254

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>433.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1465.25</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1715.25</u>

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2365.50

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
CHARLES G YOHE (et al.)

Case Number
2017CV1254

SHERIFF'S RETURN OF SERVICE

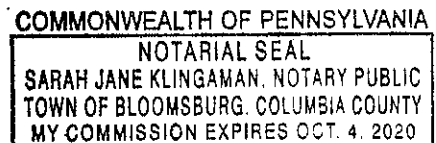
12/02/2019 12:14 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 137 VALLEY ROAD, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019



NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1601 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
YOHE, CHARLES G (et al.)

Case Number
2017CV1254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 137 VALLEY ROAD
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12/2/19

Time: 12:14

Deputy: 6

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2017CV1254

137 VALLEY ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
CHARLES G YOHE (et al.)

Case Number
2017CV1254

SHERIFF'S RETURN OF SERVICE

10/10/2019 09:50 AM - DEPUTY MICHAEL TKACH, 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 CHARLES YOHE JR HIS SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CHARLES G YOHE AT 137 VALLEY ROAD, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

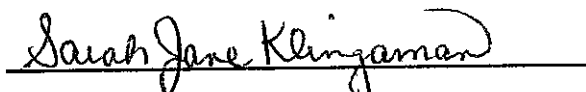
October 10, 2019

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

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER, 2019



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

Bradford

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

U.S. Bank National Association, as Trustee, for Residential Asset
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through
Certificates, Series 2006-Efc2

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-1254

2019 - ED - 114

COLUMBIA COUNTY

v.

Charles G. Yohe
Jodie Yohe
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

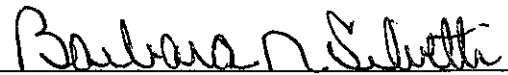
PREMISES: 137 Valley Road, Berwick, PA 18603-5825
(See Legal Description attached)

Amount Due
Interest from 10/02/2019 at \$16.94 per diem
Costs to be added

\$103,055.62

\$ _____

\$ _____



(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

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

Dated 10-1-19
(SEAL)

PH # 1009573

PH # 1009573

U.S. Bank National Association, as Trustee, for Residential Asset	:	COURT OF COMMON PLEAS
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through	:	
Certificates, Series 2006-Efc2	:	CIVIL DIVISION
	:	
Plaintiff	:	NO.: 2017-CV-1254
	:	
vs.	:	
	:	COLUMBIA County
	:	
Charles G. Yohe		
Jodie Yohe		
		Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Charles G. Yohe
137 VALLEY ROAD
BERWICK, PA 18603-5825

Jodie Yohe
137 VALLEY ROAD
BERWICK, PA 18603-5825

5 YOHE RD
BRADFORD, PA 16701-2476

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 137 Valley Road, Berwick, PA 18603-5825 is scheduled to be sold at the Sheriff's Sale on Jan. 29 2020 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$103,055.62 obtained by U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Efc2 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
YOHE, CHARLES G (et al.)

Case Number
2017CV1254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 114

Warrant:

Notes:

SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

5 Yohé Rd
Bradford Pa. 16701

Serve To:

Name: JODIE YOHE

Primary Address: 137 VALLEY ROAD
BERWICK, PA 18603

Bad Address

Phone:

DOB:

Alternate Address: 876 MIFFLIN NESCOPECK HWY
NESCOPECK, PA 18635

Bad Address

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Moved

Date: 11/4/19

Time: 9:49

Deputy: 6

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:	10/10/19	10/10/19	10/29/19	11/4/19		
Time:	9:50	11:29	13:04	9:49		
Mileage:	—	—	—	—		
Deputy:	6	6	6	6		

Service Attempt Notes:

1. Charles Yohé Jr. said she no longer lives there. Not sure where she lives.
2. Checked P.O. NNI
3. Checked Nescopeck address, might be good. No answer, L/C.
4. Checked J-Net: 5 Yohé Rd Bradford Pa. 16701
- 5.
- 6.

YOHE, JODIE

2017CV1254

137 VALLEY ROAD, BERWICK, PA 18603

NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

U.S. Bank National Association, as Trustee, for Residential Asset
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through
Certificates, Series 2006-Efc2

v.

Charles G. Yohe
Jodie Yohe
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 137 Valley Road, Berwick, PA 18603-5825
(See Legal Description attached)

Amount Due
Interest from 10/02/2019 at \$16.94 per diem
Costs to be added

\$103,055.62

\$ _____

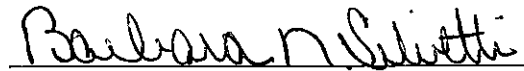
\$ _____

Dated

10-1-19

(SEAL)

PH # 1009573



(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

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

PH # 1009573

U.S. Bank National Association, as Trustee, for Residential Asset	:	COURT OF COMMON PLEAS
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through	:	
Certificates, Series 2006-Efc2	:	CIVIL DIVISION
	:	
Plaintiff	:	NO.: 2017-CV-1254
	:	
vs.	:	
	:	COLUMBIA County
	:	
Charles G. Yohe	:	
Jodie Yohe	:	
	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Charles G. Yohe
137 VALLEY ROAD
BERWICK, PA 18603-5825

Jodie Yohe
137 VALLEY ROAD
BERWICK, PA 18603-5825

5 YOHE RD
BRADFORD, PA 16701-2476

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 137 Valley Road, Berwick, PA 18603-5825 is scheduled to be sold at the Sheriff's Sale on Jan. 29 2020 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$103,055.62 obtained by U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Efc2 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money paid for your house. A proposed schedule of distribution of the money bid for your house will be filed by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815**

**Telephone (570) 784-8760
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108**

Telephone (800) 692-7375

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2017-CV-1254**

**U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Efc2**

v.

**Charles G. Yohe
Jodie Yohe**

owner(s) of property situate in the **BRIAR CREEK TOWNSHIP, COLUMBIA County,**
Pennsylvania, being

137 Valley Road, Berwick, PA 18603-5825

Parcel No. 07-04-010-01.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$103,055.62**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner at the Southeasterly corner of the parcel hereinafter described;

THENCE along lands now or late of Sterling Slusser and Pendrid Slusser, south eighty-eight (88) degrees thirty-one (31) minutes twenty five (25) seconds West two-hundred ninety and ten one-hundredths (290.10) feet to an iron pin set for a corner;

THENCE along lands now or late of Andrew Kaycon And Gertrude Kaycon, his wife, north eight (8) degrees fifty-five (55) minutes (10) seconds West one-hundred forty-eight (148) feet to an existing iron pin at the Southwesterly corner of lands now or late of Carl E. Keifer and Velma J. Keifer;

THENCE along the same North eighty-eight (88) degrees Twenty-six minutes (26) five (5) seconds East two-hundred ninety-nine and eight one-hundredths (299.08) feet to an iron pin set for a corner;

THENCE along remaining lands of Betty A. Richards, South five (5) degrees twenty-six (26) minutes thirty-five seconds East nine hundred forty-seven and fifty-seven one-hundredth (147.57) feet to an iron pin set for a corner, the place of beginning.

CONTAINING zero and nine-hundred ninety-four one thousandths (0.994) acres of land as surveyed by Denis R. Peters, Registered Surveyor, in May 1979.

Together with the right of access in common with grantor, for ingress and egress to the parcel hereinabove described, through a twenty-five and zero one-hundredths (25.00) feet through the remaining lands of the Grantor, along the Southern boundary line therefore, bounded on the east by the Westerly edge of right of way off Township Rt. 744 a 33 ft. right-of-way, on the South by the lands now or late of Sterling and Pendrid Slusser, on the West by the hereinabove described parcel, and on the North by other lands of Grantor.

TITLE TO SAID PREMISES IS VESTED IN Charles G. Yohe and Jodie Yohe, as tenants by the entirety, by Deed from Charles G. Yohe and Carol A. Yohe, Dated 09/14/2006, Recorded 09/28/2006, Instrument No. 200610230.

Tax Parcel: 07-04-010-01.000

Premises Being: 137 VALLEY ROAD, BERWICK, PA 18603-5825

AFFIDAVIT OF SERVICE

PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR
RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC.,
MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2006-EFC2

COLUMBIA COUNTY

PH # 1009573 *A*

DEFENDANT

CHARLES G. YOHE
JODIE YOHE

SERVICE TEAM/spi

COURT NO.: 2017-CV-1254

SERVE CHARLES G. YOHE AT:

137 VALLEY ROAD
BERWICK, PA 18603-5825

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: January 29, 2020

Previous Successful Service

SERVED

Served and made known to CHARLES G. YOHE, Defendant on the 17TH day of OCT, 2019, at 1:11 o'clock P.M. at 137 VALLEY RD, in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____

☐ Adult in charge of Defendant's residence who refused to give name or relationship

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____

Description: Age 50 Height 5'8" Weight 190 Race W Sex M Other BALD

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 10-17-2019NAME: John NeubauerPRINTED NAME: JOHN NEUBAUERTITLE: PROCESS SERVERNOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on _____ at _____, _____ at _____ at _____

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: 10/11, 6, 10/10

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

AFFIDAVIT OF SERVICE

PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR
RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC.,
MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2006-EFC2

COLUMBIA COUNTY

PH # 1009573

DEFENDANT

CHARLES G. YOHE
JODIE YOHE

SERVICE TEAM/ spl

COURT NO.: 2017-CV-1254

SERVE JODIE YOHE AT:

137 VALLEY ROAD

BERWICK, PA 18603-5825

**IF SERVICE IS UNSUCCESSFUL, PLEASE POST THE

PROPERTY ON THE LAST SERVICE ATTEMPT**

**PLEASE POST PROPERTY IF UNABLE TO OBTAIN

SUCCESSFUL SERVICE *** PLEASE POST PROPERTY ON

YOUR LAST ATTEMPT**

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: January 29, 2020

SERVED

Served and made known to JODIE YOHE, Defendant on the 17TH day of OCT, 2019, at 1:11 o'clock P
M., at 137 VALLEY ROAD, in the manner described below:

☐ Defendant personally served.☒ Adult family member with whom Defendant(s) reside(s).Relationship is HUSBAND☐ Adult in charge of Defendant's residence who refused to give name or relationship.☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).☐ Agent or person in charge of Defendant's office or usual place of business.☐ an officer of said Defendant's company.☐ Other _____Description: Age 50 Height 5'-8" Weight 190 Race W Sex M Other BALE

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy
of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the
address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904
relating to unsworn falsification to authorities.

DATE: 10-17-2019NAME: John NeubauerPRINTED NAME: JOHN NEUBAUERTITLE: PROCESS SERVERNOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., I, _____, a competent adult hereby
state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)☐ No Answer on _____ at _____; _____ at _____; _____ at _____☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn
falsification to authorities.

BY: _____

PRINTED NAME: _____

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
215-320-0007
Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

October 28, 2019

Office of the **Sheriff**
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran
Enclosure

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FILED
PROTHONOTARY

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC., MORTGAGE
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2
Plaintiff

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No.: 2017-CV-1254
: No.: 2019-ED-114

2019 OCT 23 A 11:42

CLERK OF COURTS
COUNTY OF COLUMBIA

vs.

CHARLES G. YOHE
JODIE YOHE

Defendants

ORDER

AND NOW, this 21 day of October, 2019 the Prothonotary is

ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc
pro tunc in this case as follows:

Principal Balance	\$99,201.25
Interest Through October 13, 2019	\$8,016.37
Late Charges	\$85.36
Legal fees	\$3,705.00
Cost of Suit and Title	\$560.35
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$203.50
Appraisal/Brokers Price Opinion	\$85.00
Non Sufficient Funds Charge	\$25.00
Escrow Deficit	\$4,161.26
Suspense/Misc. Credits	<u>(\$108.94)</u>

TOTAL

\$117,284.15

Plus interest at ~~six~~ percent per annum.

P.A. Legal Rate
TAT

BY THE COURT



J.

1009573

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 10/10/19

Account:

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

Ad ID: 1180822
Description: **CHARLES AND JODIE**
YOHE SALE
Run Dates: 01/08/20 to 01/22/20
Class: 2
Agate Lines: 225
Blind Box:

Total Ad Cost \$1,465.25
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/08/20	01/22/20	3	\$1,465.25

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1254

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, JANUARY 29, 2020 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, or tract of land situate in the Township of Blue Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin set for a corner at the Southeast corner of the parcel hereinafter described; THENCE along lands now or late of Sterling Stusser and Harold Stusser, south eighty-eight (88) degrees thirty-one (31) minutes twenty-five (25) seconds West two hundred ninety and ten one-hundredths (290.10) feet to an iron pin set for a corner; THENCE along lands now or late of Andrew Keyser and Gertrude Keyser, his wife, north eight (8) degrees thirty-five (35) minutes (10) seconds West one hundred forty-eight (148) feet to an iron pin at the Southeast corner of lands now or late of Carl E. Keiser and Virginia J. Keiser; THENCE along the same North eighty-eight (88) degrees twenty-six minutes (26) five (5) seconds East two hundred ninety-nine and eight one-hundredths (299.08) feet to an iron pin set for a corner; THENCE along remaining lands of Betty A. Richards, South five (5) degrees twenty-six (26) minutes thirty-five (35) seconds East nine hundred forty-seven and fifty-seven one-hundredths (147.57) feet to an iron pin set for a corner, the place of beginning, CONTAINING two and nine-hundred ninety-four one-thousandths (2.994) acres of land as surveyed by Denis R. Polers, Registered Surveyor, in May 1979, together with the right of access in common with grantor, for ingress and egress to the parcel hereabove described, through a twenty-five and zero one-hundredths (25.00) foot through the remaining lands of the Grantor, along the Southern boundary line therefore, bounded on the east by the Westerly edge of right of way off Township Rte. #44 a 33 ft. right of way, on the South by the lands now or late of Sterling and Harold Stusser, on the West by the hereinabove described parcel, and on the North by other lands of Grantor.

THE FORESAID PREMISES IS VESTED Charles C. Yohe and Jodie Yohe, as tenants by the entirety, by Deed from Charles C. Yohe and Carol A. Yohe, Dated 03/14/2006, Recorded 03/28/2006, Instrument No. 200610230.

Tax Parcel: 07-04-010-01.000

PROPERTY ADDRESS: 137 VALLEY ROAD, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 07-04-010-01.000

Seized and taken into execution to be sold as the property of CHARLES C. YOHE, JODIE YOHE 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 (excluding 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 BIDDERS. DO NOT PAY 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:
NIELAN HALLINAN DIAMOND & JONES LLP TIMOTHY T. CHAMBERLAIN, Sheriff
PHILADELPHIA, PA 215-663-7000 COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
YOHE, CHARLES G (et al.)

Case Number
2017CV1254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

114

Warrant:

Notes:

SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CHARLES G YOHE

Primary Address: 137 VALLEY ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 876 MIFFLIN NESCOPECK HWY
NESCOPECK, PA 18635

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Charles Yohe Jr.

Relation: Son

Date: 10/10/19

Time: 9:50

Deputy: 6

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

YOHE, CHARLES G

2017CV1254

137 VALLEY ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
YOHE, CHARLES G (et al.)

Case Number
2017CV1254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes:

SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

114

Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 137 VALLEY ROAD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Charles Yohe Jr.

Relation:

Lives there

Date:

10/10/19

Time:

9:50

Deputy:

6

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone:

215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2017CV1254

137 VALLEY ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
YOHE, CHARLES G (et al.)

Case Number
2017CV1254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 114

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 106 MARKET STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Reception

Date: 10/10/19 Time: 10:06

Deputy: 6 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BERWICK AREA JOINT SE

2017CV1254

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
YOHE, CHARLES G (et al.)

Case Number
2017CV1254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 114

Warrant:

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation: No longer tax collector

Date: 1/10/19

Time: 9:42

Deputy: 6

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

ROTHERY, JOAN M.

2017CV1254

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
YOHE, CHARLES G (et al.)

Case Number
2017CV1254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 114

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col.

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloombsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Michelle Santos

Relation:

Clerk

Date:

10/8/19

Time:

10:34

Deputy:

P

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF 2017CV1254 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
YOHE, CHARLES G (et al.)

Case Number
2017CV1254

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 114

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 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: Debbie Miller

Relation: Clerk

Date: 10/8/19 Time: 10:23

Deputy: 8 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1254

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

U.S. Bank National Association, as Trustee, for Residential Asset
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through
Certificates, Series 2006-Efc2

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-1254

2019 - ED - 114

COLUMBIA COUNTY

v.

Charles G. Yohe
Jodie Yohe
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 137 Valley Road, Berwick, PA 18603-5825
(See Legal Description attached)

Amount Due
Interest from 10/02/2019 at \$16.94 per diem
Costs to be added

\$103,055.62

\$

\$

Barbara N. Silvestri

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

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

Dated

10-1-19

(SEAL)

PH # 1009573

PH # 1009573

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

Press Enterprise
2700 Lackawanna Ave
Bloomsburg, PA 17815

Date: 10-4-2019

Re: Sheriff's Sale Advertising Dates

U.S. Bank National vs. Charles G. and Jodie Yohe
Association

Case No: 114 ED 2019 and Case No. 1254 CV 20 2017

Dear Sir / Madam:

Please advertise the enclosed SHERIFF SALE on following dates:

1st Week Jan. 8
2nd Week Jan. 15
3rd Week Jan. 22

SALE DATE: Jan. 29th 2020 @ 9:00am

Feel free to contact Sarah Klingaman or Sheriff Chamberlain if you have any questions. Thank you

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS,
INC., MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2
PLAINTIFF

V.

CHARLES G. YOHE
JODIE YOHE
DEFENDANT(S)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CASE NO. 2017-CV-1254
:
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 137 VALLEY ROAD, BERWICK, PA 18603-5825.

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

Address (if address cannot be reasonably ascertained,
please so indicate)

CHARLES G. YOHE

137 VALLEY ROAD
BERWICK, PA 18603-5825

JODIE YOHE

137 VALLEY ROAD
BERWICK, PA 18603-5825

5 YOHE ROAD
BRADFORD, PA 16701-2476

2. Name and address of Defendant(s) in the judgment:
Name

Address (if address cannot be reasonably
ascertained, please so indicate)

CHARLES G. YOHE

137 VALLEY ROAD
BERWICK, PA 18603-5825

JODIE YOHE

137 VALLEY ROAD
BERWICK, PA 18603-5825

5 YOHE ROAD
BRADFORD, PA 16701-2476

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

Address (if address cannot be
reasonably ascertained, please indicate)

NONE.

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

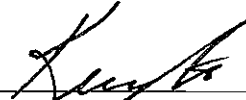
Address (if address cannot be
reasonably ascertained, please indicate)

NONE.

5. Name and address of every other person who has any record lien on the property:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
- NONE.
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.
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
- NONE.
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:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
- TENANT/OCCUPANT 137 VALLEY ROAD ✓
BERWICK, PA 18603-5825
- DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE ✓
P.O. BOX 380
BLOOMSBURG, PA 17815
- COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675 ✓
DEPARTMENT OF HUMAN SERVICES HARRISBURG, PA 17105
- INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 ✓
PITTSBURGH, PA 15222
- U.S. DEPARTMENT OF JUSTICE 228 WALNUT STREET, SUITE 220 ✓
U.S. ATTORNEY FOR THE MIDDLE PO BOX 11754
DISTRICT OF PA HARRISBURG, PA 17108-1754
FEDERAL BUILDING

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: 9/30/19

By: 
Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No. 203664
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

U.S. Bank National Association, as Trustee, for Residential Asset
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through
Certificates, Series 2006-Efc2

v.

Charles G. Yohe
Jodie Yohe
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 137 Valley Road, Berwick, PA 18603-5825
(See Legal Description attached)

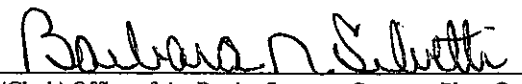
Amount Due
Interest from 10/02/2019 at \$16.94 per diem
Costs to be added

\$103,055.62

\$ _____
\$ _____

Dated 10-1-19
(SEAL)

PH # 1009573


(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

PH # 1009573

U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Efc2 : COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO.: 2017-CV-1254
: 2019 - ED - 114
: COLUMBIA County
:
Plaintiff :
vs. :
Charles G. Yohe :
Jodie Yohe :
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Charles G. Yohe
137 VALLEY ROAD
BERWICK, PA 18603-5825

Jodie Yohe
137 VALLEY ROAD
BERWICK, PA 18603-5825

5 YOHE RD
BRADFORD, PA 16701-2476

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 137 Valley Road, Berwick, PA 18603-5825 is scheduled to be sold at the Sheriff's Sale on Jan. 29 2020 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$103,055.62 obtained by U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Efc2 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money paid for your house. A proposed schedule of distribution of the money bid for your house will be filed by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815**

**Telephone (570) 784-8760
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108**

Telephone (800) 692-7375

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner at the Southeasterly corner of the parcel hereinafter described;

THENCE along lands now or late of Sterling Slusser and Pendrid Slusser, south eighty-eight (88) degrees thirty-one (31) minutes twenty five (25) seconds West two-hundred ninety and ten one-hundredths (290.10)feet to an iron pin set for a corner;

THENCE along lands now or late of Andrew Kaycon And Gertrude Kaycon, his wife, north eight (8) degrees fifty-five (55) minutes (10) seconds West one-hundred forty-eight (148) feet to an existing iron pin at the Southwesterly corner of lands now or late of Carl E. Keifer and Velma J. Keifer;

THENCE along the same North eighty-eight (88) degrees Twenty-six minutes (26) five (5) seconds East two-hundred ninety-nine and eight one-hundredths (299.08) feet to an iron pin set for a corner;

THENCE along remaining lands of Betty A. Richards, South five (5) degrees twenty-six (26) minutes thirty-five seconds East nine hundred forty-seven and fifty-seven one-hundredth (147.57) feet to an iron pin set for a corner, the place of beginning.

CONTAINING zero and nine-hundred ninety-four one thousandths (0.994) acres of land as surveyed by Denis R. Peters, Registered Surveyor, in May 1979.

Together with the right of access in common with grantor, for ingress and egress to the parcel hereinabove described, through a twenty-five and zero one-hundredths (25.00) feet through the remaining lands of the Grantor, along the Southern boundary line therefore, bounded on the east by the Westerly edge of right of way off Township Rt.744 a 33 ft. right-of-way, on the South by the lands now or late of Sterling and Pendrid Slusser, on the West by the hereinabove described parcel, and on the North by other lands of Grantor.

TITLE TO SAID PREMISES IS VESTED IN Charles G. Yohe and Jodie Yohe, as tenants by the entirety, by Deed from Charles G. Yohe and Carol A. Yohe, Dated 09/14/2006, Recorded 09/28/2006, Instrument No. 200610230.

Tax Parcel: 07-04-010-01.000

REAL ESTATE OUTLINE

ED # 2019ED114

DATE RECEIVED 10-1-19
DOCKET AND INDEX 2017 cv 1254

CHECK FOR PROPER INFO.

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

CK# 601777102

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

SALE DATE Jan. 29, 20 TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 8
2ND WEEK Jan. 15
3RD WEEK Jan. 22

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner at the Southeasterly corner of the parcel hereinafter described;

THENCE along lands now or late of Sterling Slusser and Pendrid Slusser, south eighty-eight (88) degrees thirty-one (31) minutes twenty five (25) seconds West two-hundred ninety and ten one-hundredths (290.10)feet to an iron pin set for a corner;

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CONTAINING zero and nine-hundred ninety-four one thousandths (0.994) acres of land as surveyed by Denis R. Peters, Registered Surveyor, in May 1979.

Together with the right of access in common with grantor, for ingress and egress to the parcel hereinabove described, through a twenty-five and zero one-hundredths (25.00) feet through the remaining lands of the Grantor, along the Southern boundary line therefore, bounded on the east by the Westerly edge of right of way off Township Rt.744 a 33 ft. right-of-way, on the South by the lands now or late of Sterling and Pendrid Slusser, on the West by the hereinabove described parcel, and on the North by other lands of Grantor.

TITLE TO SAID PREMISES IS VESTED IN Charles G. Yohe and Jodie Yohe, as tenants by the entirety, by Deed from Charles G. Yohe and Carol A. Yohe, Dated 09/14/2006, Recorded 09/28/2006, Instrument No. 200610230.

Tax Parcel: 07-04-010-01.000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1254

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, JANUARY 29, 2020
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, or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner at the Southeasterly corner of the parcel hereinafter described;

THENCE along lands now or late of Sterling Slusser and Pendrid Slusser, south eighty-eight (88) degrees thirty-one (31) minutes twenty five (25) seconds West two-hundred ninety and ten one-hundredths (290.10) feet to an iron pin set for a corner;

THENCE along lands now or late of Andrew Kaycon And Gertrude Kaycon, his wife, north eight (8) degrees fifty-five (55) minutes (10) seconds West one-hundred forty-eight (148) feet to an existing iron pin at the Southwesterly corner of lands now or late of Carl E. Keifer and Velma J. Keifer;

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THENCE along remaining lands of Betty A. Richards, South five (5) degrees twenty-six (26) minutes thirty-five seconds East nine hundred forty-seven and fifty-seven one-hundredth (147.57) feet to an iron pin set for a corner, the place of beginning.

CONTAINING zero and nine-hundred ninety-four one thousandths (0.994) acres of land as surveyed by Denis R. Peters, Registered Surveyor, in May 1979.

Together with the right of access in common with grantor, for ingress and egress to the parcel hereinabove described, through a twenty-five and zero one-hundredths (25.00) feet through the remaining lands of the Grantor, along the Southern boundary line therefore, bounded on the east by the Westerly edge of right of way off Township Rt. 744 a 33 ft. right-of-way, on the South by the lands now or late of Sterling and Pendrid Slusser, on the West by the hereinabove described parcel, and on the North by other lands of Grantor.

TITLE TO SAID PREMISES IS VESTED Charles G. Yohe and Jodie Yohe, as tenants by the entirety, by Deed from Charles G. Yohe and Carol A. Yohe, Dated 09/14/2006, Recorded 09/28/2006, Instrument No. 200610230.

Tax Parcel: 07-04-010-01.000

PROPERTY ADDRESS: 137 VALLEY ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-04-010-01.000

Seized and taken into execution to be sold as the property of CHARLES G YOHE, JODIE YOHE 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:
PHELAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
--	--

Plaintiff U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Efc2	No.: 2017-CV-1254
Defendant Charles G. Yohe Jodie Yohe	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

137 Valley Road

Berwick, PA 18603-5825

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA, do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	--	-------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
------------------	---------------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

PH # 1009573

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Bfc2

No.: 2017-CV-1254

Defendant

Charles G. Yohe
Jodie Yohe

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

CHARLES G. YOHE

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

137 Valley Road

Berwick, PA 18603-5825

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Spoutan Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

PH # 1009573

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Efc2

No.: 2017-CV-1254

Defendant

Charles G. Yohe
Jodie Yohe

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE


AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

JODIE YOHE

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

137 Valley Road

Berwick, PA 18603-5825

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S RETURN

U.S. Bank National Association, as Trustee, for Residential Asset
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through
Certificates, Series 2006-Efc2

Plaintiff

vs.

Charles G. Yohe
Jodie Yohe

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2017-CV-1254

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within
upon _____ at _____
_____ by handing to
_____ a true and correct copy of the original Notice of
Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20 ____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this
return

So Answers,

Sheriff

Deputy Sheriff

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2017-CV-1254**

**U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Efc2**

v.

Charles G. Yohe

Jodie Yohe

owner(s) of property situate in the **BRIAR CREEK TOWNSHIP, COLUMBIA County,**
Pennsylvania, being

137 Valley Road, Berwick, PA 18603-5825

Parcel No. 07-04-010-01.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$103,055.62**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner at the Southeasterly corner of the parcel hereinafter described;

THENCE along lands now or late of Sterling Slusser and Pendrid Slusser, south eighty-eight (88) degrees thirty-one (31) minutes twenty five (25) seconds West two-hundred ninety and ten one-hundredths (290.10) feet to an iron pin set for a corner;

THENCE along lands now or late of Andrew Kaycon And Gertrude Kaycon, his wife, north eight (8) degrees fifty-five (55) minutes (10) seconds West one-hundred forty-eight (148) feet to an existing iron pin at the Southwesterly corner of lands now or late of Carl E. Keifer and Velma J. Keifer;

THENCE along the same North eighty-eight (88) degrees Twenty-six minutes (26) five (5) seconds East two-hundred ninety-nine and eight one-hundredths (299.08) feet to an iron pin set for a corner;

THENCE along remaining lands of Betty A. Richards, South five (5) degrees twenty-six (26) minutes thirty-five seconds East nine hundred forty-seven and fifty-seven one-hundredth (147.57) feet to an iron pin set for a corner, the place of beginning.

CONTAINING zero and nine-hundred ninety-four one thousandths (0.994) acres of land as surveyed by Denis R. Peters, Registered Surveyor, in May 1979.

Together with the right of access in common with grantor, for ingress and egress to the parcel hereinabove described, through a twenty-five and zero one-hundredths (25.00) feet through the remaining lands of the Grantor, along the Southern boundary line therefore, bounded on the east by the Westerly edge of right of way off Township Rt. 744 a 33 ft. right-of-way, on the South by the lands now or late of Sterling and Pendrid Slusser, on the West by the hereinabove described parcel, and on the North by other lands of Grantor.

TITLE TO SAID PREMISES IS VESTED IN Charles G. Yohe and Jodie Yohe, as tenants by the entirety, by Deed from Charles G. Yohe and Carol A. Yohe, Dated 09/14/2006, Recorded 09/28/2006, Instrument No. 200610230.

Tax Parcel: 07-04-010-01.000

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

**U.S. Bank National Association, as Trustee, for Residential Asset
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through
Certificates, Series 2006-Efc2**
Plaintiff

v.

**Charles G. Yohe
Jodie Yohe**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2017-CV-1254**
: **2019-ED-114**
:
: **COLUMBIA County**
:

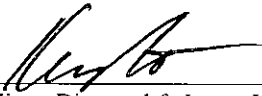
CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:



Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**U.S. Bank National Association, as Trustee, for Residential Asset
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through
Certificates, Series 2006-Efc2**

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2017-CV-1254
:

vs.


**Charles G. Yohe
Jodie Yohe**

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant Charles G. Yohe is not in the Military or Naval Service of the United States.
- (b) that the defendant Jodie Yohe is not in the Military or Naval Service of the United States.
- (c) that defendant Charles G. Yohe is over 18 years of age and resides at 137 Valley Road, Berwick, PA 18603-5825.
- (d) that defendant Jodie Yohe is over 18 years of age and resides at 5 Yohe rd, Bradford, PA 16701-2476 and 137 Valley Road, Berwick, PA 18603-5825.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.



Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC., MORTGAGE
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EFC2

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

No.: 2017-CV-1254

v.

COLUMBIA COUNTY

CHARLES G. YOHE
JODIE YOHE

Defendant

CERTIFICATE OF COMPLIANCE

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

Date

9/30/19

By:

Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

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



71901140006000167588

JODIE YOHE
5 YOHE ROAD

BRADFORD PA 16701

Document Receipt

Trans #	17190	Carrier / service:	USPS Server	First-Class Mail®	10/4/2019 12:00:00 AM
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US SMALL BUSINESS
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SUITE 1001

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PA 19406

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COMMONWEALTH OF PA

DEPARTMENT 281230

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DEPT OF WELFARE

PO BOX 2675

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JODIE YOHE

5 YOHE ROAD

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BRADFORD PA 16701

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UNITED STATES ATTY FOR MIDDLE DIST OF PA	UNITED STATES OF AMERICA
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HARRISBURG FEDERAL BUILDING &
COURTHOUSE
228 WALNUT STREET
SUITE 220
HARRISBURG PA 17108

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COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

SUITE # 204

PHILADELPHIA PA 19107

Tracking #: 71901140006000167618

Doc Ref #: 2019ED114

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Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001777102

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
9/27/2019

AMOUNT
****\$1,350.00

TO THE
ORDER
OF
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

KEB [1009573] 137 VALLEY ROAD (2017-CV-1254)

AUTHORIZED SIGNATURE

Travis S. Hallinan

⑈001777102⑈ ⑆036001808⑆ 361508666⑈