

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

PA HOUSING FINANCE AGENCY      VS. WILLIAM ASBURY

NO. 57-2021 ED

NO. 616-2016 JD

DATE/TIME OF SALE: JANUARY 26, 2022 AT 9:00 AM

BID PRICE (INCLUDES COST)      \$ 110666.60 (2872.25)

POUNDAGE - 2% OF BID      \$ 2200.00

TRANSFER TAX - 2% OF FAIR MKT      \$ —

MISC. COSTS      \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE      \$ 5322.25

PURCHASER(S): PHFA (Leon P Haller) esq

ADDRESS: 1719 N. Front St

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

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

TOTAL DUE:      \$ 5322.25

LESS DEPOSIT:      \$ 1350.00

DOWN PAYMENT:      \$ —

TOTAL DUE IN 8 DAYS      \$ 3972.25

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
PENNSYLVANIA HOUSING FINANCE  
AGENCY  
U.S. BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
WILLIAM ASBURY

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

**Sheriff's Sale Date:** Wednesday, January 26, 2022

**Writ of Execution No. :** 2016CV616

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

**Location of the real estate:** 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,755.50
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Continued or Cancelled Sale	\$10.00
Service	\$225.00
Service Mileage	\$30.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$270.00

Postponed to: 1/26/2022

**Total Sheriff Costs** **\$2,799.50**

## Distribution Costs

Recording Fees \$72.75

**Total Distribution Costs** **\$72.75**

**Grand Total:** **\$2,872.25**

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

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 255179	Invoice Date: 04/27/2022 4:06:24 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	202204055	LOCUST TOWNSHIP
	Grantor - ASBURY, WILLIAM		04/27/22 4:06:25 PM	
	Grantee - PENNSYLVANIA HOUSING FINANCE AGENCY			
	Consideration - \$5,322.25			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	<b>TOTAL CHARGES</b>	\$72.75		
	<b>PAYMENTS</b>			
	CHECK: 9103 - SHERIFF	\$72.75		
	<b>TOTAL PAYMENTS</b>	\$72.75		
	<b>AMOUNT DUE</b>	\$72.75		
	PAYMENT ON INVOICE	(\$72.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

1830019105

**RECORDER'S USE ONLY**

**REV-183**

BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**

Date of Acceptance of Document  
01/26/2022

Grantor(s)/Lessor(s)  
Sheriff of Columbia County

Telephone Number  
(570) 389-5622

Grantee(s)/Lessee(s)  
Pennsylvania Housing Finance Agency (717) 234-4178

Mailing Address  
35 W. Main Street

Mailing Address  
211 North Front Street

City  
Bloomsburg

State  
PA

ZIP Code  
17815

City  
Harrisburg

State  
PA

ZIP Code  
17101

**SECTION II REAL ESTATE LOCATION**

Street Address  
104 Ringtown Mountain Road

City, Township, Borough  
Locust Township

County  
COLUMBIA COUNTY

School District  
Southern Columbia SD

Tax Parcel Number  
20-02-023-01

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration  
110,000.00

2. Other Consideration  
+ 0.00

3. Total Consideration  
= 110,000.00

4. County Assessed Value  
27,790.00

5. Common Level Ratio Factor  
x 5.18

6. Computed Value  
= 143,952.20

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed  
\$ 143,952.20

1b. Percentage of Grantor's Interest in Real Estate  
100 %

1c. Percentage of Grantor's Interest Conveyed  
100 %

**2. Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name  
Leon P. Haller, Esquire

Telephone Number  
(717) 234-4178

Mailing Address  
1719 North Front Street

City  
Harrisburg

State  
PA

ZIP Code  
17102

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date  
02/01/2022

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

LAW OFFICES

*Purcell, Krug & Haller*

1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
TELEPHONE (717) 234-4178  
FAX (717) 234-7512

LEON P. HALLER  
JOHN W. PURCELL JR.  
JILL M. WINEKA

Howard B. Krug  
(Retired)

John W. Purcell  
(1924-2009)

February 2, 2022

OFFICE OF THE SHERIFF  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Re: PENNSYLVANIA HOUSING FINANCE AGENCY vs.  
WILLIAM L. ASBURY  
No. 2016-CV-0000616-MF

Dear Sheriff:

Enclosed please find our check in the amount of \$3,972.25 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded. KINDLY MARK THE WRIT WITHDRAWN.

THE GRANTEE SHOULD BE:

PENNSYLVANIA HOUSING FINANCE AGENCY  
211 NORTH FRONT STREET  
HARRISBURG, PA 17101

Please have the Recorder return the RECORDED DEED to me in the enclosed envelope, along with the recording receipt. A self-addressed envelope is enclosed for the recorder to return the original deed when it is available.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,

*Leon P. Haller*

Leon P. Haller

LPH/tq  
Enclosure

# SHERIFF'S SALE COST SHEET

57-21  
616-2016 CV

VS. \_\_\_\_\_

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>30.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>499.00</u> <del>2005.50</del>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1755.50</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>2005.50</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>270.00</u>	
MISC.	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2862.25

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 9/17/21, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

Portfolio Recovery Associates, LLC  
Robert Polas, In House Counsel  
120 Corporate Blvd  
Norfolk, VA 23502

Portfolio Recovery Associates LLC  
c/o: Blatt Hasenmiller Leibsker & Moore  
1835 Market Street, Suite 501  
Philadelphia, PA 19103

Columbia County Housing Authority  
700 Saw Mill Road  
Bloomsburg, PA 17815

Liberty Bail Bonds Inc  
Seneca Insurance Co., Inc  
1139 Penn Avenue  
Pittsburgh, PA 15222

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

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

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

Columbia County Domestic Relations  
11 W. Main Street  
Bloomsburg, PA 17815

TENANT/OCCUPANT  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

John Robert Caffese, Esquire  
Caffese Law Firm, LLC  
803 Main Street  
Stroudsburg, PA 18360-1601

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



PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

IN MORTGAGE FORECLOSURE


**SUPPLEMENTAL**  
**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10/26/21, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

REBECCA VAUGHTER  
4740 FRANCES STREET  
MILTON, FL 32571

WILLIAM ASBURY, JR  
775 MAPLE STREET, APT 2  
BLOOMSBURG, PA 17815

UNKNOWN HEIRS OF WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

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

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

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Robert Polas, In House Counsel  
120 Corporate Blvd  
Norfolk, VA 23502

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700 Saw Mill Road  
Bloomsburg, PA 17815

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1139 Penn Avenue  
Pittsburgh, PA 15222

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

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

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

Columbia County Domestic Relations  
11 W. Main Street  
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CATAWISSA, PA 17820

John Robert Caffese, Esquire  
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803 Main Street  
Stroudsburg, PA 18360-1601

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

LAW OFFICES

*Purcell, Krug & Haller*

1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
TELEPHONE (717) 234-4178  
FAX (717) 234-1206

HERSHEY  
(717)533-3836

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

WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
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CATAWISSA, PA 17820

John Robert Caffese, Esquire  
Caffese Law Firm, LLC  
803 Main Street  
Stroudsburg, PA 18360-1601

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

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

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

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

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: Wednesday, November 10, 2021

TIME: 9:00 a.m., prevailing local time

LOCATION: Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820**

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

**No. 2016-CV-0000616-MF**

**JUDGMENT AMOUNT \$84,201.18**

**THE NAMES OF THE OWNERS OR REPUTED OWNERS** of this property is:

**WILLIAM L. ASBURY**

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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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



ALL THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT 1: BEGINNING at an iron pin corner in the Southerly line of the State Highway leading from Numidia to Newlin at the Northwest corner of land now or formerly of Oliver R. Fink, et ux; running THENCE along the Westerly line of said Fink, South 6 degrees West, 150 feet to an iron pin corner in line of other lands of Charles M. Rarig, Sr. and Leah M. Rarig; thence along the line of land of said Rarigs, North 85 degrees West, 224 feet to an iron pin corner in the Easterly line of a Public Township Road; thence along the Easterly line of said Public Township Road, North 12 degrees 20 minutes East, 151 feet to an iron spike corner in the Southerly line of the aforesaid State Highway; thence along the Southerly line of said State Highway, South 85 degrees East, 207.5 feet to an iron pin corner, the place of BEGINNING, and CONTAINING .74 acres according to a survey and draft made on May 28, 1965 by Howard Fetterolf, R.E.

TRACT 2: BEGINNING at an iron pin corner in the Easterly line of the right-of-way of the public highway leading from Numidia to Newlin and at the Southwesterly corner of land now of Kenneth E. Mowery and wife, and running THENCE along the Easterly line of the right-of-way of the aforesaid State Highway, South 12 degrees 35 minutes, East 33 feet to an iron pin corner set at the Northwesterly corner of land now or formerly of Kenneth Beltz and wife; running THENCE along the Northerly line of land of said Beltz, South 84 degrees 45 minutes East, 200 feet to an iron pin corner set in the Westerly line of other land now or formerly of Charles M. Rarig, Sr., and wife; running THENCE along the Westerly line of other land of said Rarig, North 12 degrees 35 minutes East, 33 feet to an iron pin corner set in the Southerly line of other land now or formerly of Kenneth E. Mowery and wife; THENCE along the Southerly line of other land of said Mowery, North 84 degrees 45 minutes West, 200 feet to an iron pin corner, and the place of BEGINNING, and CONTAINING 0.15 acres of land according to a survey and draft made by Howard Fetterolf, R.E. on September 11, 1967.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820.

PARCEL ID: 20-02-023-01.

BEING the same premises which Jacqueline M. Rarig nka Jacqueline M. Hinckley and James L. Hinckley, Jr, by deed dated October 24, 2008 and recorded October 28, 2008 to Columbia County Instrument No. 2008-11166, granted and conveyed unto William L. Asbury.

UNDER AND SUBJECT to and together with grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF WILLIAM L. ASBURY UNDER COLUMBIA COUNTY JUDGMENT NO. 2016-CV-616.

PENNSYLVANIA HOUSING FINANCE AGENCY v. WILLIAM L. ASBURY  
Columbia County Sale 11-10-2021

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

Received from:

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

Postage:

Postmark:

One piece of ordinary mail addressed to:  
WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

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

Received from:

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

Postage:

Postmark:

One piece of ordinary mail addressed to:  
Portfolio Recovery Associates, LLC  
Robert Polas, In House Counsel  
120 Corporate Blvd  
Norfolk, VA 23502

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

Received from:

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

Postage:

Postmark:

One piece of ordinary mail addressed to:  
Portfolio Recovery Associates LLC  
c/o: Blatt Hasenmiller Leisker & Moore  
1835 Market Street, Suite 501  
Philadelphia, PA 19103



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

Received from:

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

Postage:

Postmark:

One piece of ordinary mail addressed to:  
Columbia County Housing Authority  
700 Saw Mill Road  
Bloomsburg, PA 17815

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

Received from:

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

Postage:

Postmark:

One piece of ordinary mail addressed to:  
Liberty Bail Bonds Inc  
Seneca Insurance Co., Inc  
1139 Penn Avenue  
Pittsburgh, PA 15222

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

Received from:

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

Postage:

Postmark:

One piece of ordinary mail addressed to:  
PA Department of Revenue  
Bureau of Compliance  
Attn: Lori Adams  
PO Box 281230  
Harrisburg, PA 17128-1230



SEP 17 2021  
U.S. POSTAGE PITNEY BOWES  
ZIP 17102 \$001.41<sup>0</sup>  
02 4W  
0000375440 SEP 17 2021

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark: SEP 17 2021

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark: SEP 17 2021

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Columbia County Domestic Relations  
11 W. Main Street  
Bloomsburg, PA 17815

Postmark:



U.S. POSTAGE  
ZIP 17102 \$001.41<sup>0</sup>  
02 4W  
0000375440 SEP. 17 2021

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:  
TENANT/OCCUPANT  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

Postmark:

SEP 17 2021

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

Received from:

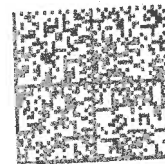
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
John Robert Caffese, Esquire  
Caffese Law Firm, LLC  
803 Main Street  
Stroudsburg, PA 18360-1601

Postmark:

SEP 17 2021



U.S. POSTAGE PITYEY BOWES

ZIP 17102 \$ 003.30<sup>0</sup>  
02 4W  
0000375440 SEP 17 2021

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

USPS® ARTICLE NUMBER

9414 7266 9904 2160 4713 36

Certified Mail Fee	\$	3.75
Return Receipt (Hardcopy)	\$	3.05
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.53
Total Postage and Fees	\$	7.33



**Sent to:** WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820


Reference Information

MSH NOS 11/10/2021

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.

Submitted by: Plaintiff

Signature: 

Name: Leon P. Haller, Esquire

Attorney No. (if applicable): 15700

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

IN MORTGAGE FORECLOSURE

SUPPLEMENTAL  
RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10/26/21, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

REBECCA VAUGHTER  
4740 FRANCES STREET  
MILTON, FL 32571

WILLIAM ASBURY, JR  
775 MAPLE STREET, APT 2  
BLOOMSBURG, PA 17815

UNKNOWN HEIRS OF WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

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



Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
717.234.4178  
mtg@pkh.com

FILED  
PROTHONOTARY

2021 OCT 20 P 12:17

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

Plaintiff

vs.

WILLIAM L. ASBURY

Defendant

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

NO.2016-CV-000916-MF

**ORDER FOR SERVICE OF NOTICE OF SALE UPON THE  
KNOWN AND UNKNOWN HEIRS OF WILLIAM L. ASBURY**

AND NOW, to wit, this 20<sup>th</sup> day of Oct., 2021, upon consideration of the within Motion and Affidavit, it is appearing that a good faith investigation and effort to locate the known and unknown heirs of William L. Asbury, Deceased, has been made by Plaintiff, it is hereby

**ORDERED** that service of the Notice of Sale be made as follows:

A) Upon the known heirs of William L. Asbury by certified and ordinary mail to:

- i) Rebecca Vaughtner, 4740 Frances Street, Milton, Florida 32571; and
- ii) William L. Asbury, Jr., 775 Maple Street, Apartment #2, Bloomsburg, PA 17815.

B) Upon the unknown heirs of William L. Asbury by posting a copy of the Notice of Sale on the most public part of the property and by mailing a copy by certified and ordinary mail to the unknown heirs of William L. Asbury at 104 Ringtown Mountain Road, Catawissa, Pennsylvania 17820 and by publication pursuant to Rule 430(b)(2).

BY THE COURT:

*/s/ Thomas A. James Jr.*

LAW OFFICES  
**Purcell, Krug & Haller**

LEON P. HALLER  
JOHN W. PURCELL, JR.  
JILL M. WINEKA

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

HOWARD B. KRUG  
(Retired)

---

JOHN W. PURCELL  
(1924-2009)

REBECCA VAUGHTER  
4740 FRANCES STREET  
MILTON, FL 32571

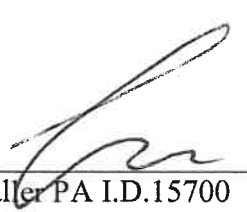
WILLIAM ASBURY, JR  
775 MAPLE STREET, APT 2  
BLOOMSBURG, PA 17815

UNKNOWN HEIRS OF WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

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

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

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

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

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: Wednesday, January 26, 2022

TIME: 9:00 a.m., prevailing local time

LOCATION: Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820**

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

**No. 2016-CV-0000616-MF**

**JUDGMENT AMOUNT \$84,201.18**

**THE NAMES OF THE OWNERS OR REPUTED OWNERS** of this property is:

**WILLIAM L. ASBURY**

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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

SERVICE PER COURT ORDER 10/20/21

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Postmark:

REBECCA VAUGHTER  
4740 FRANCES STREET  
MILTON, FL 32571

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Postmark:

WILLIAM ASBURY, JR  
775 MAPLE STREET APT 2  
BLOOMSBURG, PA 17815



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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Postmark:

UNKNOWN HEIRS OF WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820



U.S. POSTAGE >> PITNEY BOWES



ZIP 17102 \$ 001.41<sup>0</sup>  
02 4W  
0000375440 OCT. 26. 2021

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

IN MORTGAGE FORECLOSURE


**SUPPLEMENTAL**  
**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10/26/21, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

REBECCA VAUGHTER  
4740 FRANCES STREET  
MILTON, FL 32571

WILLIAM ASBURY, JR  
775 MAPLE STREET, APT 2  
BLOOMSBURG, PA 17815

UNKNOWN HEIRS OF WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

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

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
717.234.4178  
mtg@pkh.com

FILED  
PROTHONOTARY

2021 OCT 20 P 12:17

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

Plaintiff

vs.

WILLIAM L. ASBURY

Defendant

CLERK OF COURTS OF  
COUNTY OF COLUMBIA IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

NO.2016-CV-000016-MF

**ORDER FOR SERVICE OF NOTICE OF SALE UPON THE  
KNOWN AND UNKNOWN HEIRS OF WILLIAM L. ASBURY**

AND NOW, to wit, this 20<sup>th</sup> day of Oct., 2021, upon consideration of the within Motion and Affidavit, it is appearing that a good faith investigation and effort to locate the known and unknown heirs of William L. Asbury, Deceased, has been made by Plaintiff, it is hereby

**ORDERED** that service of the Notice of Sale be made as follows:

A) Upon the known heirs of William L. Asbury by certified and ordinary mail to:

- i) Rebecca Vaughtner, 4740 Frances Street, Milton, Florida 32571; and
- ii) William L. Asbury, Jr., 775 Maple Street, Apartment #2, Bloomsburg, PA 17815.

B) Upon the unknown heirs of William L. Asbury by posting a copy of the Notice of Sale on the most public part of the property and by mailing a copy by certified and ordinary mail to the unknown heirs of William L. Asbury at 104 Ringtown Mountain Road, Catawissa, Pennsylvania 17820 and by publication pursuant to Rule 430(b)(2).

BY THE COURT:

*/s/ Thomas A. James Jr.*



LAW OFFICES  
**Purcell, Krug & Haller**

LEON P. HALLER  
JOHN W. PURCELL, JR.  
JILL M. WINEKA

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

HOWARD B. KRUG  
(Retired)

---

JOHN W. PURCELL  
(1924-2009)

REBECCA VAUGHTER  
4740 FRANCES STREET  
MILTON, FL 32571

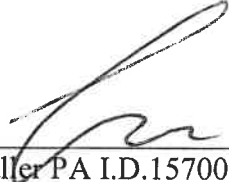
WILLIAM ASBURY, JR  
775 MAPLE STREET, APT 2  
BLOOMSBURG, PA 17815

UNKNOWN HEIRS OF WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

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

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

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

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

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: Wednesday, January 26, 2022

TIME: 9:00 a.m., prevailing local time

LOCATION: Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820**

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

**No. 2016-CV-0000616-MF**

**JUDGMENT AMOUNT \$84,201.18**

**THE NAMES OF THE OWNERS OR REPUTED OWNERS** of this property is:

**WILLIAM L. ASBURY**

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

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

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

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

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

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

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

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

SERVICE PER COURT ORDER 10/20/21

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Postmark:

REBECCA VAUGHTER  
4740 FRANCES STREET  
MILTON, FL 32571

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Postmark:

WILLIAM ASBURY, JR  
775 MAPLE STREET APT 2  
BLOOMSBURG, PA 17815



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

Received from:

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

Postage:

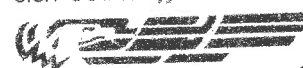
One piece of ordinary mail addressed to:

Postmark:

UNKNOWN HEIRS OF WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820



U.S. POSTAGE >>> PITNEY BOWES



ZIP 17102 \$ 001.41<sup>0</sup>  
02 4W  
0000375440 OCT. 26. 2021

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

USPS® ARTICLE NUMBER

9414 7266 9904 2149 4607 88

Certified Mail Fee \$ 3.75  
Return Receipt (Hardcopy) \$ 3.05  
Return Receipt (Electronic) \$ 0.00  
Certified Mail Restricted Delivery \$ 0.00  
Postage \$ 0.53  
Total Postage and Fees \$ 7.33

Postmark  
Here

Sent to: UNKNOWN HEIRS OF WILLIAM L. ASBUT  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

Reference Information

KBG

01/26/22 SS PER COURT ORDER

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

USPS® ARTICLE NUMBER

9414 7266 9904 2149 4607 95

Certified Mail Fee \$ 3.75  
Return Receipt (Hardcopy) \$ 3.05  
Return Receipt (Electronic) \$ 0.00  
Certified Mail Restricted Delivery \$ 0.00  
Postage \$ 0.53  
Total Postage and Fees \$ 7.33

Postmark  
Here

Sent to: WILLIAM ASBURY, JR.  
775 MAPLE STREET, APT 9  
BLOOMSBURG, PA 17815

Reference Information

KBG

01/26/22 SS PER COURT ORDER

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

USPS® ARTICLE NUMBER

9414 7266 9904 2149 4608 01

Certified Mail Fee \$ 3.75  
Return Receipt (Hardcopy) \$ 3.05  
Return Receipt (Electronic) \$ 0.00  
Certified Mail Restricted Delivery \$ 0.00  
Postage \$ 0.53  
Total Postage and Fees \$ 7.33

Postmark  
Here

Sent to: REBECCA LAUGHTER  
4740 FRANCES STREET  
MILTON, FL 32571

Reference Information

KBG

01/26/22 SS PER COURT ORDER

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Sarah Kile 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.

**PUBLIC NOTICE**

NOTICE OF ACTION IN MORTGAGE FORECLOSURE - COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA - CIVIL ACTION - LAW - NO. 2016-CV-00616-MF - Pennsylvania Housing Finance Agency, Plaintiff vs. William L. Asbury, Defendant - To: Unknown Heirs of William L. Asbury, Deceased, Defendant(s) - You are hereby notified that on 1/26/22, a Sheriff Sale of Real Property will be held at 9:00 AM at the Columbia County Courthouse, 35 W. Main St., Bloomsburg, PA 17815. The location of the property to be sold is 104 Ringtown Mountain Road, Gettysburg, PA 17320, whereupon this property would be sold by the Sheriff of Columbia County. The said writ of execution has been issued as judgment in Mortgage Foreclosure Action at execution NO. 2016-CV-00616-MF in the amount of \$84,201.18. NOTICE - You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. PA Lawyer Referral Service, PA Bar Assn., 100 South St., P.O. Box 186, Harrisburg, PA 17108, 800.692.7375. Leon P. Haller, Atty. for Plaintiff, 1719 N. Front St., Harrisburg, PA 17102, 717.234.4178

Ad Text: Asbury Mortgage Foreclosure

Date(s) Published: 11/6/2021

*Sarah Kile*

Sworn and subscribed to before me  
this 9 day of NOVEMBER 2021.

*Jeffrey Opiel*  
(Notary Public)  
Commonwealth of Pennsylvania - Notary Seal  
Jeffrey Opiel, Notary Public  
Luzerne County  
My commission expires October 30, 2024  
Commission number 1292195  
Member, Pennsylvania Association of Notaries

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

WILLIAM J MANSFIELD INC  
MARK MANSFIELD  
998 OLD EAGLE SCHOOL ROAD SUITE 1209  
WAYNE PA 19087


STATE OF PENNSYLVANIA  
COUNTY OF NORTHUMBERLAND EIN: 82-2664009


Personally appeared before me, the subscriber,  
Fred Scheller, Publisher  
of THE DAILY ITEM, a newspaper of general circulation in Union,  
Northumberland, Snyder and Montour Counties, the paper in which  
publication has been directed, who being duly sworn according to law,  
doth depose and say that said newspaper was established April 15,  
1970, and has its place of business at Second & Market Sts., in the city  
of Sunbury, County of Northumberland, and Commonwealth of  
Pennsylvania, and that, the Notice, of which the attached is a copy, was  
published in THE DAILY ITEM in the City of Sunbury, County of  
Northumberland and State of Pennsylvania on the

10<sup>th</sup> day of November, A.D. 2021

that affiant is not interested in the subject matter of the foregoing notice  
of advertising, and avers that all of the allegations of the statement as to  
the time, place and character of the publication are true.

Sworn to and subscribed before me  
This 10<sup>th</sup> day of November, A.D. 2021

  
Affiant

  
Notary

Commonwealth of Pennsylvania - Notary Seal  
DIANNE L. ALLAN - Notary Public  
Northumberland County  
My Commission Expires Dec 10, 2022  
Commission Number 1341876

**LEGAL NOTICE**  
NOTICE OF ACTION IN MORTGAGE FORE-  
CLOSURE - COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PA - CIVIL ACTION -  
LAW - NO. 2016-CV-00616-MF - Pennsylvania  
Housing Finance Agency, Plaintiff vs. William L.  
Asbury, Defendant - To: Unknown Heirs of  
William L. Asbury, Deceased, Defendant(s) - You  
are hereby notified that on 1/26/22, a Sheriff Sale  
of Real Property will be held at 9:00 AM at the  
Columbia County Courthouse, 35 W. Main St.,  
Bloomsburg, PA 17815. The location of the prop-  
erty to be sold is 104 Ringtown Mountain Road,  
Catawissa, PA 17820, whereupon this property  
would be sold by the Sheriff of Columbia County.  
The said writ of execution has been issued as  
judgment in Mortgage Foreclosure Action at exe-  
cution NO. 2016-CV-00616-MF in the amount of  
\$84,201.18. NOTICE - You have been sued in  
Court. If you wish to defend, you must enter a  
written appearance personally or by an attorney  
and file your defenses or objections in writing  
with the Court. You are warned that if you fail to  
do so, the case may proceed without you. You  
may lose money or property or other rights im-  
portant to you. YOU SHOULD TAKE THIS NOTI-  
CE TO YOUR LAWYER AT ONCE. IF YOU  
DO NOT HAVE A LAWYER OR CANNOT AF-  
FORD ONE, GO TO OR TELEPHONE THE OF-  
FICE SET FORTH BELOW TO FIND OUT  
WHERE YOU CAN GET LEGAL HELP. PA  
Lawyer Referral Service, PA Bar Assn., 100  
South St., P.O. Box 186, Harrisburg, PA 17108,  
800.692.7375. Leon P. Haller, Atty. for Plaintiff,  
1719 N. Front St., Harrisburg, PA 17102,  
717.234.4178  
DI: November 10, 2021



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY (et al.)  
vs.  
WILLIAM ASBURY

Case Number  
2016CV616

## SHERIFF'S RETURN OF SERVICE

12/06/2021 01:15 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED ORDER UPON THE WITHIN NAMED DEFENDANT, TO WIT: WILLIAM ASBURY, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 104 RINGTOWN MT ROAD, CATAWISSA, PA 17820 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 06, 2021

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.

Submitted by: Plaintiff

Signature: 

Name: Leon P. Haller, Esquire

Attorney No. (if applicable): 15700

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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

**SHERIFF'S SALE**  
**Re: Victim of a Will of Execution (Mortgage Foreclosure)**  
**No. 2018CV018**

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, NOVEMBER 10, 2021 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 THOSE TWO CERTAIN pieces, parcels, and tracts of land situated in Locust Township, Columbia County, Pennsylvania bounded and described as follows, to-wit:

**TRACT 1: BEGINNING** at an iron pin corner in the Southern line of the State Highway leading from Numidia to Newlin at the Northwest corner of land now or formerly of Oliver R. Fink, et ux, running THENCE along the Westerly line of said Fink, South 6 degrees West, 150 feet to an iron pin corner in line of other lands of Charles M. Ring, Sr. and Leah M. Ring, thence along the line of land of said Ring, North 66 degrees West, 224 feet to an iron pin corner in the Eastern line of a Public Township Road, thence along the Eastern line of said Public Township Road, North 12 degrees 20 minutes East, 151 feet to an iron pin corner in the Southern line of the aforesaid State Highway, thence along the Southern line of said State Highway, South 66 degrees East, 2075 feet to an iron pin corner, the place of BEGINNING, and CONTAINING .75 acres according to a survey and draft made on May 28, 1965 by Howard Fitteroff, RE.

**TRACT 2: BEGINNING** at an iron pin corner in the Eastern line of the right-of-way of the public highway leading from Numidia to Newlin and at the Southwest corner of land now of Kenneth E. Mowery and wife, and running THENCE along the Eastern line of the right-of-way of the aforesaid State Highway, South 12 degrees 35 minutes East, 33 feet to an iron pin corner set at the Northwest corner of land now or formerly of Kenneth Beltz and wife, running THENCE along the Northern line of land of said Beltz, South 64 degrees 45 minutes East, 200 feet to an iron pin corner set in the Westerly line of other land now or formerly of Charles M. Ring, Sr. and wife, running THENCE along the West side line of other land of said Ring, North 12 degrees 35 minutes East, 33 feet to an iron pin corner set in the Southern line of other land now or formerly of Kenneth E. Mowery and wife, thence along the Southern line of other land of said Mowery, North 64 degrees 45 minutes West, 200 feet to an iron pin corner, and the place of BEGINNING, and CONTAINING 0.16 acres of land according to a survey and draft made by Howard Fitteroff, RE. on September 11, 1967.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 104 RING TOWN MOUNTAIN ROAD, CATAMISSA, PA 17820.

PARCEL ID: 2020-02-02301

BEING the same premises which Jacqueline M. Ring aka Jacqueline M. Hinkley and James L. Hinkley, Jr. by deed dated October 24, 2008 and recorded October 29, 2008 to Columbia County Instrument No. 2008-11166, granted and conveyed unto William L. Asbury.

UNDER AND SUBJECT to and together with grants and reservations of easements, rights, exceptions, conditions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF WILLIAM L. ASBURY UNDER COLUMBIA COUNTY JUDGMENT NO. 2018-CV-618.

PROPERTY ADDRESS: 104 RING TOWN MOUNTAIN ROAD, CATAMISSA, PA 17820 U/I / TAX PARCEL NUMBER: 20-02-02301

Being and taken into execution to be sold as the property of WILLIAM ASBURY in aid of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

Attorney for the Plaintiff: PURCELL KRUG & HALLER HARRISBURG, PA 17124-4178

TIMOTHY T. CHAMBERLAIN, Sheriff Columbia County, Pennsylvania

Ad Text: William Asbury Sale

Date(s) Published: 10/20/2021, 10/27/2021, 11/3/2021

Sworn and subscribed to before me  
this 4 day of November 2021.

*Jeffrey Opie*  
(Notary Public)  
Commonwealth of Pennsylvania - Notary Seal  
Jeffrey Opie, Notary Public  
Luzerne County  
My commission expires October 30, 2024  
Commission number 1292195  
Member, Pennsylvania Association of Notaries

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

TIM CHAMBERLAIN - COLUM COUNTY SHER  
PO BOX 380  
BLOOMSBURG PA 17815

# SHERIFF'S SALE

## By Virtue of a Writ of Execution (Foreclosure)

### No. 2021-0338

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, NOVEMBER 10, 2021 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 THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the Western side of Mercer Street at the Southeast corner of Lot No. 434, thence along the Western side of Mercer Street to the North line of said Lot No. 434, a distance of one hundred and thirty-five (135) feet to a point in the Southern line of said Lot No. 434, thence along the Southern line of said Lot No. 434, a distance of one hundred and thirty-five (135) feet to a point in the Eastern line of said Lot No. 434, thence along the Eastern line of said Lot No. 434, a distance of one hundred and thirty-five (135) feet to a point in the Northern line of said Lot No. 434, thence along the Northern line of said Lot No. 434, a distance of one hundred and thirty-five (135) feet to a point in the Western line of said Lot No. 434, thence along the Western line of said Lot No. 434, a distance of one hundred and thirty-five (135) feet to the place of beginning.

This description is intended to cover Lot No. 435 in the Berwick Land Improvement Company's Addition to Berwick as marked and numbered on said plat and is recorded in Columbia County Miscellaneous Book B, Page 365.

Parcel No. 0408-000-000000  
BEING the same premises conveyed to Edward J. Welsh who acquired title by virtue of a deed from Grant Foreclosure, dated April 3, 2017, recorded April 7, 2017, at Instrument Number 2017-02899, Columbia County, Pennsylvania records.

Property known as 515 North Mercer Street, Berwick, PA 18603  
PROPERTY ADDRESS: 515 NORTH MERCER STREET, BERWICK, PA 18603

URI / TAX PARCEL NUMBER: 0408-000-000000  
Seized and taken into execution to be sold as the property of EDWARD WELSH in suit of NATIONAL TRUST MORTGAGE LLC.

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

Attorney for the Plaintiff:  
MANLEY DEAS KOONIGS LLC  
COLUMBUS, OH 43221-0611

TIMOTHY T. CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

# SHERIFF'S SALE

## By Virtue of a Writ of Execution (Foreclosure)

### No. 2021-0338

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, NOVEMBER 10, 2021 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 THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT 1: BEGINNING at an iron pin corner in the Southern line of the State Highway leading from Nantux to Newlin at the Northwest corner of land now or formerly of Oliver R. Fink, thence running THENCE along the Western line of said Fink, South 63 degrees West, 150 feet to an iron pin corner in the Eastern line of Charles M. Rang, 35 and said M. Rang thence along the line of land of said Rang, North 85 degrees West, 224 feet to an iron pin corner in the Eastern line of Public Township Road, 20 minutes East, 151 feet to an iron pin corner in the Southern line of the aforementioned State Highway, thence along the Southern line of said State Highway, North 12 degrees, 20 minutes East, 151 feet to the corner of the place of BEGINNING and CONTAINING .74 acres according to a survey and draft made on May 28, 1965 by Howard Fetzner, R.E.

TRACT 2: BEGINNING at an iron pin corner in the Eastern line of the right-of-way of the public highway leading from Nantux to Newlin and at the Southwest corner of land now or formerly of Kenneth E. Mowery and wife, running THENCE along the Eastern line of the right-of-way of the aforementioned State Highway, North 12 degrees, 20 minutes East, 33 feet to an iron pin corner at the Northwest corner of land now or formerly of Kenneth E. Mowery and wife, running THENCE along the Northern line of land of said Fink, South 63 degrees, 45 minutes East, 200 feet to an iron pin corner at the Northwest corner of Kenneth E. Mowery and wife, THENCE along the Southern line of degree 30 minutes East, 33 feet to an iron pin corner at the Southeast corner of said Mowery and wife, North 84 degrees, 15 minutes West, 200 feet to a corner, and the place of BEGINNING, and CONTAINING 0.15 acres of land according to a survey and draft made by Howard Fetzner, R.E. on September 1, 1967.

BEING THE SAME PREMISES CONVEYED TO JACQUELINE M. RANG by Deed of Stephanie Rose, single and Steven H. Sorensen and Julie Sorensen, his wife, dated April 20, 1990 and recorded in Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

Parcel No. 0408-000-000000  
BEING the same premises conveyed to JACQUELINE M. RANG by Deed of Stephanie Rose, single and Steven H. Sorensen and Julie Sorensen, his wife, dated April 20, 1990 and recorded in Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

URI / TAX PARCEL NUMBER: 0408-000-000000  
Seized and taken into execution to be sold as the property of WILLIAM ASBURY in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

# SHERIFF'S SALE

## By Virtue of a Writ of Execution (Foreclosure)

### No. 2021-0338

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, NOVEMBER 10, 2021 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 THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT 1: BEGINNING at the southwest corner of Lot No. 68, thence along West Front Street forty-five (45) feet in a westerly direction to the south westerly corner of Lot No. 68, thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the north westerly corner of Lot No. 68, thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of BEGINNING.

TRACT 2: BEGINNING at the southwest corner of Lot No. 68, thence along West Front Street forty-five (45) feet in a westerly direction to the south westerly corner of Lot No. 68, thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the north westerly corner of Lot No. 68, thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of BEGINNING.

BEING THE SAME PREMISES CONVEYED TO KJL Nantux by Deed of Stephanie Rose, single and Steven H. Sorensen and Julie Sorensen, his wife, dated April 20, 1990 and recorded in Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

Parcel No. 0408-000-000000  
BEING the same premises conveyed to KJL Nantux by Deed of Stephanie Rose, single and Steven H. Sorensen and Julie Sorensen, his wife, dated April 20, 1990 and recorded in Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

URI / TAX PARCEL NUMBER: 0408-000-000000  
Seized and taken into execution to be sold as the property of M. JOSEPH JOHN, M. JOSEPH JOHN, OCCUPANTS / TENANTS, KUMARY JOHN in suit of RIVERVIEW BANK.

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

Attorney for the Plaintiff:  
BARLEY SENTER  
READING, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

## Work Wanted

**HULLIT ALL ANWAY**  
Will clean out & remove almost anything incl. septic. Any area will do odd jobs.  
670-317-4417/912-8044

**HAIRING, PAINT, CLEAN UP, YARD CLEAN UP, ODO-JOBS, PAINTING**  
670-594-4162

**RANDY'S HAULING**  
Clean outs, junk removal, & mobile home demolition.  
Call 670-317-5265

**Timon Todd Hauling**  
Brush, stumps, tires, etc. hauled, extra clean outs & trailer loads. Fully insured. Member certified 670-407-8998 or 670-394-1255.

**Electrical**  
Call 670-394-1255

**Unwanted Items**  
To Sell?  
Call 670-784-6151

## Home Improvement

**BRANNON PAINTING**  
Interior/Exterior, wallpaper. 670-458-0776

**CHRIS WATKINS**  
PAINTING  
Interior/Exterior, wallpaper. 670-458-0776

**AAA REEL CONTRACTING**  
Metal & Shingle Roofs, Siding, Windows & Doors. Additions & Concrete work. Licensed/insured. Free estimates. 670-710-1007

**J&M CONSTRUCTION**  
Roofing, siding all phases of construction. Demolition. Insured. Free estimates. Give us a call. We're interested. 670-304-6703.

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Call 670-784-6151

**Press Enterprise**  
delivers the most qualified job seekers.

## Painting

**BRANNON PAINTING**  
Interior/Exterior, wallpaper. 670-458-0776

**CHRIS WATKINS**  
PAINTING  
Interior/Exterior, wallpaper. 670-458-0776

**AAA REEL CONTRACTING**  
Metal & Shingle Roofs, Siding, Windows & Doors. Additions & Concrete work. Licensed/insured. Free estimates. 670-710-1007

**J&M CONSTRUCTION**  
Roofing, siding all phases of construction. Demolition. Insured. Free estimates. Give us a call. We're interested. 670-304-6703.

**NEW TODAY**  
Call 670-784-6151

**Press Enterprise**  
delivers the most qualified job seekers.

## Appliances

**1996 OLDSMOBILE CIERA**  
Automatic, 4 cylinder, air conditioning. 570-854-1035

**2000 VW BEETLE**  
Expt. Very good condition, new inspection, 120k mi. \$3600. Call 670-205-1882

**2004 SUBARU AWD OUTBACK SEDAN**  
New inspection, new tires. New oil. \$2,200. Call 670-412-2816

**WHEELCHAIR VANS**  
2005/2014 Ford Econoline, raised roofs & roll cages. New heart & air. All holds up to 6000 lbs. Weighs from 85,000-256,000. Prices \$9,000-\$28,000. Call 670-286-1895

**Want a Photo in Your Ad?**  
Call 670-784-6151

**Press Enterprise**  
delivers the most qualified job seekers.

## Cars/Trucks

**1996 OLDSMOBILE CIERA**  
Automatic, 4 cylinder, air conditioning. 570-854-1035

**2000 VW BEETLE**  
Expt. Very good condition, new inspection, 120k mi. \$3600. Call 670-205-1882

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**Want a Photo in Your Ad?**  
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## Cars/Trucks

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## Cars/Trucks

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**Want a Photo in Your Ad?**  
Call 670-784-6151

**Press Enterprise**  
delivers the most qualified job seekers.

## Farm Equip.

**WHITE FIVE BOTTOM PLOW**  
Model 549 16" w/cv. \$2000. Call 670-317-3368

**USED WEST POINT PULLEY STOVE**  
55,000/60,000 bbl. hopper capacity. 130lbs. will lift a whole horse. \$450. Call 670-275-3890

**BEB FRAME Cherry**  
Full size. Has sliding door. Comments on handboard \$100. Call 670-784-3363

**APPLIES**  
Bring your own containers. Shaver's.

**NEW TODAY**  
Call 670-784-6151

**Press Enterprise**  
delivers the most qualified job seekers.

## Heating Items

**MILLER GUN OIL FIRED FORCED HOT AIR FURNACE**  
Good for almost any. \$250. Call 670-752-7626

**USED WEST POINT PULLEY STOVE**  
55,000/60,000 bbl. hopper capacity. 130lbs. will lift a whole horse. \$450. Call 670-275-3890

**BEB FRAME Cherry**  
Full size. Has sliding door. Comments on handboard \$100. Call 670-784-3363

**APPLIES**  
Bring your own containers. Shaver's.

**NEW TODAY**  
Call 670-784-6151

**Press Enterprise**  
delivers the most qualified job seekers.

## Pets

**MALE CHINCHILLA W/ LARGE CASE**  
\$125. Call 670-752-2486

**PUPPIES**  
Blossom 570-388-7877. Selling 570-743-7877

**PUPPIES**  
Eskimo Spitz & weaver old. Australian Shepherds & weaver old. Shes & weaver. \$400. Call 670-457-5972

**RABBITS**  
Lionhead & Mini Lops. \$200 each. Call 670-752-2486 or text 670-855-8820

**STAND UP MOWER**  
FERRIS 22, 64" deck. 62 hours. \$8,000. Call 670-204-2988.

**BEAUTIFUL AUTUMN SCENE**  
on 4x5 w/ long hanging. \$75.00. Call J.P. 670-899-8268

**LARGE GLIDER**  
With 2 swings. Frame is attached roof incl. incl. cond. \$300. Call 670-762-2509

**STORAGE BOX**  
Wooden. 61Lx25.75Wx17.5H. On rollers. Fits under bed. \$25. 670-784-3363

**STORAGE TRAILER**  
45' Long good doors. \$750. Call 670-752-6828

**PAIR OF FRONT BRAKES**  
pair of Bendix rotors. New in boxes. Fit Chevy Cavalier. 2000-2004. \$70 for all. Call 670-752-4073

**Yard Sales**  
Thurs & Fri. 8-7. See 670-577. YARD SALE. 62 Oak Hill Road. Everything from \$2. Boy & girl toys, baby clothes & items, reasonably priced. Tools, furniture, 14' dining room table, kitchen items. 670-336-9961

**1973 HONDA**  
needs work for condition. \$800. Call 670-336-9961

**Motorcycles**

# WONDERWORD

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

'THE CROWN' SEASON 4 (TV SERIES)

Solution: 9 letters

C H A R L E S B H E L E N A F  
C O R R I N O T N E H P E T S  
A A L E D N E B D N I S F S  
M A A M H B A I R O N T E P I  
I L E A A T A I B L A M E P I  
L V M Z S N O O L G A N I M O  
L I N A Y M M O L C L P A M  
A L S E R B A L E E R R E R E  
E O T E E D L L R H E G T I M  
C R E U X F H M P S A O E O M  
H L R Q O R A C S A B W R N A  
A Y A T B E O G T I L G K A E  
R G N T A E T A A A A N E L  
M M A R R Y L S U N H E C I  
P R I N C E S S E T A T S E R

© 2021 Andrews McMeel Syndication www.wonderword.com

Blend, Blame, Bomb, Bonham, Boxer, Camilla, Charles, Charm, Claire, Colman, Corrin, Denis, Diana, Eating, Elizabeth, Emma, Fagan, Female, Gillian, Gold, Hawke, Helena, Impress, Iron, Marion, Marry, Meal, Memo, Mister, Morgan, Mother, Olivia, Palace, Peter, Philip, Plays, Princess, Queen, Ring, Role, Spencer, Stag, State, Stephen, Team, Thatcher, Tobias, Tutor  
Yesterday's Answer: Onions

Treasuries 23 through 43 can be purchased online at www.WonderWordBooks.com.

## Want a Photo in Your Ad?

Call 670-784-6151

## JUMBLE

Unscramble these Jumbles, one letter to each square, to form four ordinary words.

INAAAG

TIYDT

LEMSLY

DTEOMS

Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

Print your answer here: (Answers tomorrow)

Yesterday's Jumbles: VIVID ALLEY SLEEPY LEEWAY

Answer: Autumn is the time of year when the — LEAVES LEAVE

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

## fax transmittal

**To: SHERIFF'S OFFICE**

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

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

**Fax:** 570-389-5622

**Phone:** 570-389-5624

**Re: SHERIFFS SALE**

**WILLIAM L. ASBURY**

2016-CV-0000616-MF

**KIERSTEN GARCED**

**Date:** October 26, 2021

**Pages: 1 PAGE**

**PROPERTY:** 104 RINGTOWN  
MOUNTAIN ROAD

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

**Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 11/10/21 TO THE NEXT SALE DATE OF 01/26/22.**

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY (et al.)  
vs.  
ASBURY, WILLIAM

Case Number  
2016CV616

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

10/05/21

Time:

18:10

Deputy:

KAK#18

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2016CV616

104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY (et al.)  
vs.  
WILLIAM ASBURY

Case Number  
2016CV616

## SHERIFF'S RETURN OF SERVICE

10/05/2021 06:10 PM - DEPUTY KEVIN A. KATCH, 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 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820.

  
KEVIN A. KATCH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 07, 2021

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY (et al.)  
vs.  
WILLIAM ASBURY

Case Number  
2016CV616

## SHERIFF'S RETURN OF SERVICE

09/16/2021 01:35 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: WILLIAM ASBURY AT 104 RINGTOWN MT ROAD, CATAWISS, PA 17820. THE DEFENDANT WAS FOUND TO BE DECEASED.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 16, 2021



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY (et al.)  
vs.  
ASBURY, WILLIAM

Case Number  
2016CV616

## SERVICE COVER SHEET

### Service Details:

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

**Zone:** 57

**Manner:** Adult in Charge

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 11/10/2021 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Deceased according to J-Net*

### Serve To:

**Name:** WILLIAM ASBURY

**Primary Address:** 104 RINGTOWN MT ROAD  
CATAWISSA, PA 17820

**Phone:** 570-764-0103 **DOB:** 01/10/1966

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:** 9-16-21

**Time:** 13:35

**Deputy:** 3

**Mileage:**

### Attorney / Originator:

**Name:** PURCELL, KRUG & HALLER

**Phone:** 717-234-4178

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Service Attempt Notes:

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

ASBURY, WILLIAM

2016CV616

104 RINGTOWN MT ROAD, CATAWISSA, PA 17820

NO EXPIRATION

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

2021-ED-57

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment

\$84,201.18

**TOTAL WRIT** \$84,201.18

PLUS COSTS:

Dated: 9/10/2021

Barbara N. Silvestri  
PROTHONOTARY

(SEAL)

By Melissa Traugh  
DEPUTY

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2024**

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

2021-ED-51

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: **November 10<sup>th</sup> 2021**

TIME: 9:00 a.m., prevailing local time

LOCATION: Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820**

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

**No. 2016-CV-0000616-MF**

**JUDGMENT AMOUNT \$84,201.18**

**THE NAMES OF THE OWNERS OR REPUTED OWNERS** of this property is:

**WILLIAM L. ASBURY**

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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY (et al.)  
vs.  
ASBURY, WILLIAM

Case Number  
2016CV616

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	57
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 11/10/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

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

### Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Deb Haver	
Relation:	Secretary	
Date:	9-16-21	Time: 13:50
Deputy:	3	Mileage:

### Attorney / Originator:

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

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV616

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY (et al.)  
vs.  
ASBURY, WILLIAM

Case Number  
2016CV616

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	57
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 11/10/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> Posted · Other
<b>Adult In Charge:</b>	DEBBIE HOWER
<b>Relation:</b>	CLERK
<b>Date:</b>	9/17/21 <b>Time:</b> 1015
<b>Deputy:</b>	4 <b>Mileage:</b>

### Attorney / Originator: S&H

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
-------------------------------------	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV616

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY (et al.)  
vs.  
ASBURY, WILLIAM

Case Number  
2016CV616

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 57

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/10/2021 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: COLUMBIA COUNTY HOUSING AUTHORITY

Primary Address: 700 SAWMILL ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KEN MUELLER

Relation: CLEAR

Date: 9/17/21

Time: 1227

Deputy: 4

Mileage:

### Attorney / Originator: KPH

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY HOUSE

2016CV616

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION



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

REAL ESTATE TAX CERTIFICATION

Date: 09/16/2021

Fee: \$5.00

Cert. NO: 40683

ASBURY WILLIAM L  
104 RINGTOWN MOUNTAIN RD  
CATAWISSA PA 17820

District: LOCUST TWP  
Deed: 20081 -1166  
Location: 104 RINGTOWN MOUNTAIN  
Parcel Id: 20 -02 -023-01,000

Assessment: 27,790  
Balances as of 09/16/2021

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

By: Columbia County Sheriff Per: dh.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY (et al.)  
vs.  
ASBURY, WILLIAM

Case Number  
2016CV616

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 57

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 11/10/2021 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-16-21

Time: 11:56

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

Vacant  
Realtor lock on door

OCCUPANT

2016CV616

104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY (et al.)  
vs.  
ASBURY, WILLIAM

Case Number  
2016CV616

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	57
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 11/10/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Debra A. Long
<b>Primary Address:</b>	456 A Poorhouse Road Catawissa, PA 17820
<b>Phone:</b>	570-799-0156 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	9-16-21
<b>Time:</b>	12:03
<b>Deputy:</b>	3
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
-------------------------------------	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

LONG, DEBRA A.

2016CV616

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloombsburg, PA 17815

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

Proof of Ad 09/15/21

Account:

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

Ad ID: 1229042  
Description: William Asbury Sale  
Run Dates: 10/20/21 to 11/03/21  
Class: 2  
Agate Lines: 270  
Blind Box:

**Total Ad Cost \$1,755.50**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/20/21	11/03/21	3	\$1,755.50

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2016CV616**

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 Bloombsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 10, 2021 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 THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT 1: BEGINNING at an iron pin corner in the Southerly line of the State Highway leading from Numidia to Newlin at the Northwest corner of land now or formerly of Oliver R. Fink, et ux; running THENCE along the Westerly line of said Fink, South 6 degrees West, 150 feet to an iron pin corner in line of other lands of Charles M. Rang, Sr. and Leah M. Rang; thence along the line of land of said Rang, North 85 degrees West, 224 feet to an iron pin corner in the Easterly line of a Public Township Road; thence along the Easterly line of said Public Township Road, North 12 degrees 20 minutes East, 151 feet to an iron spike corner in the Southerly line of the aforesaid State Highway; thence along the Southerly line of said State Highway, South 85 degrees East, 207.5 feet to an iron pin corner, the place of BEGINNING, and CONTAINING .74 acres according to a survey and draft made on May 28, 1965 by Howard Fetterolf, R.E.

TRACT 2: BEGINNING at an iron pin corner in the Easterly line of the right-of-way of the public highway leading from Numidia to Newlin and at the Southwest corner of land now of Kenneth E. Mowery and wife, and running THENCE along the Easterly line of the right-of-way of the aforesaid State Highway, South 12 degrees 35 minutes, East 33 feet to an iron pin corner set at the Northwest corner of land now or formerly of Kenneth Beltz and wife; running THENCE along the Northerly line of land of said Beltz, South 84 degrees 45 minutes East, 200 feet to an iron pin corner set in the Westerly line of other land now or formerly of Charles M. Rang, Sr. and wife; running THENCE along the Westerly line of other land of said Rang, North 12 degrees 35 minutes East, 33 feet to an iron pin corner set in the Southerly line of other land now or formerly of Kenneth E. Mowery and wife; THENCE along the Southerly line of other land of said Mowery, North 84 degrees 45 minutes West, 200 feet to an iron pin corner, and the place of BEGINNING, and CONTAINING 0.15 acres of land according to a survey and draft made by Howard Fetterolf, R.E. on September 11, 1967.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 104 RINGTOWN MOUNTAIN ROAD, CATAMISSA, PA 17820.  
PARCEL ID: 20-02-023-01.

BING the same premises which Jacqueline M. Rang aka Jacqueline M. Hinckley and James L. Hinckley, Jr. by deed dated October 24, 2008 and recorded October 28, 2008 to Columbia County Instrument No. 2008-11166, granted and conveyed unto William L. Asbury.

UNDER AND SUBJECT to and together with grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF WILLIAM L. ASBURY UNDER COLUMBIA COUNTY JUDGMENT NO. 2016-CV-616.

PROPERTY ADDRESS: 104 RINGTOWN MOUNTAIN ROAD, CATAMISSA, PA 17820  
UPI / TAX PARCEL NUMBER: 20-02-023-01

Seized and taken into execution to be sold as the property of WILLIAM ASBURY in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

Attorney for the Plaintiff:  
PURCELL, KRUG & HALLER  
HARRISBURG, PA 17124-4178

TIMOTHY T. CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

2021-ED-57

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment \$84,201.18

TOTAL WRIT \$84,201.18

PLUS COSTS:

Dated: 9/10/2021

Barbara N. Silvestri  
PROTHONOTARY

(SEAL)

By Melissa Trough  
DEPUTY

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2024

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY (et al.)  
vs.  
ASBURY, WILLIAM

Case Number  
2016CV616

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 11/10/2021 AT 9:00 AM SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
-------------------------------------	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

(POSTING)

2016CV616

104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820 NO EXPIRATION

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX  
**2021-ED-57**  
IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820**:

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

✓ WILLIAM L. ASBURY  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

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

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

✗ Portfolio Recovery Associates, LLC  
Robert Polas, In House Counsel  
120 Corporate Blvd  
Norfolk, VA 23502

✗ Portfolio Recovery Associates LLC  
c/o: Blatt Hasenmiller Leibsker & Moore  
1835 Market Street, Suite 501  
Philadelphia, PA 19103

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

✗ Columbia County Housing Authority  
700 Saw Mill Road  
Bloomsburg, PA 17815

✗ Liberty Bail Bonds Inc  
Seneca Insurance Co., Inc  
1139 Penn Avenue  
Pittsburgh, PA 15222

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

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

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

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

✓ X Columbia County Domestic Relations  
11 W. Main Street  
Bloomsburg, PA 17815

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

✓ X TENANT/OCCUPANT  
104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820

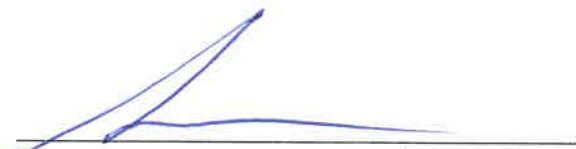
✓ X PA Department of Revenue  
Inheritance Tax Division  
PO Box 280601  
Harrisburg, PA 17128-0601

✓ John Robert Caffese, Esquire  
Caffese Law Firm, LLC  
803 Main Street  
Stroudsburg, PA 18360-1601

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

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

DATE: September 9, 2021

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



ALL THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT 1: BEGINNING at an iron pin corner in the Southerly line of the State Highway leading from Numidia to Newlin at the Northwest corner of land now or formerly of Oliver R. Fink, et ux; running THENCE along the Westerly line of said Fink, South 6 degrees West, 150 feet to an iron pin corner in line of other lands of Charles M. Rarig, Sr. and Leah M. Rarig; thence along the line of land of said Rarigs, North 85 degrees West, 224 feet to an iron pin corner in the Easterly line of a Public Township Road; thence along the Easterly line of said Public Township Road, North 12 degrees 20 minutes East, 151 feet to an iron spike corner in the Southerly line of the aforesaid State Highway; thence along the Southerly line of said State Highway, South 85 degrees East, 207.5 feet to an iron pin corner, the place of BEGINNING, and CONTAINING .74 acres according to a survey and draft made on May 28, 1965 by Howard Fetterolf, R.E.

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HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820.

PARCEL ID: 20-02-023-01.

BEING the same premises which Jacqueline M. Rarig nka Jacqueline M. Hinckley and James L. Hinckley, Jr, by deed dated October 24, 2008 and recorded October 28, 2008 to Columbia County Instrument No. 2008-11166, granted and conveyed unto William L. Asbury.

UNDER AND SUBJECT to and together with grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF WILLIAM L. ASBURY UNDER COLUMBIA COUNTY JUDGMENT NO. 2016-CV-616.

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

2021-ED-57

IN MORTGAGE FORECLOSURE

**AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

I, **LEON P. HALLER**, Attorney for the Plaintiff in the above matter, being duly sworn according to law, hereby certify that the Plaintiff has complied with the procedures required by Pennsylvania Act 91 of 1983 (Homeowners' Emergency Mortgage Assistance Payments Program) and Defendants have either failed to meet the time limitations as set forth therein or have been determined by the Housing Finance Agency not to qualify for assistance.

  
LEON P. HALLER, ESQUIRE

Commonwealth of Pennsylvania  
County of Dauphin

This record was acknowledged before me on the 9th day of September, 2021, by Leon P. Haller, Attorney, who represents that he is authorized to act on behalf of the Pennsylvania Housing Finance Agency.

(affix notary stamp here)

  
Signature of Notarial Officer

Commonwealth of Pennsylvania - Notary Seal  
ROBIN Z FORRY - Notary Public  
Dauphin County  
My Commission Expires Mar 26, 2024  
Commission Number 1060296

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF  
2016-ED-0000125-EX

2021 - ED - 57

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment

\$84,201.18

**TOTAL WRIT** \$84,201.18

PLUS COSTS:

Dated: 9/10/2021

Bailana N. Silvetti  
PROTHONOTARY

(SEAL)

By Melissa Traugh  
DEPUTY

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2024**

20-02-023-01  
Locust Twp

Asbury

REAL ESTATE OUTLINE

ED # 2021 ED 57

DATE RECEIVED 9-10-2021  
DOCKET AND INDEX 2016 CV 616

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>245378</u>

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

SALE DATE Nov 10<sup>n</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>Oct 20</u>
2 <sup>ND</sup> WEEK	<u>Oct 27</u>
3 <sup>RD</sup> WEEK	<u>Nov 3</u>

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS.

WILLIAM L. ASBURY,  
DEFENDANT

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

No. 2016-CV-0000616-MF  
2016-ED-0000125-EX

2021-ED-57

IN MORTGAGE FORECLOSURE

**NON-MILITARY AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

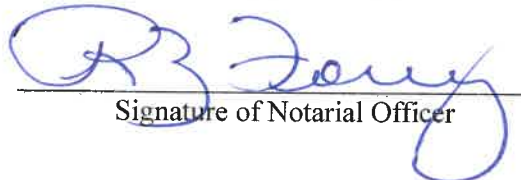
Personally appeared before me, a Notary Public in and for said Commonwealth and County,  
**LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the  
Defendants above named are not on active duty in the Military Service nor engaged in any way which  
would bring them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

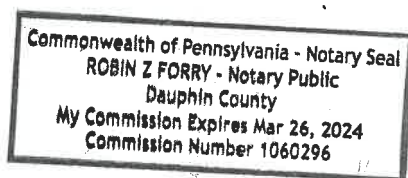
  
LEON P. HALLER, ESQUIRE

Commonwealth of Pennsylvania  
County of Dauphin

This record was acknowledged before me on the 9th day of September, 2021, by Leon P. Haller, Attorney,  
who represents that he is authorized to act on behalf of the Pennsylvania Housing Finance Agency.

(affix notary stamp here)

  
Signature of Notarial Officer



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

SSN: XXX-XX-6405  
Birth Date:  
Last Name: ASBURY  
First Name: WILLIAM  
Middle Name: L  
Status As Of: Sep-09-2021  
Certificate ID: BR6M428LMNGX1XP

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

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

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

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

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

SHORT LEGAL – FOR ADVERTISING:

ALL THOSE TWO CERTAIN tracts of land in Locust Township, Columbia County, Pennsylvania,  
TRACT 1: being approximately 150 x 224 x 151 x 207 and containing .74 acres according to a  
survey and draft of May 28, 1965 by Howard Fetterolf, R.E.; and

TRACT 2: being approximately 33 x 200 and containing 0.15 acres according to a survey and  
draft of Howard Fetterolf, R.E. on September 11, 1967, and HAVING THEREON ERECTED A  
DWELLING KNOWN AND NUMBERED AS 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA,  
PA 17820.

PARCEL ID: 20-02-023-01.

Columbia County Instrument No. 2008-11166.

TO BE SOLD AS THE PROPERTY OF WILLIAM L. ASBURY UNDER COLUMBIA COUNTY  
JUDGMENT NO. 2016-CV-616.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV616

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, NOVEMBER 10, 2021**  
**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 THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT 1: BEGINNING at an iron pin corner in the Southerly line of the State Highway leading from Numidia to Newlin at the Northwest corner of land now or formerly of Oliver R. Fink, et ux; running THENCE along the Westerly line of said Fink, South 6 degrees West, 150 feet to an iron pin corner in line of other lands of Charles M. Rarig, Sr. and Leah M. Rarig; thence along the line of land of said Rarigs, North 85 degrees West, 224 feet to an iron pin corner in the Easterly line of a Public Township Road; thence along the Easterly line of said Public Township Road, North 12 degrees 20 minutes East, 151 feet to an iron spike corner in the Southerly line of the aforesaid State Highway; thence along the Southerly line of said State Highway, South 85 degrees East, 207.5 feet to an iron pin corner, the place of BEGINNING, and CONTAINING .74 acres according to a survey and draft made on May 28, 1965 by Howard Fetterolf, R.E.

TRACT 2: BEGINNING at an iron pin corner in the Easterly line of the right-of-way of the public highway leading from Numidia to Newlin and at the Southwesterly corner of land now of Kenneth E. Mowery and wife, and running THENCE along the Easterly line of the right-of-way of the aforesaid State Highway, South 12 degrees 35 minutes, East 33 feet to an iron pin corner set at the Northwesterly corner of land now or formerly of Kenneth Beltz and wife; running THENCE along the Northerly line of land of said Beltz, South 84 degrees 45 minutes East, 200 feet to an iron pin corner set in the Westerly line of other land now or formerly of Charles M. Rarig, Sr., and wife; running THENCE along the Westerly line of other land of said Rarig, North 12 degrees 35 minutes East, 33 feet to an iron pin corner set in the Southerly line of other land now or formerly of Kenneth E. Mowery and wife; THENCE along the Southerly line of other land of said Mowery, North 84 degrees 45 minutes West, 200 feet to an iron pin corner, and the place of BEGINNING, and CONTAINING 0.15 acres of land according to a survey and draft made by Howard Fetterolf, RE. on September 11, 1967.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820.

PARCEL ID:20-02-023-01.

BEING the same premises which Jacqueline M. Rarig nka Jacqueline M. Hinckley and James L.

Hinckley, Jr, by deed dated October 24, 2008 and recorded October 28, 2008 to Columbia County Instrument No. 2008-11166, granted and conveyed unto William L. Asbury.

UNDER AND SUBJECT to and together with grants and reservations of coal, oil, gas, mining rights-ofway, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF WILLIAM L. ASBURY UNDER COLUMBIA COUNTY JUDGMENT NO. 2016-CV-616.

PROPERTY ADDRESS: 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-02-023-01

**Seized and taken into execution to be sold as the property of WILLIAM ASBURY in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.**

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

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

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

ALL THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT 1: BEGINNING at an iron pin corner in the Southerly line of the State Highway leading from Numidia to Newlin at the Northwest corner of land now or formerly of Oliver R. Fink, et ux; running THENCE along the Westerly line of said Fink, South 6 degrees West, 150 feet to an iron pin corner in line of other lands of Charles M. Rarig, Sr. and Leah M. Rarig; thence along the line of land of said Rarigs, North 85 degrees West, 224 feet to an iron pin corner in the Easterly line of a Public Township Road; thence along the Easterly line of said Public Township Road, North 12 degrees 20 minutes East, 151 feet to an iron spike corner in the Southerly line of the aforesaid State Highway; thence along the Southerly line of said State Highway, South 85 degrees East, 207.5 feet to an iron pin corner, the place of BEGINNING, and CONTAINING .74 acres according to a survey and draft made on May 28, 1965 by Howard Fetterolf, R.E.

TRACT 2: BEGINNING at an iron pin corner in the Easterly line of the right-of-way of the public highway leading from Numidia to Newlin and at the Southwesterly corner of land now of Kenneth E. Mowery and wife, and running THENCE along the Easterly line of the right-of-way of the aforesaid State Highway, South 12 degrees 35 minutes, East 33 feet to an iron pin corner set at the Northwesterly corner of land now or formerly of Kenneth Beltz and wife; running THENCE along the Northerly line of land of said Beltz, South 84 degrees 45 minutes East, 200 feet to an iron pin corner set in the Westerly line of other land now or formerly of Charles M. Rarig, Sr., and wife; running THENCE along the Westerly line of other land of said Rarig, North 12 degrees 35 minutes East, 33 feet to an iron pin corner set in the Southerly line of other land now or formerly of Kenneth E. Mowery and wife; THENCE along the Southerly line of other land of said Mowery, North 84 degrees 45 minutes West, 200 feet to an iron pin corner, and the place of BEGINNING, and CONTAINING 0.15 acres of land according to a survey and draft made by Howard Fetterolf, R.E. on September 11, 1967.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820.

PARCEL ID: 20-02-023-01.

BEING the same premises which Jacqueline M. Rarig nka Jacqueline M. Hinckley and James L. Hinckley, Jr, by deed dated October 24, 2008 and recorded October 28, 2008 to Columbia County Instrument No. 2008-11166, granted and conveyed unto William L. Asbury.

UNDER AND SUBJECT to and together with grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD AS THE PROPERTY OF WILLIAM L. ASBURY UNDER COLUMBIA COUNTY JUDGMENT NO. 2016-CV-616.

# SHERIFF:

## FOR SHF SALE DATE: TBD

I am submitting documentation necessary to schedule a Sheriff's sale of real estate. If you require anything further or have any questions as to content or format, please contact either of the undersigned.

Thank you.

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

**\* Inquiries relating to the checks and/or copies should be directed to Robin Forry @ [rforry@pkh.com](mailto:rforry@pkh.com) or 717-234-4178 x146.**

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

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

TO THE SHERIFF OF COLUMBIA COUNTY:

1 of 2

**REQUEST FOR SERVICE**

**DATE: September 9, 2021**

FROM:

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

CASE CAPTION:

***PENNSYLVANIA HOUSING FINANCE AGENCY***

***VS.***

***WILLIAM L. ASBURY***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2016-CV-0000616-MF**

**SERVICE TO BE MADE ON DEFENDANT: WILLIAM L. ASBURY**

**ADDRESS FOR "PERSONAL SERVICE": 104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

2 of 2

**REQUEST FOR SERVICE ----POST PROPERTY**

**DATE: September 9, 2021**

FROM:

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

CASE CAPTION:

***PENNSYLVANIA HOUSING FINANCE AGENCY***

***VS.***

***WILLIAM L. ASBURY***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2016-CV-0000616-MF**

**SERVICE TO BE MADE ON DEFENDANT: POST PROPERTY**

**ADDRESS FOR "POSTING SERVICE": 104 RINGTOWN MOUNTAIN ROAD  
CATAWISSA, PA 17820**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

## Document Receipt

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Trans #	18566	Carrier / service:	USPS Server	First-Class Mail®	9/15/2021 12:00:00 AM
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Ship to:

JOHN ROBERT CAFFESE ESQ

CAFFESE LAW FIRM LLC

803 MAIN STREET

Tracking #: 71901140006000179710

Doc Ref #: 2021ED57

Postage 5.8600

STROUDSBURG PA 18360

## Document Receipt

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Trans #	18565	Carrier / service:	USPS Server	First-Class Mail®	9/15/2021 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

INHERITANCE TAX DIVISON

P.O. BOX 280601

Tracking #: 71901140006000179703

Doc Ref #: 2021ED57

Postage 5.8600

HARRISBURG PA 17128

## Document Receipt

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Trans #	18564	Carrier / service:	USPS Server	First-Class Mail®	9/15/2021 12:00:00 AM
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Ship to:

LIBERTY BAIL BONDS INC

SENECA INSURANCE CO INC

1139 PENN AVE

Tracking #: 71901140006000179697

Doc Ref #: 2021ED57

Postage 5.8600

PITTSBURGH PA 15222



## Document Receipt

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Trans #	18563	Carrier / service:	USPS Server	First-Class Mail®	9/15/2021 12:00:00 AM
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Ship to:

BLATT HASENMILLER LEIBSKER &  
MOORE1835 MARKET STREET  
SUITE 501

PHILADELPHIA PA 19103

Tracking #: 71901140006000179680

Doc Ref #: 2021ED57

Postage 5.8600

Document Receipt

Trans # 18563 Carrier / service: USPS Server First-Class Mail® 9/15/2021 12:00:00 AM

Ship to:  
BLATT HASENMILLER LEIBSKER &  
MOORE  
1835 MARKET STREET  
SUITE 501  
  
PHILADELPHIA PA 19103

Tracking #: 71901140006000179680  
Doc Ref #: 2021ED57  
Postage 5.8600

## Document Receipt

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Trans #	18562	Carrier / service:	USPS Server	First-Class Mail®	9/15/2021 12:00:00 AM
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Ship to:

PORTFOLIO RECOVERY ASSOC

ROBERT POLAS

120 CORPORATE BLVD

Tracking #: 71901140006000179673

Doc Ref #: 2021ED57

Postage 5.8600

NORFOLK VA 23502

## Document Receipt

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Trans #	18560	Carrier / service:	USPS Server	First-Class Mail®	9/15/2021 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000179659

Doc Ref #: 2021ED57

Postage 5.8600

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	18561	Carrier / service:	USPS Server	First-Class Mail®	9/15/2021 12:00:00 AM
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Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000179666

P.O. BOX 8486

Doc Ref #: 2021ED57

ESTATE RECOVERY PROGRAM

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 18560 Carrier / service: USPS Server First-Class Mail® 9/15/2021 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000179659

Doc Ref #: 2021ED57

Postage 5.8600

PHILADELPHIA PA 19106

Document Receipt

Trans #	18559	Carrier / service:	USPS Server	First-Class Mail®	9/15/2021 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000179642

Doc Ref #: 2021ED57

Postage 5.8600

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	18558	Carrier / service:	USPS Server	First-Class Mail®	9/15/2021 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000179635

Doc Ref #: 2021ED57

Postage 5.8600

HARRISBURG PA 17105



Document Receipt

Trans # 18557 Carrier / service: USPS Server First-Class Mail® 9/15/2021 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000179628

Doc Ref #: 2021ED57

Postage 5.8600

HARRISBURG PA 17105

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



BLATT HASENMILLER LEIBSKER & MOORE  
1835 MARKET STREET  
SUITE 501  
PHILADELPHIA PA 19103

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



71901140006000179710

CAFFESE LAW FIRM LLC  
JOHN ROBERT CAFFESE ESQ  
803 MAIN STREET

STROUDSBUR PA 18360  
G

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



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

245378

CHECK NO. 245378  
CHECK DATE 09/08/2021

CHECK AMOUNT  
\$1,350.00

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

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

  
AUTHORIZED SIGNATURE



MP

WZ523559-04-21

Security Features Included Details on back

⑈ 245378 ⑈ ⑈ 043318092⑈ 513209312⑈