#### 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-EFC2 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 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 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, at due of \$758.75.	tached is a cost sheet showing a balance

### 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

DATE	CATEGORY	<i>МЕМО</i>	<i>CHK_#</i>	DEBIT	CREDIT
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)

Printed: 9/3/2020 10:49:24AM (c) CountySuite Sheriff, Teleosoft, Inc. Page 1 of 1

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

FACSIMILE TRA	NSMITTAL SHEET
Patrick	FROM: Sarah
Phelan	7-15-2020
FAX NUMBER: 215 - 568 - 7616	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
Sheriff Sales	YOUR REFERENCE NUMBER:
□ urgent □ for review □ please com	MENT   DPLEASE REPLY   DPLEASE RECYCLE
NOTES/COMMENTS: ATTACHED ARE DOCUMENTS FRO OFFICE. IF YOU HAVE ANY QUESTIC PLEASE CALL 570 389 5622 THANK YOU	OM THE COLUMBIA COUNTY SHERIFF'S ONS CONCERNING THESE DOCUMENTS,

Vohe - 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/MONTOUR COUNTY

BRANCH, PENNSYLVANIA

CIVIL ACTION - LAW

CASE NO: of 2020

# I-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

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7070 707 IP DIS: 38

CORMIA DE COTEME Chesk de Corso

FREDMONDTARY

#### 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-EFC2 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

05/21/2020 12:13 Serial No. A6VF011029028

TC:00083331
10.0000000

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

OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused Result

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



PACSIMILE TRANSMITTAL SHEET
** Phelan - Real Estate PRON Columbia County Sheriff's Office
5-21-2020
215-568-7414
PHONE NUMBER: SENDER'S REFERENCE NUMBER:
Sheriff Sales 1000 REPERENCE NUMBER
URGENT OPOR REVIEW OPLEASE COMMENT OPLEASE REPLY OPLEASE RECYCLE
NOTES/COMMENTS ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFFS 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



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: 570: 389-3625

24 HOUR PHONE (570) 784-6300

	F.	ACSIMILE TRANSMIT	TTAL SHEET	
Phela	n-Real Es	tate PROM	Columbia Cou Sheriff's Off	inty ice
FAX NUMBER:		DATE-	5-21-200	KO .
PHONE NUMBE	<u>568-761</u>	<u>l</u>	NO. OF PAGES INCLUDIN R'S REFERENCE NUMBER:	
RE Sheri	lf Sales	YOUR F	REFERENCE NUMBER:	
☐ urgent	□ FOR REVIEW	Please comment	☐ PLEASE REPLY	□ please recycle

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

Order For Postponement
Yoke - 2017 CV 1254
Hanko - 2019 CV 695
Polokowski - 2018 CV 486
Watts - 2020 ED 12

PLEASE CALL 570.389.5622. THANK YOU.

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-3622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX::570:389-5625

24 HOUR PHONE (570) #84-6300

FACSIMILE	TRANSMITTAL SHEET
Phelan- Real Estate	FROM Columbia County Sheriff's Office
FAX NUMBER: 215-568-7416	5-21-2020 TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
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.

Order for Postponement

Yohe - 2017 CV 1254 Hanko - 2019 CV 695 Polokowski - 2018 CV 486





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/MONTOUR
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.

2020 MAY 20 P 1: 48

A SATONOHIOR )

BY THE COURT

Thomas A. James Jr.

P.J

#### 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

CIVIL DIVISION

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

#### 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

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: RAR 1 1 2020

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

PH # 1009573

PASS-THROUGH : : No.: <u>2017-CV-1254</u>

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

#### 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 FEC2

CERTIFICATES, SERIES 2006-EFC2

Plaintiff

CIVIL DIVISION

Attorney for Plaintiff

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 1 1 2020

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

JODIE YOHE 137 VALLEY ROAD BERWICK, PA 18603-5825

Date: <u>MAR 1 1 2020</u>

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

Attorney for Plaintiff

**CIVIL DIVISION** 

No.: 2017-CV-1254

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

# 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

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: \_ NAR 1 1 2020

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

> AMOMEY FILE CODY ?Icase Redura

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:	Colu	imbia County Sherif	f Office	From:	Patrick Ralston	
Fax:	570-	389-5625	<u></u>	Date:	March 10, 2020	
Phone	: 570-	389-5622		Pages:	1	
Re:	Post	pone Sale Date	···	CC:		
□ Urg	ent	☑ For Review	☐ Please Com	ment	☑ Please Reply	☐ Please Recycle
•Comr	nents	•				
Hello,						
We wo is set fo 215-56	or 3/25	/20 at 9:00am. Ple	cheduled sheriff sa ase provide a new	le 60 day v sale da	rs to a date in May 2 te and time as soon	2020. Currently the sale as possible via fax to
RE:		MORTGAGE PRO CERTIFICATES, v. YOHE, CHAF	IONAL ASSOCIATI DDUCTS, INC., MC SERIES 2006-EFC RLES G.& YOHE, Unity 2017-CV-12	ORTGAGE 2 Jodie Jodie	RUSTEE, FOR RESI E ASSET-BACKED PA	DENTIAL ASSET SS-THROUGH

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

May 27th 2020 at 9:00 Am

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

Date: 02/13/2020

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer 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 TA NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

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.

SHERFFS SALE	Ad Text: CHARLES AND JODIE YOHE SALE
By Virtue of a Whit of Execution (Montgage Forectosure) No. 2017CV1264	Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020
issued out of the Court of Common Pleas of Columbia County, Permaylvania and to mo draubad, I wall expose the following described property at public sale at the Columbia County Courthussen the Town of Bloomstoury, County of Columbia, Commonwedith of Permaylvania or:	Date(5) Fublished. 17072020, 171372020, 172272020
WEDNESDAY, JANUARY 29, 2020 AT 9:00 O'CLOCK AJM.	
All parties in interest and delimentaries further notified that a proposed schedule of de- tribution will be on it in the Shariff officer on later than thirty (30) days after the date of the side of any property sold hare-under, and distribution of the proceeds will be model in accordance with the schedule ton (10) days after said filing, unless exceptions are filed with the Shariff office prior three con-	James Michel
ALL THAT CERTAIN piece, percel, or tract of land situate in the Township of Brier Creek, County of Columbia, Commonwealth of Pannsylvania, bounded and described as fol-	(
lows, to wit BEGINNING starn ron pin set for a comer at the Southeasterly comer of the percel hereinefter described; THENCE along lands now or late of Starling Slussor and	Sworn and subscribed to before me
Pordrid Stusser, south eighty-eight (86) degrees thirty-one (31) minutes twenty five (25) seconds West two-hundred ninety and ten one-hundredths (29010) set to an iron pin	this $23$ day of $\sqrt{anvary}$ $2020$ .
sat for a come; THENCE slong larids now or late of Anthew Kapcan And Gertrude Kap- con, his write, north eight (8) degrees fiftyfre (66) minutes (10) seconds West on-ehun- dred forty-eight (148) lest to an existing inn pin at the Southwestedycomes of lands now .	und udy of 20
or late of Carl E. Keifer and Velma J. Keifer. THENCE along the same North a gitty eight (88) degrees Twenty six minutes (26) five (5) seconds East two hundred ninety-nine	CALL TO 1
and eight ane-tundiedthe (2000) best to an ron pin set for a corner, THENCE doing   menting lands of Botty A. Richards, South five (5) degrees twenty-sis, (26) matules thir- ty-five seconds East nined bundled forty-seven and fifty-seven one-tundreddth (147,57)	Albert Les Mensen
feet to an iron pin set for a comer, the place of beginning. CONTAINNG zero and nine- hundred ninety-four one thousandths (0.994) acres of land as surveyed by Denis R	Ol-t Relia
Paters, Registered Surveyor, in May 1979. Together with the right of access in common with granter for ingress and operate to the parcel hereinabove described, through a twen-	(Notary Public)
ty-fue and zero one-hundreddfis (26 00) feet through the remaining lands of the Grantic. along the Scuttern boundary fire therefore, bounded on the east by the Westerly edge of right of way of Trownship fit. 744 a 33 ft. rights fivey, on the South by the lands now i	COMMONWEALTH OF PENNSYLVANIA
or lets of Starfing and Pendrid Stusser, on the West by the hereinabove described parcel. and on the North by other lands of Grantor	NOTARIAL SEAL
TITLE TO SAID PTEMISES IS VESTED Chates G. Yohe and Jodie Yohe, as terrenta by the entersy, by Deed from Charles G. Yohe and Carol A. Yohe, Dated 09/14/2006, Recorded 09/28/2008, Instrument No. 2006(1023).	ALBERT LEE JENSEN, Notary Public Scott Township, Columbia County
ed 09/28/2008, Instrument No. 200610230. Tax Parcel: 07-04-010-01000	My Commission Expires April 21, 2020
PROPERTY ADDRESS: 137 VALLEY ROAD, BERWICK, PA 18603 UR / TAX PARCEL NUMBER: 07-04-010-01,000	ray -
Seized and taken into execution to be sold as the property of CHAPLES GYOHE, JODIE YOHE in suit of U.S. BANK NATIONAL ASSOCIATION.	
TERMS OF SALE IMMMUM PAYMENT AT TIME OF SALE The greater of sen (10%) persent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in	And now,, 20, I
cest, certified check or cestion's closek at time of sale REMANNING BALANCE OF BID PRICE Any remaining amount of the bid price is to be paid within eight (8) by a siter the sale in cest, certified check or cestion's check (MPORTANT NOTICE FOR FAILURE TO	hereby certify that the advertising and publication charges
PAY BID PRICE FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO	amounting to \$ for publishing the foregoing
NOT BOUNLESS FUNDS ARE AVALABLE FOR PAYMENT WITHIN THE PRESCRIBED   TIME FERFOLL If the activity is defined to be to be the slower than show that is, the Shariff may elect to deten such the bidder for the bidance due without a reade of the	notice and the fee for this affidavit have been paid in full.
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	notice and the for this attraction have been paid in terms
considered forfeited, but will be applied against any demages recoverable. The default- ing bidder will be responsible for any attorney fees incurred by the shariff in connection with any action against the bidder in within the bidder is found fable for damages. If pro-	
ceeds are profit in the Parish of the International Control and the Control an	
Attorney for the Plaintit PHELAN HALLINAN DAMOND 8 JONES LLP TIMOTHY T. CHAVBERLAIN, Sheriff PHELADELPIA, PA 21563-7000 COLLINEA COUNTY, Pannsylvania,	

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

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 <u>03/25/2020</u> 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

#### 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

CIVIL DIVISION

: No.: 2017-CV-1254

Plaintiff

٧.

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 2 1 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

# 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

No.: 2017-CV-1254

CIVIL DIVISION

Plaintiff

٧.

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 2 1 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

#### 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

CIVIL DIVISION

Plaintiff

: No.: 2017-CV-1254

215-563-7000

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 2 1 2020

JODIE YOHE 3400 PTREE RD NE, STE 1620 ATLANTA, GA 20326-1177

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

#### 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

**CIVIL DIVISION** 

: No.: 2017-CV-1254

Plaintiff

٧.

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 2 1 2020		/	
_		Peter Wanner	Esg., Id. No.318263	

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

> Autorney 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

Tax Number: 570-389-5625

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 Pholan Hallinan Diamond & Jones, LLP

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	ОК	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 1-FAX : Internet Fax ORG : Original Size

Fax Server

1/15/2020 1:39:17 PM PAGE

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Fax Serve

1617 John F Kannody Blvd Suite 1400 Philadelphia, PA 19103 Phone: (215) 583 7000 Euro (215) 502, 2050 Phelan Hal inar Diamond & Jones, LLP



+Comm	ents					
□ Urge	-rst	☑ For Review	□ Please Con	nesert.	☑ Please Reply	□ Płoses Rocyclo
Rot	Post	pone Sale Date	M. 120. 110 May 19	ccı		
	570-	389-5622		Pages:	1	
Fax:	570-	389-5625	<del>-</del>	Date:	January 15, 2020	
To:	Colu	mbla County Sherifi	Office	From:	Patrick Relation	

+Comm

We would like to postpono our scheduled sheriff sale for 60 days to a date in March 2020. Currently the sale is set for 61/29/20 at 9:00am. Please provide a new sale date and time so that we may like a motion to postpone as soon as possible via fax to 215-560-6656.

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 feet free to contact me as soon as possible.

Thank you for you assistance in this matter

Thorsk you,

Patrick Raiston

Fixer -- 215-563-8656

New Sale Sate 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



To:	Columb	oia County Sheriff	Office	From:	Patrick Ralston	
Fax:	570-38	9-5625		Date:	January 15, 2020	
Phone:	570-38	9-5622		Pages:	1	
Re:	Postpo	ne Sale Date		CC:		
□ Urge	ent [	☑ For Review	□ Please Cor	nment	☑ Please Reply	☐ Please Recycle
•Comn	nents:	-		•••		
Hello,						
the sale	e is set fo	o postpone our so or 01/29/20 at 9:00 one as soon as pa	Dam. Please pro	ovide a ne	ew sale date and time	arch 2020. Currently e so that we may file a
RE:		MORTGAGE PRO CERTIFICATES, v. YOHE, CHAF	ONAL ASSOCIAT DDUCTS, INC., N SERIES 2006-EF RLES G. & YOHI unty, 2017-CV-1	NORTGAG CC2 E, JODIE	TRUSTEE, FOR RESI E ASSET-BACKED PA	DENTIAL ASSET ISS-THROUGH

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 Sate 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

COLUMBIA COUNTY

CHARLES G. YOHE JODIE YOHE

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 2 à 2019

Date

BA:

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 <u>01/29/2020</u> 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

Attorney for Plaintiff

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

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

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,  v.  CHARLES G. YOHE JODIE YOHE Defendant(s)	: No.: 2017-CV-1254 : No.: 2019-ED-114
AFFIDAVIT OF SERVICE PUR	SUANT TO RULE 3129.2
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY	) ) SS:
As required by Pa. R.C.P. 3129.2(a) Notice of any known interested party in the manner required by persons or parties named, at that address, set forth or	y Pa. R.C.P. 3129.2(c) on each of the

PH # 1009573

Certificate of Wailing – Firm el Airlift OCT 110 2019 0000338439000 \$ 002,050 090'Z00 \$ core U.S POSTAGE ≯PITNEY BOWES Postmark with Date of Receipt. Fee Affix Stamp Here \$0.50 Postage \$0.50 \$0.50 \$0.50 \$0.50 17108-1754 of Picces Received at Post OfficeTM 18603-5825 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT
OF HUMAN SERVICES U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 Walnut Street, Suite 220 17105 DOMESTIC RELATIONS OF COLUMBIA COUNTY (Name, Street, City, State, and ZIP Code<sup>TM</sup>) PA
Harrisburg
NTERNAL REVENUE SERVICE ADVISORY
1000 Liberty Avenue Room 704 TOTAL NO. COLUMBIA COUNTY COURTHOUSE Z Z Postmaster, per (name of receiving employee) Ā Address TENANT/OCCUPANT 137 VALLEY ROAD of Pieces Listed by Sender P.O. BOX 380 BLOOMSBURG PO Box 11754 S P.O. Box 2675 Harrisburg BERWICK Pittsburgh TOTAL NO PH #1009573 / RE: CHARLES G. YOHE (COLUMBIA) / USPS® Trucking Number Firm-specific Identifier RMS - 01/29/2020 SALE / 1021 / Writ Team Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Name and Address of Sender

'n

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PS Form 3665, January 2017 (Page 1 of 1)

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	PER PARCEL		\$15.00		
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	IG HANDBILL		\$15.00		
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	ENTERPRISE INC		\$ 1465.25		
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#### 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,

December 02, 2019

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

Affirmed and subscribed to before me this

2ND day of DECEMBER , 2019

August Fane Klurgama

1 HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 166 JFK BLVD, PHILA (c) County Suite Sheriff, Telegosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NO EXPIRATION

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) Served: Personally Adult In Charge Posted Primary Address: BERWICK, PA 18603 Relation:  Phone: DOB: Relation:  Alternate Address: Phone: Deputy: 6 Mileage:  Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts:	
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: BERWICK, PA 18603  Phone: DOB: Relation:  Alternate Address:  Phone: Deputy: 6 Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLE Phone: 215-563-7000	(PO
Category: Real Estate Sale - Posting - Sale Bill  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: BERWICK, PA 18603  Phone: DOB: Relation:  Alternate Address: Phone: Deputy: Mileage:  Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLE Phone: 215-563-7000	POSTING)
Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM SHERIFF'S SALE BILL  Serve To: Final Service:  Name: (POSTING) Served: Personally · Adult In Charge · Posted · Adult In Charge:  Primary Address: BERWICK, PA 18603 Charge:  Phone: DOB: Relation:  Alternate Address:  Phone: Date: 12/2/19 Time: 12  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000	<u>.</u> [6
Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM SHERIFF'S SALE BILL  Serve To: Final Service:  Name: (POSTING) Served: Personally Adult In Charge Posted  Primary 137 VALLEY ROAD Adult In Charge: BERWICK, PA 18603 Relation:  Phone: DOB: Relation:  Alternate Address: Phone: Date: 12/2/19 Time: 12  Phone: Deputy: 6 Mileage:  Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000	The second second
Name: (POSTING)  Primary 137 VALLEY ROAD Adult In Charge: Posted  Phone: DOB: Relation:  Alternate Address:  Phone: Deputy: 6 Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000	1
Primary Address: BERWICK, PA 18603  Phone: DOB: Relation:  Alternate Address: Date: 12/2/19 Time: 12  Phone: Deputy: 6 Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000	2017CV1254
Alternate Address:  Phone:  Date:  2/2/ 9 Time:  2  Deputy: 6 Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000	V1254
Address:  Phone:  Deputy:  Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF  Phone: 215-563-7000	
Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000	13/ 4
Service Attempts:	FLEY XO
Date:	VALLEY ROAD, BERWICK, TA TO
Service Attempt Notes:  1.	
2.	
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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 RLOOMSBURG, COLUMBIA COUNTY

TOWN OF BLOOMSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4, 2020.

Affirmed and subscribed to before me this

AOTH day of O

10TH day of

**OCTOBER** 

2019

Sarah Jane Klingaman

"HALLINAN DIAMOND'S JONES ILLE ONE PENNACENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

**NOTARY** 

(c) CountySuite Sheriff, Teleosoft, Inc.

### WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

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

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-1254

ANY - ED - 114

COLUMBIA COUNTY

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 - 10

PH # 1009573

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

U.S. Bank National Association, as Trustee, for Residential Asset

Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through

VS.

Certificates, Series 2006-Efc2

: COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff : NO.: 2017-CV-1254

: 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.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	NATIONAL ASSOCIATION  ARLES G (et al.)		<b>Case Number</b> 2017CV1254
	SERVICE CO	OVER SHE	EET
Service De	The second section of		Zone:
e hydrather designated	Real Estate Sale - Sale Notice	enante anno Sale Mille Angles II (Me. Sagar IS) e e in tra a discolar	Zone:
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 R	RIGHTS Syche Rd Bradford Pa 16701
Serve Tö:	IODIE VOUE	Final Servi Served:	Personally · Adult in Charge · Posted Other
Name: Primary	JODIE YOHE  137 VALLEY ROAD  BERWICK, PA 18603  AND BERWICK, PA 18603	Adult in	Clocking / Addit in Oracigo
Address:	BERWICK, PA 18603	Charge:	
Phone:	DOB:	Relation:	: Moved
Alternate	876 MIFFLIN NESCOPECK HWY NESCOPECK, PA 18635	Date:	<b>Q</b>   /4/19 Time: 9:49
Address:	NESCOPECK, PA 18635		gramma managari managari na
Phone:		Deputy:	( Mileage:
Attorney /	Originator:		6 Mileage:
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	
Service At	tempts:		발생회약사이 11 전체 11 11 기계
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### WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 a	na Kuie 325	0/
U.S. Bank National Association, as Trustee, for Residential Asset		COURT OF COMMON PLEAS
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through		CIVIL DIVISION
Certificates, Series 2006-Efc2		NO.: 2017-CV-1254
v.		2019 - ED-114
Charles G. Yohe		COLUMBIA COUNTY
Jodie Yohe		
C LI CD 1 :		

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

PH # 1009573

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

(Clerk) Office of the Prothy Support, Common Pleas Court

U.S. Bank National Association, as Trustee, for Residential Asset

vs.

Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through

Certificates, Series 2006-Efc2

: COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff : NO.: 2017-CV-1254

**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 <u>215-563-7000</u>.
- 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

٧.

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 nine0hundred 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

COLUMBIA COUNTY PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR PH # 1009573 🗚 RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES. SERIES 2006-EFC2 SERVICE TEAM/ spl DEFENDANT COURT NO.: 2017-CV-1254 CHARLES G. YOHE JODIE YOHE TYPE OF ACTION SERVE CHARLES G. YOHE AT: XX Notice of Sheriff's Sale 137 VALLEY ROAD SALE DATE: January 29, 2020 BERWICK, PA 18603-5825 Previous Successful Service Served and made known to CHARLES G. YOHE, Defendant on the 7 day of OCT 20/9, at 1://, o'clock M. at 13 7 VALLEY RD, in the manner described below: XX 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' 6 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: 10-17-2019 TITLE: PROCESS SERVER NOT SERVED On the \_\_\_\_day of \_\_\_\_\_, 20\_\_, at \_\_\_\_o'clock \_. M., I, \_\_\_\_\_, a conjectent adult hereby state that Defendant NOT FOUND because: Vacant Does Not Exist Moved Does Not Reside (Not Vacant)

No Answer on at at

Service Refused Red Tag Door Deceased Defendant Unknown

Cluster Mail Box Can't Gain Access Comments: | 0 | 11 | 6 | 10 | 0 I understand that this statement is made subject to the penalties of 18 Pa C.S. Sec 4904 relating to unsworm falsification to authorities. BY: \_\_\_\_\_\_\_

PRINTED NAME:

#### AFFIDAVIT OF SERVICE

PLAINTIFF COLUMBIA COUNTY U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., PH # 1009573 MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2 DEFENDANT SERVICE TEAM/ spl CHARLES G. YOHE COURT NO.: 2017-CV-1254 JODIE YOHE TYPE OF ACTION SERVE JODIE YOHE AT: 137 VALLEY ROAD XX Notice of Sheriff's Sale BERWICK, PA 18603-5825 SALE DATE: January 29, 2020 \*\*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\*\* Served and made known to IODIE YOHE. Defendant on the 17 day of OCT . 2019, at 111, o'clock 1 M., at 137 VALLEY BOAD, in the manner described below:

Descendant personally served. XX Adult family member with whom Defendant(s) reside(s). Relationship is 14USBAND \_\_\_ 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. V. 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: <u>10-17-2019</u> TITLE: PROCESS SERVER NOT SERVED state that Defendant NOT FOUND because: \_\_ Does Not Reside (Not Vacant) \_\_ 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.

PRINTED NAME:

BY:\_\_\_\_\_

### 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

FROTHONO TAR 1

2019 OCT 23 A II: 42

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

: Civil Division

CLERK OF COURTS COUNTY OF COLUM

Plaintiff

COLUMBIA County

Court of Common Pleas

: No.: 2017-CV-1254 No.: 2019-ED-114

VS.

CHARLES G. YOHE JODIE YOHE

Defendants

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	(\$108.94)

TOTAL \$117,284.15

Plus interest at six percent per annum.

Palejul Rite

TAT

J.

# PRESS - ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toli Free: 888-231-9767 ext 1299

> Fax: (570) 784-6152 Proof of Ad 10/10/19

Ad ID:

1180822

Description:

**CHARLES AND JODIE** 

YOHE SALE

Run Dates:

01/08/20 to 01/22/20

Class:

Agate Lines: Blind Box: 225

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

**PO BOX 380** Address:

**BLOOMSBURG, PA 17815** 

Telephone: (570) 389-5622

Total Ad Cost Amount Paid

\$1,465.25

\$0.00

**Publication** Press Enterprise

Start Stop 01/08/2001/22/20 **Inserts** Cost

\$1,465.25

#### SHERIFF'S SALE

By Virtue of a Whit 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 Courthause in the Town of Bloomshurg, County of Columbia, Constraint-collect

#### 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 the in the Sheriff's Office no later than thiny (30) days after the date of the sale of any property soch hereunder, and distribution of the process will be made in accordance with the schedule ben (10) days after said filing, unless exceptions are filed with the Sheelf's Office prior thereto.

with the Sheatifs Office prior thereto.

ALL THAT CERTAIN place, pured, or treat of land stacks in the Township of Brian Creak, County of Columbia, Commonweath of Hannaylvania, bounded and described as follows, to with LIGANINING it an incompanion of Hannaylvania, bounded and described as follows, to with LIGANINING it an incompanion of the parcel hereinather described. If ILMAL along lands now or bits of Stering Stasser and Pandolf Staves, can't explore eight (PMAL) along lands now or bits of Stering Stasser and Pandolf Staves, can't explore eight eight now of late of Andrew Light (PMS) seconds West translated minety and ten one-frandredths (200 St)eet to an iron pinset in a corner, THENCE along lands now along the Andrew Lighten And Centrale Keylong, list (PM) focults on training transparent like Scatthywsterly comer of Braish move has of Cert Rivella and Vohrs J. Kreiter, THENCE along the same North eighty-cight (188) degrees twenty are minutes (26) how (b) seconds Last two humbred masters in an end and eight one-hundredths (299 StB) feet to an iron part for a set for a corner. If 18 ACL, John seriously plands of Letty A. Hichards, South two (b) degrees twenty as (20) minutes the ry-file error on monitor plands of Letty A. Hichards, South two (b) degrees twenty as (20) minutes the ry-file error on monitor plands of Letty A. Hichards, South two (b) degrees twenty as (20) minutes the ry-file error on minutes (b) and the second of the second of the control of the con

cd 09/28/2006, Instrument No. 2006 10230. Tax Purcel: 07-04-010-01000

PROPERTY ADDRESS: 137 VALLEY ROAD, BERVVICK, PA 18603 URI / TAX PAROLL NUMBER: 07 04 010 01,000

Servid and token into execution to be sold as the property of CHARLES CYCHE, JODE YORF in an at U.S. RANK (MATIONAL ASSOCIATION).

TERMS OF SALE MINIMATINAL PROMERTY AT TIME OF SALE THE greater of ten (10th) process of U.S. RANK (MATIONAL ASSOCIATION).

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Attorney for the Plaintif.
PHELAN HALLINAN DIAMOND 6 JONES LIP
PHILADELPHIA PA 215-563-7000

TIMOTHY T. CHAMBER AIN, Skellif
PHILADELPHIA PA 215-563-7000

COLLIMBIA COUNTY, Parinsylvanio

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	NATIONAL ASSOCIATION				Number CV1254	
YOHE, CH	ARLES G (et al.)		-	2011		~
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Primary Address:	137 VALLEY ROAD BERWICK, PA 18603	Adult In Charge:	Charles	Yohe ?	5r.	2017CV1254
Phone:	DOB:	Relation:	304			
Alternate Address:	876 MIFFLIN NESCOPECK HWY NESCOPECK, PA 18635	Date:	10/10/19	Time:	9-50	_
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Attorney /	Originator:			e de la seconda		É
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NATIONAL ASSOCIATION  ARLES G (et al.)		:		Number CV1254
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Phone:	DOB:	Relation:	Lives	there	
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Attorney /	Originator:				
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CUPANT

017CV1254

137 VALLEY ROAD, BERWICK, PA 18603

NO EXPIRAT

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	( NATIONAL ASSOCIATION ARLES G (et al.)				Number CV1254
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hone:	DOB:	Relation:	Receptic	11	
lternate ddress:	106 MARKET STREET BERWICK, PA 18603	Date:	10/10/19	Time:	10:06
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	K NATIONAL ASSOCIATION HARLES G (et al.)				Number 7CV1254	
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Name:	Joan M. Rothery	Served:	Personally · Ad	ult In Charge	Posted Other	) CV1
Primary Address:	122 Twin Church Road Berwick, PA 18603	Adult In Charge:		· A. A.V APT WETHING	## - 28 · 1 · 1 · 1 · 1 · 1 · 1 · 1 · 1 · 1 ·	254
Phone:	570-759-2118 <b>DOB:</b>	Relation:	No long	er tax	Collector	:
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	NATIONAL ASSOCIATION				Number CV1254
YOHE, CH	ARLES G (et al.)		<u> </u> 		
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Category:	Real Estate Sale - Sale Notice		and the second section of the second section secti	Zone:	114
Manner:	< Not Specified >	Expires:		Warrant:	3
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To:		Final Servi	/		
Name:	Domestic Relations Office of Columbia Cοι	Served:	Personally ·	duit In Charge	Posted Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Miche	elle (	Sountos
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Cler	<u>X</u>	
Alternate Address:		Date:	10/8/19	Time:	10:34
Phone:		Deputy:	P	Mileage:	Manage Million and Colored
Attorney /	Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	may kan an ama a mana mana a mana	
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Date:	SAMPLE TO THE PROPERTY OF THE STATE OF THE S				
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DOMESTIC RELATIONS OF 2017CV1254 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Sale Notice Zone:          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: Final Service:  Name: Columbia County Tax Office Served: Personally Adult In Charge: Posted · Other Primary Address: Bloomsburg, PA 17815  Phone: 570-389-5649 DOB: Relation: Adult In Charge: Posted · Other Primary Address: Phone: 570-389-5649 DOB: Relation: Adult In Charge: Posted · Other Primary Address: Phone: 570-389-5649 DOB: Relation: Adult In Charge: Posted · Other Primary Address: Phone: 570-389-5649 DOB: Relation: Posted · Other Primary Address: Phone: Po	vs.	NATIONAL ASSOCIATION  ARLES G (et al.)				Number CV1254
Category: Real Estate Sale - Sale Notice		SERVICE C	OVER SH	EET	r manggar Langgar	
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: Final Service:  Name: Columbia County Tax Office Served: Personally Adult In Charge: Posted: Oth Primary Address: Bloomsburg, PA 17815 Adult In Charge: Debot Mileage:  Phone: 570-389-5649 DOB: Relation: Debot Mileage:  Atternate Address: Phone: Deputy: Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts: Deputy: Service Attempt Notes:  1. 2. 3.		THE CONTROL OF THE CO	el Deservita (1995) in del Del Stevenski (1995) in del Servita (19	A CONTRACTOR OF THE CONTRACTOR	Zone:	114
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Name: Columbia County Tax Office  Primary PO Box 380		SALE DATE & TIME: 01/29/2020 AT 9:00 AM	de de la company	RIGHTS		
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Attorney / Originator: Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts: Date:			Date:	10/8/19	Time:	10.23
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### WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183	and Rule 325	57
U.S. Bank National Association, as Trustee, for Residential Asset		COURT OF COMMON PLEAS
Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through		CIVIL DIVISION
Certificates, Series 2006-Efc2	>	NO.: 2017-CV-1254
$\mathbf{v}$ .		9019-ED-114
Charles G. Yohe Jodie Yohe		COLUMBIA COUNTY
Commonwealth of Pennsylvania:		
County of Columbia		
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVAN	NIA:	
To satisfy the judgment, interest and costs in the above following property (specifically described property below):	ve matter you	are directed to levy upon and sell the
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 \$ \$
	Profile	Office of the Prothy Support, Common Pleas Court on Sev. Courts
Dated 10 - 14	My Com.	Ex. 1st Monday in 2020

PH # 1009573

#### **TIMOTHY T. CHAMBERLAIN**



### **SHERIFF OF COLUMBIA COUNTY**

PHONE (570) 389-5622

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625

and Case No. 1254 CV 20 2017

24 HOUR PHONE (570) 784-6300

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					

ED 20 19

Dear Sir / Madam:

Case No: 14

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, EEC.2

CERTIFICATES, SERIES 2006-EFC2

**PLAINTIFF** 

V.

: COURT OF COMMON PLEAS :

: CIVIL DIVISION

CASE NO. 2017-CV-1254

:

:

**COLUMBIA COUNTY** 

CHARLES G. YOHE JODIE YOHE DEFENDANT(S)

### **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.

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

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 DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675

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 FEDERAL BUILDING HARRISBURG, PA 17108-1754

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:

Rv.

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	CIVIL DIVISION
Certificates, Series 2006-Efc2	NO COLE CIVITATI
	NO.: 2017-CV-1254
v.	9013 - ED - 114
Charles G. Yohe	COLUMBIA COUNTY
Jodie Yohe Commonwealth of Pennsylvania:	
Commonwealth of Tempsylvania.	
County of Columbia	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVAN	NIA:
To satisfy the judgment, interest and costs in the above following property (specifically described property below):	ve matter you are directed to levy upon and sell the
PREMISES: 137 Valley Road, Berwick, PA 18603-5825 (See Legal Description attached)	
Amount Due	\$103,055.62
Interest from 10/02/2019 at \$16.94 per diem	\$
Costs to be added	\$
	(Clerk) Office of the Prothy Support, Common Pleas Court Poof Golymbia County, Penna
Dated 10 - 1 - 19	Profile Clerk of Sev. Courts
(SEAL)	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

Plaintiff : NO.: 2017-CV-1254

2019 - ED-114

: COLUMBIA County

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 om 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 <u>215-563-7000</u>.
- 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 <u>215-563-7000</u>.
- 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 nine0hundred 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# 2019 ED 114

DATE RECEIVED /	0=1=19			
DOCKET AND INDEX	2017 CV 125	<i>-</i> 4		
		,		
CHECK FOR P	ROPER INFO.			
WRIT OF EXECUTION	X			
COPY OF DESCRIPTION	<u>X</u>			
WHEREABOUTS OF LKA	<u>X</u>			
NON-MILITARY AFFIDAY	VIT <u>X</u>			
NOTICES OF SHERIFF SA	LE X			
WAIVER OF WATCHMAN	1 · 🛣			
AFFIDAVIT OF LIENS LIS	ST X			
CHECK FOR \$1,350.00 OR		CK# <u>001777</u> 102		
**IF ANY OF ABOVE IS MISSING DO NÓT PROCEED**				
	to 20	22 TIME 91 W		
SALE DATE	Jan. 27	<u>20</u> TIME 9:00		
POSTING DATE	A DED 1ST MEEK			
ADV. DATES FOR NEWS!	- NID	Jan. 8		
	2 <sup>ND</sup> WEEK 3 <sup>RD</sup> WEEK	Jan. 15		
	5 WEEK	Jan, aa		

#### **LEGAL DESCRIPTION**

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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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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 failts 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 conneciton 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				ype or print legibly, insuring	
			ty of all copies. Do not detach any copies.		
Plaintiff		Expiratio	n date No.: 2017-CV-1254		
U.S. Bank National Association, as Trustee, for Residential Asset Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 20		ducts,	140 2017-C V-1234		
Defendant Charles G. Yohe			Type or Writ of Con EXECUTION/N	nplaint NOTICE OF SALE	
Jodie Yohe				· · · · · · · · · · · · · · · · · · ·	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESC	RIPTION OF	PROPERTY TO BE LEV	VIED, ATTACHED OR SALE.	
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 137 Valley Road	Zip Code)				
Berwick, PA 18603-5825					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	'IN EXPEDITING	3 SERVICE	l.		
DI LACE BOST THE DDEMICES WITH THE CHEDIEE'S H	ANDRILLO	PCALE			
PLEASE POST THE PREMISES WITH THE SHERIFF'S H.  NOW, 20, I, Sheriff of COLUMBIA County	ANDBILL OI . PA do herehy de	SALE.	Sheriff of	•	
County, to execute the within and make return thereof according to law.	,				
	Sheriff of G	COLUMBIA	A County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	f whomever is for	ind in posse	ssion, after notifying p	erson of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plai	mttt	Telephon	e Number	Date	
ADDRESS: One Penn Center of Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	fendant vard, Suite 1400	(215)56	3-7000		
SPACE BELOW FOR USE OF SHERIF	FONLY—	DO NO	T WRITE BELO	OW THIS LINE	
PLAINTIFF			Court Number		
RETURNED:					
AFFIRMED and subscribed to before me this day	SO ANSWERS			Date	
	Signature of De	p. Sheriff			
of20	Signature of She	eriff		Date	
	Sheriff of				

### SHERIFF'S DEPARTMENT

	I D DLI II			
SHERIFF SERVICE				pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF	RETURN	readability	of all copies. Do	not detach any copies.
		Expiration	n date	
Plaintiff			No.: 2017-CV-1254	
U.S. Bank National Association, as Trustee, for Residential A	sset Mortgage Pr	oducts		
Inc., Mortgage Asset-Backed Pass-Through Certificates, Seri		oducis,		
inc., wortgage Asset-Dacked 1 ass-1 mough Certificates, Bell	C3 2000-E102			
Defendant			Type or Writ of Comp	olaint
Charles G. Yohe			EXECUTION/NO	OTICE OF SALE
Jodie Yohe				
SERVE  NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.  CHARLES G. YOHE  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., St.		SCRIPTION OF	PROPERTY TO BE LEVI	ED. ATTACHED OR SALE.
137 Valley Road				
Berwick, PA 18603-5825				
			<del></del>	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL A	SSIST IN EXPEDITII	NG SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW,, 20, I, Sheriff of COLUMBIA (	County, PA do hereby	deputize the S	Sheriff of	
County, to execute the within and make return thereof according to law.				
	Sheriff o	f COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. Was property under within writ may leave same without a watchman, in cus attachment without liability on the part of such deputy or sheriff to any sheriff's sale thereof.	tody of whomever is f	ound in posses	sion, after notifying pe	rson of levy or
Signature of Attorney or other Originator requesting service on behalf of X	X Plaintiff	Telephone	Number	Date
ADDRESS: One Penn Center at Syberban Satisfit, 1617 John F. Kennedy	Defendant			
Philadelphia, PA 19103-1814	DIEE ONE V	DO NOT	א זקופו קוימו פועטי	ANY ORTHOCK TARE
SPACE BELOW FOR USE OF SHE	KIFF ONLY —	יוטא טע -		WITHSLINE
PLAINTIFF			Court Number	
			* 1000	
RETURNED:				
AFFIRMED and subscribed to before me this da	y SO ANSWER	S		Date
	Signature of I			
of20				
	Signature of S	heriff		Date
	1			
1	i			
	Sheriff of			

### SHERIFF'S DEPARTMENT

	AKIME		
SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.		
PROCESS RECEIPT and AFFIDAVIT OF RETURN	Expiration		
Plaintiff	LAphano	No.: 2017-CV-1254	·
U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Efc2	Products,		
Defendant Charles G. Yohe Jodie Yohe		Type or Writ of Comple EXECUTION/NO	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR JODIE YOHE	DESCRIPTION OF	PROPERTY TO BE LEVIE	D. ATTACHED OR SALE.
AT 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 EXPEL	ITING SERVICE		
SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW	reby deputize the	Sheriff of	
Sher	iff of COLUMBI	A County, Penna.	
		1 1001	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATC property under within writ may leave same without a watchman, in custody of whomeve attachment without liability on the part of such deputy or sheriff to any plaintiff herein for sheriff's sale thereof.	r is found in posse	ssion, after notifying pers	on of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephor	e Number	Date
Defendant	1		
ADDRESS: One Penn Center at Suburpar Station, 1617 John F. Kennedy Boulevard, Suite Philadelphia, PA 19103-1814	l	63-7000	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONLY	l	T WRITE BELOV	W THIS LINE
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Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONLY  PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this	WERS of Dep. Sheriff	T WRITE BELOV	Date

### SHERIFF'S RETURN

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Plaintiff

No.: 2017-CV-1254

vs.

Charles G. Yohe Jodie Yohe

**ISSUED** 

	Defendants		
NOW,	20 I,	 High	Sheriff of Columbia County, Pennsylvania, do
			nia, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.			
Defendants alleged address is			
		Sh	eriff, Columbia County, Pennsylvania
		Ву	
	A PRIDA VIT	OF SERVICE	Deputy Sheriff
Now,			m., served the within
<u></u>			by handing to
			d correct copy of the original Notice of
Sale and made known to			
Sale and made known to		the come	ins moreon.
Sworn and Subscribed before me		So Answers,	
this			
day of	20	<del></del>	
		BY:	
Notary Public			Sheriff
		20, So	ee return endorsed hereon by Sheriff of
			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

٧.

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 nine0hundred 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

Charles G. Yohe Jodie Yohe

v.

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

vs.

: NO.: 2017-CV-1254

:

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 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** 

No.: 2017-CV-1254

**COLUMBIA COUNTY** 

Plaintiff

CHARLES G. YOHE

v.

JODIE YOHE

215-563-7000

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

Ву:

Kenya Bafes, Esq., Id. No.203664

Attorney for Plaintiff

Columbia County Columbia County Sheriff 35 West Main Street PO Box 380

Bloomsburg PA 17815



JODIE YOHE **5 YOHE ROAD** 

BRADFORD

PA 16701

#### Document Receipt

Trans#

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COMMONWEALTH OF PA

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DEPARTMENT 281230

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Daar	impont.	Receipt

Trans # 17188 Carrier / service: USPS Server First-Class Mail® 10/4/2019 12:00:00 AM

Ship to:

JODIE YOHE

5 YOHE ROAD

Tracking #:

71901140006000167588

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BRADFORD

PA 16701

Page 1 of 1 Print Your Documents

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UNITED STATES OF AMERICA UNITED STATES ATTY FOR MIDDLE

DIST OF PA

HARRISBURG FEDERAL BUILDING &

COURTHOUSE

228 WALNUT STREET

SUITE 220

HARRISBURG PA 17108

71901140006000167625 Tracking #:

2019ED114 Doc Ref#: Postage 5.6000

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### Document Receipt

Trans # 17191 Car

Carrier / service: USPS Server

First-Class Mail®

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INHERITANCE TAX OFFICE

COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

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71901140006000167618

SUITE # 204

Doc Ref #: Postage 2019ED114

5.6000

PHILADELPHIA PA 19107

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

TD Bank, NA 3-180/360

001777102

DATE 9/27/2019

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

AMOUNT \*\*\*\$1,350.00

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

#888865 \$1888 \$188

TO THE ORDER OF

Sheriff of Columbia County
35 W Main Street Bloomsburg, PA 17815

AUTHORIZED SIGNATURE