Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC vs.
EUGENE GOULD (et al.)

Case Number 2021CV1034

### PROPERTY ADDRESS 212 MAPLE ROAD, BERWICK, PA 18603

### **REAL ESTATE SALE REQUEST LEDGER**

DATE	CATEGORY	<i>MEMO</i>	СНК #	DEBIT	CREDIT
12/16/2021	Advance Fee	Advance Fee	245913	\$0.00	\$1,350.00
12/16/2021	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/16/2021	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/16/2021	Crying Sale			\$10.00	\$0.00
12/16/2021	Docketing			\$15.00	\$0.00
12/16/2021	Levy			\$15.00	\$0.00
12/16/2021	Mailing Costs			\$30.00	\$0.00
12/16/2021	Posting Handbill			\$15.00	\$0.00
12/16/2021	Press Enterprise Inc.			\$1,620.05	\$0.00
12/16/2021	Sheriff Automation Fund			\$50.00	\$0.00
12/16/2021	Web Posting			\$100.00	\$0.00
01/25/2022	Continued or Cancelled Sale	Postponed to: 3/30/2022		\$10.00	\$0.00
02/15/2022	Service			\$165.00	\$0.00
02/15/2022	Service Mileage			\$24.00	\$0.00
02/15/2022	Tax Claim Search			\$5.00	\$0.00
02/15/2022	Notary Fee			\$15.00	\$0.00
02/15/2022	Copies			\$5.50	\$0.00
02/15/2022	Surcharge			\$18.00	\$0.00

\$2,130.05 \$1,350.00

TOTAL BALANCE: \$(780.05)

 Printed:
 2/15/2022
 8:32:49AM
 (c) CountySuite Sheriff, Teleosoft, Inc.
 Page 1 of 1

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

# fax

TO: Barb Villarrial	FROM: Sheriff Timothy Chamberlain
FAX:	PAGES: 2
PHONE:	DATE: February 15, 2022
RE: Gould Execution	CC:
Urgent For Review	Please Comment Please Reply Please Recycle
l received your stay, attacl	ned is a cost sheet showing a balance due of

02/15/2022 09:44 Serial No. A6VF011029028

TC:00139597

Addressee	Start Time	Time	Prints	Result	Note
917172331149	02-15 09:43	00:00:57	002/002	ок	ORG

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

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG: Other Error IL-PJL: PJL Error MDN-ER: MDN Resp. Error DSN-ER: DSN Resp. Error LGN-ER: Login Error

Note TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX

FWD: Forward Fcode: F-Code BUL: Bulletin I-FAX: Internet Fax ORG: Original Size

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



TO:	Barb Villarrial	FROM: Sheriff Timothy Chamberlain
FAX:		PAGES: 2
PHON	E:	DATE: February 15, 2022
RE:	Gould Execution	CC:
Urg	gent   TFor Review	Please Comment Please Reply Please Recycle
l recei		ned is a cost sheet showing a balance due of

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

Fax: 570-389-5622

Phone: 570-389-5624

Re: **SHERIFFS SALE** 

EUGENE J. GOULD JAMIE L. GOULD, F/K/A JAMIE L. WEAVER

2021-CV-1034

X Urgent ☐ For Review ☐ Please Comment

From: Purcell, Krug & Haller 1719 N. Front Street

Harrisburg, PA 17102

Ph: 717-234-4178

BARB VILLARRIAL Date: February 14, 2022

Pages: 1 PAGE

Fax: 717-233-1149

**PROPERTY: 212 MAPLE ROAD** 

☐ Please Reply ☐ Please Recycle

Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR03/30/2022/ NO MONIES RECEIVED.

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

# IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

PAUTHONOTARY

2022 JAN 21 A 10:38

CLERK OF DOURTS OFF DUUNTY OF COLUMNIA.

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

CIVIL DIVISION CASE NO. 2021-CV-1034 2021 ED 71

Plaintiff

VS.

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER,

Defendants

### NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

THE SHERIFF'S SALE SCHDULED FOR FEBRUARY 23, 2022 @ 9:00AM IN THE ABOVE CAPTIONED MATTER HAS BEEN CONTINUED TO MARCH 30, 2022 @ 9:00 AM

DATE: January 19, 2022

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

Attorney ID #15700

From: Purcell, Krug & Haller 1719 N. Front Street

Harrisburg, PA 17102

Ph: 717-234-4178

BARB VILLARRIAL Date: January 28, 2022

Pages: 1 PAGE

Fax: 717-233-1149

**PROPERTY: 212 MAPLE ROAD** 

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

Fax: 570-389-5622

Phone: 570-389-5624

Re: SHERIFFS SALE

EUGENE J. GOULD JAMIE L. GOULD, F/K/A JAMIE L. WEAVER

2021-CV-1034

ATTACHED PLEASE FIND A COPY OF THE DATE OF CONTINUED SHERIFF SALE FILED AT THE PROTHONOTARY'S OFFICE 1/21/22

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

From: Purcell, Krug & Haller

1719 N. Front Street

Ph: 717-234-4178

Fax: 717-233-1149

**PROPERTY: 212 MAPLE ROAD** 

BARB VILLARRIAL Date: January 19, 2022

Pages: 1 PAGE

Harrisburg, PA 17102

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

Fax: 570-389-5622

Phone: 570-389-5624

Re: SHERIFFS SALE

EUGENE J. GOULD JAMIE L. GOULD, F/K/A JAMIE L. WEAVER

2021-CV-1034

X Urgent □ For Review □ Please Comment □ Please Reply □ Please Recycle

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 02/23/22 TO THE NEXT SALE DATE OF 03/30/22

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

LAW OFFICES

## Purcell, Krug & Haller

HOWARD B. KRUG(RETIRED) 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

HERSHEY (717) 533-3836

JOHN W. PURCELL(1924-2009) JOSEPH NISSLEY (1910-1982)

January 18, 2022

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

Re: 2021-CV-1034 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. EUGENE J. GOULD JAMIE L. GOULD, F/K/A JAMIE L. WEAVER

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

Leon P. Haller, Esquire

LPH:bay

Enclosure

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

**PLAINTIFF** 

VS.

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER, **DEFENDANTS** 

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2021-CV-1034

IN MORTGAGE FORECLOSURE

### RETURN OF SERVICE

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

EUGENE J. GOULD 212 MAPLE ROAD BERWICK, PA 18603

JAMIE L. GOULD F/K/A JAMIE L. WEAVER 212 MAPLE ROAD BERWICK, PA 18603

Pennsylvania Housing Finance Agency 211 N. Front Street PO Box 15057 Harrisburg, PA 17105-5057

Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815

TENANT/OCCUPANT 212 MAPLE ROAD BERWICK, PA 18603

PUŔCELL, KRUG & HALLER

Attorneys for Plaintiff 1719 North Front Street Harrisburg, PA 17102

(717) 234-4178

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) 234-7512

HOWARD B. KRUG (Retired)

JOHN W. PURCELL(1924-2009)

EUGENE J. GOULD 212 MAPLE ROAD BERWICK, PA 18603

JAMIE L. GOULD F/K/A JAMIE L. WEAVER 212 MAPLE ROAD BERWICK, PA 18603

Pennsylvania Housing Finance Agency 211 N. Front Street PO Box 15057 Harrisburg, PA 17105-5057

Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815

TENANT/OCCUPANT 212 MAPLE ROAD BERWICK, PA 18603

NOTICE IS HEREBY GIVEN to the Defendant/s 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.

Leon P. Haller PA I.D.15700

Attorney for Plaintiff

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

**PLAINTIFF** 

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2021-CV-1034

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER, DEFENDANTS

VS.

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, FEBRUARY 23, 2022

TIME:

9:00 A.M. local prevailing 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:

### 212 MAPLE ROAD BERWICK, PA 18603

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

No. 2021-CV-1034

**JUDGMENT AMOUNT \$82,593.53** 

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

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER

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

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

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

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

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

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

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

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

Pennsylvania Lawyer Referral Service Pennsylvania Bar Association PO Box 186 Harrisburg, PA 17108 (800) 692-7375

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

- 1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
- 2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.
- 3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

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

PURCELL, KRUG & HALLER Attorneys for Plaintiff 1719 North Front Street Harrisburg, PA 17102 (717) 234-4178 ALL that certain piece or parcel of land lying and being in the Borough of Berwick, County of Columbia and state of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes East, 158.27 feet to an iron pin at the northeastern corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West, a distance of 43 feet to an iron pin located at the southeast corner of Lot No. 108; thence in a westerly direction along Lot No.108, South 66 degrees 23 minutes West, a distance of 158.54 feet to an iron pin corner, the place of beginning. Being Lot No. 107 on plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X J Callahan dated May of 1969.

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

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

HAVING THEREON ERECTED a frame dwelling known and numbered as: 212 Maple Road, Berwick, PA 18603.

Parcel #: 04D03-10036

BEING the same premises which Jamie L. Weaver n/k/a Jamie L. Gould, *et con.*, by deed dated October 20, 2018 and recorded October 23, 2018 at Columbia County, PA Recorder of Deeds Instrument No. 201808194, granted and conveyed unto Jamie L. Gould and Eugene J. Gould.

TO BE SOLD as the property of Jamie L. Gould and Eugene J. Gould under Columbia County, PA Judgment No. 2021-CV-1034.

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

	USPS® ARTICLE NU	MBER
9414 78	266 4404 579C	0558 13
Certified Mail Fee	\$ 3.75	
Return Receipt (Hardcopy)	\$ 3.05	
Return Receipt (Electronic)	\$ 0.00	Occ 2 8 Postmark Here
Certified Mail Restricted De	elivery \$ 0.00	Postmark Here
Poslage	\$ 0.73	nele
Total Postage and Fees	\$ 7.53	
Sent to: EUGEN	NE J. GOULD	

Sent to: 212 MAPLE ROAD BERWICK, PA 18603

#### Reference Information

MSH GOULD 2/23/22 ss #30418

PS Form 3800, Facsimile, July 2015

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

	USPS	<sup>®</sup> AF	TICL E	NUN	BER			A.
	9414 7266	990	14 21	L & O	0558	<u> 10</u>		
ļ	Certified Mail Fee	\$	3.75					
1	Return Receipt (Hardcopy)	\$	3.05					
1	Return Receipt (Electronic)	\$	0.00					
i	Certified Mail Restricted Delivery	\$	0.00	- 1	UEC 20		mark ere	
į	Postage	\$	0.73		8	пк Ээ,	# <b>#</b>	
į	Total Postage and Fees	\$	7.53			37		
ŧ	IA KALE I	र्देता	1.13		1.24			

Sent to: JAMIE L. GOULD

F/K/A JAMIE L. WEAVER 212 MAPLE ROAD BERWICK, PA 18603

#### Reference Information

MSH GOULD 2/23/22 ss #30418

PS Form 3800, Facsimile, July 2015

PENNSYLVANIA HOUSING FINANCE AGENCY v. EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER Columbia County Sale 33303

# 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:

EUĜENE J. GOULD 212 MAPLE ROAD BERWICK, PA 18603 Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

JAMIE L. GOULD F/K/A JAMIE L. WEAVER 212 MAPLE ROAD BERWICK, PA 18603 Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to: Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815 Postmark:



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

Received from:

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

One piece of ordinary mail addressed to:

TENANT/OCCUPANT 212 MAPLE ROAD BERWICK, PA 18603 Postmark:

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

Received from:

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

One piece of ordinary mail addressed to: Pennsylvania Housing Finance Agency 211 N. Front Street PO Box 15057 Harrisburg, PA 17105-5057 Postmark:



### 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

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

**PLAINTIFF** 

VS.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2021-CV-1034

IN MORTGAGE FORECLOSURE

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER, DEFENDANTS

#### RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 12 129120 21, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendant/s herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendant/s by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

EUGENE J. GOULD 212 MAPLE ROAD BERWICK, PA 18603

JAMIE L. GOULD F/K/A JAMIE L. WEAVER 212 MAPLE ROAD BERWICK, PA 18603

Pennsylvania Housing Finance Agency 211 N. Front Street PO Box 15057 Harrisburg, PA 17105-5057

Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815

TENANT/OCCUPANT 212 MAPLE ROAD BERWICK, PA 18603

PURCELL, KRUG & HALLER

Attorneys for Plaintiff 1719 North Front Street Harrisburg, PA 17102

(717) 234-4178

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC vs.
EUGENE GOULD (et al.)

Case Number 2021CV1034

### SHERIFF'S RETURN OF SERVICE

01/13/2022 12:22 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 212 MAPLE ROAD, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

January 13, 2022

TIMOTHY T. CHAMBERLAIN, SHERIFF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK vs.	( NATIONAL ASSOC				Number
	UGENE (et al.)			2021	CV1034
Service De		COVER SHI	EET	. /a .	8 m 3 m 2 m 2 m 3 m 3 m 3 m 3 m 3 m 3 m 3
	Real Estate Sale - Posting - Sale Bill	Mart & Walliams - Calabora & Assaula Mais mark with a sale of	gan da kanangan kembangan beranggan beranggan beranggan beranggan beranggan beranggan beranggan beranggan ber Beranggan beranggan	Zone:	41
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 02/23/2022 AT 9:00 / SHERIFF'S SALE BILL	<b>AM</b>			
Serve To:		Final Servi	ice:	· · · · · · · · · · · · · · · · · · ·	
Name:	(POSTING)	Served:	Personally · Ad	dult In Charge	Posted Other
Primary Address:	212 MAPLE ROAD BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:	Poster		
Alternate Address:	The state of the s	Date:	1/13/22	Time:	12:27
Phone:		Deputy:	6	Mileage:	
Attorney /	Originator:	- 1			
Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178	,	
Service Att	tempts:	ring on the control of the control o			· · · · · · · · · · · · · · · · · · ·
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5.					
6.					

OSTING)

ZUZTCVTU34

212 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Sale Notice	VS.	( NATIONAL ASSOC UGENE (et al.)				Number CV1034
Category:   Real Estate Sale - Sale Notice   Zone:   T	i la de la compania del compania del compania de la compania del compania de la compania del la compania del compania de		COVER SHE	ET	w	
Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 02/23/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service: Personally Adult In Charge Posted Other Primary Address: DOB: Relation: De Adult In Charge: Dobe: Relation: De Adult In Charge: Address: Date: 12/20/21 Time: 10:04  Alternate Address: Deputy: Mileage: Attorney / Originator: Name: PURCELL KRUG & HALLER Phone: 717-234-4178  Service Attempts: Date: 11.23-4178  Service Attempt Notes: 1. 2. 3. 4. 5.		the matter of the service was an entire for the first of			* . * * . *	en e
Notes: SALE DATE & TIME: 02/23/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: JAMIE L GOULD Served: Personally Adult In Charge Posted Other Primary 212 MAPLE ROAD Adult In Charge: Posted Other Adult In Charge: Posted Other Adult In Charge: DOB: Relation: De / Adult In Charge: Posted Other Adult In Charge: Posted Other Primary Address: BERWICK, PA 18603 Charge:  Phone: DOB: Relation: De / Mileage: Deputy: G 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.		a manana ya wa				
Serve To: Name: JAMIE L GOULD Serveti: Personally Adult in Charge Posted Other Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Date: Diate: Deputy: Deputy: Deputy:  Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Manner:	< Not Specified >	Expires:		Warrant:	4
Name: JAMIE L GOULD  Primary Address: BERWICK, PA 18603  Phone: DOB:  Relation: Def  Alternate Address: Deputy: Deputy:  Mileage: Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4. 5.	Notes:			IGHTS		
Primary Address: BERWICK, PA 18603  Phone: DOB: Relation: Def  Alternate Address: Deputy: Deputy: C 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.	Serve To:		Final Servi	ce:		
Address: BERWICK, PA 18603  Phone: DOB: Relation: De /  Alternate Address: Date: D/Ac/Al Time: /c/cy  Phone: Deputy: C 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.	Name:	JAMIE L GOULD	Served:	Personally · Add	lt In Charge ·	Posted · Other
Alternate Address:  Phone:  Deputy:  Deputy:  Mileage:  Attorney / Originator:  Name:  PURCELL, KRUG & HALLER  Phone:  717-234-4178  Service Attempts:  Date:  Time:  Mileage: Deputy:  Service Attempt Notes:  1.  2.  3.  4.  5.		•				1
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Attorney / Originator:  Name: PURCELL, KRUG & HALLER Phone: 717-234-4178  Service Attempts:  Date:			Date:	12/20/21	Time:	10:04
Name:       PURCELL, KRUG & HALLER       Phone:       717-234-4178         Service Attempts:	Phone:	Commence of the commence of th	Deputy:	6	Mileage:	
Date:	Attorney /	Originator:				
Date:	Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178		
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GOULD, JAMIE I

2021CV1034

212 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOC  UGENE (et al.)				e Number 1CV1034
	SERVICE	COVER SHE	EET		
Service De	<b>(ails:</b> [ ] , , , , [ ]		1844 IZ	1 1	en e
Category:	Real Estate Sale - Sale Notice	M V M T M V V V V V V V V M M M M M M M	Committee And	Zone:	ור
Manner:	< Not Specified >	Expires:	***************************************	Warrant:	
Notes:	SALE DATE & TIME: 02/23/2022 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE A		IGHTS		
Serve To:				4	
Name:	EUGENE GOULD	Served:	Personally Ad	ult in Charge	Posted · Other
Primary Address:	212 MAPLE ROAD BERWICK, PA 18603	Adult in Charge:	Jamie	Gould	and the second of the second o
Phone:	DOB:	Relation:	Wife		
Alternate Address:		Date:	12/20/21	Time:	10:04
Phone:		Deputy:	G	Mileage:	
Attorney / (	Driginator:			,	
Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178		
Service Att	empts:	Two San	n en la gradie de la companya de la La companya de la co		*
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NO EXPIRATION

212 MAPLE ROAD, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK vs.	NATIONAL ASSOC				Number	
GOULD, E	UGENE (et al.)			2021	ICV 1034	
	SERVICE CO	OVER SH	EET			
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Category:	Real Estate Sale - Sale Notice			Zone:	$\eta_{I}$	
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Notes:	SALE DATE & TIME: 02/23/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS	. turi tuu vi		
Serve To:		Final Servi	ice:			<i>(</i>
Name:	OCCUPANT	Served:	Personally Add	ult In Charge	Posted · Other	:
Primary Address:	212 MAPLE ROAD BERWICK, PA 18603	Adult In Charge:	Jamie	Gould		
Phone:	DOB:	Relation:	Оссира	n+		
Alternate Address:		Date:	12/20/21	Time:	10:04	
Phone:		Deputy:	C	Mileage:		. ! : i
Attorney / (	Priginator:	i Barring		** ***		
Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178			
Service Att	empts:			***	2 * 1	
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NO EXPIRATION

**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr. Chief Deputy

OCCUPANTS/TENANTS

SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Sale Notice	U.S. BANK vs.	( NATIONAL ASSOC				Number
Service Details:  Category: Real Estate Sale - Sale Notice		UGENE (et al.)			2021	ICV1034
Service Details:  Category: Real Estate Sale - Sale Notice		SERVICE	COVER SHE	ET		
Category: Real Estate Sale - Sale Notice	Service De					4
Notes: SALE DATE & TIME: 02/23/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: OCCUPANTS/TENANTS Served: Personally Adult In Charge Posted Other Primary 212 MAPLE ROAD Adult In Jamie Gould Charge:  Phone: DOB: Relation: Occupant  Alternate Address: Date: 12/2e/2l Time: 10:04  Atternate Address: Deputy: G 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.	Category:	THE A SECOND SEC	t that is a training a grown and a grown in a grown in the grown in th		Zone:	71
Serve To:  Name: OCCUPANTS/TENANTS Served: Personally Adult in Charge Bosted Other Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Cccupant Alternate Address: Date: 19/2c/21 Time: 10:04  Attorney / Originator: Name: PURCELL, KRUG & HALLER Phone: Time: Mileage: Deputy: Service Attempts:  Service Attempt Notes:  1. 2. 3. 4. 5.	Manner:	< Not Specified >	Expires:	PART TO A CONTROL OF THE CONTROL OF	Warrant:	
Name: OCCUPANTS/TENANTS  Primary Address: BERWICK, PA 18603  Phone: DOB: Relation: Occupant Alternate Address: Date: 13_12_21 Time: 10:04  Attorney / Originator:  Name: PURCELL, KRUG & HALLER Phone: 717-234-4178  Service Attempts: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	Notes:			GHTS	er e e e e e e e e e e e e e e e e e e	
Name: OCCUPANTS/TENANTS  Primary Address: BERWICK, PA 18603  Phone: DOB: Relation: Occupant  Alternate Address: Date: 12/3c/21 Time: /o:cy Phone: Deputy: Mileage:  Deputy: Mileage: Deputy: Deputy: Service Attempt Notes;  1. 2. 3. 4. 5.	Serve To:		Final Servi	re:		
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Alternate Address:  Phone:  Deputy:  Deputy:  Mileage:  Attorney / Originator:  Name:  PURCELL, KRUG & HALLER  Phone:  717-234-4178  Service Attempts:  Date:  Time:  Mileage: Deputy:  Service Attempt Notes:  1.  2.  3.  4.  5.				· · · · · · · · · · · · · · · · · · ·	<del> </del>	
Address:  Phone:  Deputy:  Deputy:  Mileage:  Attorney / Originator:  Name:  PURCELL, KRUG & HALLER  Phone:  717-234-4178  Service Attempts:  Date:  Time:  Mileage:  Deputy:  Service Attempt Notes:  1.  2.  3.  4.  5.	Phone:	DOB:	Relation:	Occup	pant	
Attorney / Originator:  Name: PURCELL, KRUG & HALLER		The material of the state of th	Date:	12/20/21	Time:	10:04
Name:       PURCELL, KRUG & HALLER       Phone:       717-234-4178         Service Attempts:	Phone:	· ·	Deputy:	0	Mileage:	
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Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4. 5.	Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178		
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NO EXPIRATION

212 MAPLE ROAD, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Sale Notice	
Service Details:  Category: Real Estate Sale - Sale Notice	
Category: Real Estate Sale - Sale Notice  Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 02/23/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: BERWICK AREA JOINT SEWER AUTH. Served: Personally Adult in Charge: Posted Primary 1108 FREAS AVENUE BERWICK, PA 18603  Phone: DOB: Relation: Clark  Alternate Address: Date: 12/20/21 Time: 9;  Phone: Deputy: Mileage:  Attorney / Originator:  Name: PURCELL, KRUG & HALLER Phone: 717-234-4178  Service Attempts:  Date: Mileage: Deputy: Service Attempt Notes:	
Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 02/23/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: BERWICK AREA JOINT SEWER AUTH. Served: Personally Adult In Charge Posted Address: BERWICK, PA 18603  Phone: DOB: Relation: C/i/K  Alternate Address: Date: 12/20/21 Time: 9:7  Phone: Deputy: Mileage:  Date: Time: Mileage: Deputy: Service Attempt Notes:	
Notes: SALE DATE & TIME: 02/23/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: BERWICK AREA JOINT SEWER AUTH. Served: Personally Adult In Charge Posted Adult In Charge: Kristy Worth Charge: Kristy Worth Charge: Phone: DOB: Relation: Clirk  Alternate Address: Date: 12/3C/21 Time: 9;  Phone: Deputy: Mileage:  Date: Time: Mileage: Deputy: Service Attempt Notes:	
Serve To:  Name: BERWICK AREA JOINT SEWER AUTH. Served: Personally Adult In Charge Posted Primary 1108 FREAS AVENUE Adult in Charge: Charge: Phone: DOB: Relation: Clirk  Alternate Address: Phone: Deputy: Mileage:  Attorney / Originator: Name: PURCELL, KRUG & HALLER Phone: 717-234-4178  Service Attempts: Deputy: Service Attempt Notes:	* **
Name: BERWICK AREA JOINT SEWER AUTH.  Primary Address: BERWICK, PA 18603  Phone: DOB: Relation: Clirk  Alternate Address: Phone: Deputy: Mileage:  Attorney / Originator:  Name: PURCELL, KRUG & HALLER  Date: Time: Mileage: Deputy: Service Attempt Notes:	;
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Attorney / Originator:  Name: PURCELL, KRUG & HALLER Phone: 717-234-4178  Service Attempts:  Date: Time: Mileage: Deputy:  Service Attempt Notes:	14
Name: PURCELL, KRUG & HALLER Phone: 717-234-4178  Service Attempts:  Date: Time: Mileage: Deputy: Service Attempt Notes:	
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BERWICK AREA JOINT SEV

2021CV1034

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	NATIONAL ASSOC			Case	Number
vs. GOULD, EUGENE (et al.)			2021CV1034		
Service De		CE COVER SHE	EET Marijaans		
	Real Estate Sale - Sale Notice	tali in	***************************************	Zone:	71
Manner:	< Not Specified >	Expires:	The second secon	Warrant:	
Notes:	SALE DATE & TIME: 02/23/2022 AT 9:0 PLAINTIFF NOTICE OF SHERIFF'S SAI		IGHTS		
Serve To:		Final Servi	cei	e de la compansión de l	and a second of the second of
Name:	Connie C. Gingher	Served: (	Personally Adu	ilt In Charge	Posted Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	Adult In Charge:			
Phone:	570-752-7442 <b>DOB:</b>	Relation:	Del.		
Alternate Address:	e minimente e en este estado ambiente e exercisión de entre entre antique acquire que equina que que aquinque q El entre	Date:	12/20/21	Time:	9:49
Phone:	ти. В 1960 година и при при при при при при при при при п	Deputy:	Contraction of the same of the	Mileage:	
Attorney /	Originator:				
Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178		
Service Att Date: Time: Mileage: Deputy:	empts:				
Service Att	empt Notes:	Yan Turkin Jawa Xila ak	Array de la companya		
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GINGHER, CONNIE C.

2021CV1034

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

September 19 Septe

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOC vs. GOULD, EUGENE (et al.)				Franklin and Linear	Case Number 2021CV1034	
		SERVICE	COVER SHE	EET	****	
Service De	tails:			Manager Manage	e e e e e e e e e e e e e e e e e e e	
Category:	Real Estate Sale -	Sale Notice	Per un regresse de la merco ( ) se con en esta se mentre en	V - A VERNOUS - MIN A VIEW II - F TILL V AVE -	Zone:	71
Manner:	< Not Specified >	en er en de fan et kombour (kombour) en en en kare en en er en	Expires:		Warrant:	1
Notes:		E: 02/23/2022 AT 9:00 A E OF SHERIFF'S SALE		IGHTS		
Serve To:			Final Servi	7		
Name:	Columbia County	Tax Office	Served:	Personally Adu	Ilt In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 1	17815	Adult In Charge:	Lynn Divon		
Phone:	570-389-5649	DOB:	Relation:	: CLELL		
Alternate Address:		т тус бумба поменту осточну вум замерит и постей и и и и и	Date:	15/91/31	Time:	1900
Phone:	is	en tur i in e en	Deputy:	4	Mileage:	W. 1
Attorney / (	Originator:				7 ( ) 4°	
Name:	PURCELL, KRUG	& HALLER	Phone:	717-234-4178	A SECTION OF THE SECTION	garana ay
Service Att	empts:				70 00 00 00	
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COLUMBIA COUNTY TAX C

2021CV1034

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NATIONAL ASSOC				Number
	UGENE (et al.)				
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Service De	and the second of the control of the second		The second secon	The World Control	en e
	Real Estate Sale - Sale Notice	and the second s		Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 02/23/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				
Serve To:		Final Servi	66:		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adu	It In Gharge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	SHELLE	4 FER	THER
Phone:	Bloomsburg, PA 17815 DOB:	Relation:		ELIL	
Alternate Address:		Date:	16/16/61	Time:	10-61
Phone:	No. No. of the second s	Deputy:	4	Mileage:	
Attorney / (	Originator:		The state of the s	ar vitin	
Name:	PURCELL, KRUG & HALLER	Phone:	717-234-4178	v venen e e e e e e e e e e e e e e e e	1
Service Att	empts:				
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DOMESTIC RELATIONS OF

2021CV1034

1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

The second second



January 12, 2022

Timothy T. Chamberlain Sheriff of Columbia County Court House-P.O. BOX 380 Bloomsburg, Pa 17815

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

VS.

EUGENE J. GOULD JAMIE L. GOULD F/K/A JAMIE L. WEAVER

NO: 2021-CV-1034 NO: 2021-ED-71

Dear Timothy:

The amount due on the sewer account #132761 for the property located at 212 Maple Road, Berwick, Pa through March 31, 2022, is \$294.17.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Tax Notice 2021 County & Municipality **BERWICK BORO** MAKE CHECKS PAYABLE TO: BERWICK BOROUGH TAX COLLECTOR 1615 LINCOLN AVENUE BERWICK PA 18603 HOURS:MON, TUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS NO PERSONAL CHECKS AFTER DEC.1, 2021 PHONE:570-752-7442

			DATE BI		ILL NO.	
FOR: COLUMBIA C	ounty		03/01/2021	 	3914	
DESCRIPTION ASSESSMENT		MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY	
GENERAL	30,175	12.135	358.85	366.17	402.79	
SINKING	1	1	29.58	30.18	33.20	
FIRE		1.25	36.97	37.72	39.61	
LIGHT	2	1.25	36.97	37.72	39.61	
BORO RE		18.1	535.25	546.17	573.48	
The discount & penalty	DAY THE AN	CULT	997.62	) 1,017.96	1,088.69	
have been calculated for your convenience	PAY THIS AMOUNT		April-30	June 30	June 30	
ior your contramence			If paid on or before	If paid on or before	If paid after	
CNTY TY		WP	/ This	tay returned		

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

GOULD JAMIE L & EUGENE J 212 MAPLE ROAD BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2 % Discount 2 % 10 % 5 % Penalty PARCEL: 04D-03 -100-36,000

212 MAPLE RD .1791 Acres

J. Land Buildings Total Assessment

This tax returned to courthouse on: January 1, 2022

DUL NO

FILE COPY

4.26.21

2021-2022 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Berwick Borough

Make Check Payable To: The Berwick Area School District

The Berwick Area School District Connie C. Gingher, Tax Collector 1615 Lincoln Avenue Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

04D03 10036000 1536 C04 GOULD JAMIE L & EUGENE J 1052 212 MAPLE RD 212 MAPLE ND BERWICK, PA 18603-4216

\*\*Homestead/Farmstead Applied\*\*

Bill Date: 7/1/2021

Biil #: 1536

#### RETURN THIS COUPON IF PAYING IN FULL

27,055 30,175

Parcel #: 04D03 10036000

Property Location and Description: Assessment: 212 MAPLE RD L= 3,120 .179 8= 27,055

		=	30,175
Tax Description	Mills/Rate		Amount
SCHOOL REAL ESTATE	46.190		1,393.78
HOMESTEAD EXCLUSION	(4,306.00)		(198.89)
FARMSTEAD EXCLUSION	NA		NA NA
If Paid By 8/31/2021	2% Discounted Amount		1.170.99
If Paid By 10/31/2021	FACE Amount	_	1.194.89
If Paid After 10/31/2021	10% Penalty Amount		1 244 20

Last Day to Pay: 12/31/2021

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am -4:00pm

Closed Wednesday and Friday

Closed Holidays

Course C. Long

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC VS. EUGENE GOULD (et al.)

**Case Number** 2021CV1034

### SHERIFF'S RETURN OF SERVICE

12/20/2021 10:04 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JAMIE L GOULD AT 212 MAPLE ROAD, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS.

December 21, 2021

TIMOTHY T. CHAMBERLAIN, SHERIFF

(c) CountySuite Sheriff, Telensoft, Inc.

# PRESS ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Proof of Ad 12/16/21

Ad ID:

1235482

Description: Run Dates:

Gould Sale 02/02/22 to 02/16/22

Class:

249

Agate Lines:

Blind Box:

Account:

Name:

Company:

**TIM CHAMBERLAIN - COLUM COUNTY SHER** 

Address:

PO BOX 380

**BLOOMSBURG, PA 17815** 

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid**  \$1,620.05

\$0.00

**Publication** Press Enterprise

Start Stop 02/02/2202/16/22 <u>Inserts</u>

Cost \$1,620.05

# SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foredosure) No. 2021CV1034

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 or: WEDNESDAY, PERNUARY 23, 2022 9:00 O'CLOCK A.M.

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

ALL that certain piece or parcel of land lying and being in the Borough of Berwick, Coun-ty of Columbia and state of Pennsylvania. bounded and described as follows to wit:

BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest comer of Lot No. 108; thence in a southerly direction along the easterly boundary of said Maple Road, 6504 etet to an iron pin and the northwesterly comer of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes East. 158.27 feet to an iron pin at the northeastern comer of Lot No. 106; thence in a northerly direction. North 30 degrees 24 minutes West a distance of 34 feet to an iron pin located at the southeast comer of Lot No. 108; thence in a westerly direction along Lot No. 108. South 66 degrees 23 minutes West, a distance of 158,54 feet to an iron pin coner, the place of beginning. Beng Lot No. 107 on plan of Section 'S' Park Race Village, Borough of Berwick, surveyed by John X J Callahan dated May of 1959.

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

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conclitions, 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.

HAWNG THEREON ERECTED a frame Illing known and numbered as: 212 Maple Road
Berwick, PA 18603,

Parcel #: 04D03-10036

BEING the same premises which Jamie L, Weaver n/k/a Jamie L, Gould, et con., by deed dated October 20, 2018 and recorded October 23, 2018 at Columbia County, PA Recorder of Deeds Instrument No. 2018/08194, granted and conveyed unto Jamie L Gould and Eugeno J. Gould.

TO BE SOLD as the property of Jamie L. Gould and Eugene J. Gould under Columbia County, PA Judgment No. 2021-CV-1034,

PROPERTY ADDRESS: 212 MAPLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D03-10036

Seized and taken into execution to be sold as the property of EUGENE GOULD, JAMIE L GOULD, OCCUPANTS/TENANTS in suit of U.S. BANK NATIONAL ASSOC.

JAMME I. GOULD, OCCUPANTS/TENANTS in suit of U.S. BANK NATIONAL ASSOC.

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 casher's check at time of sale. REMAINING BAL ANCE 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 casher's check. MIPORTANT NOTICE FOR FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSCOLENCES TO THE BIDDER DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PRIPOC II 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 resel the property at the bidder's risk and maintain an action against the bidder will be applied against any damages recoverable. The default-ing bidder will be responsible for any attemey fees incurred by the sheff in connection with any action registral the bidder in which the bidder is bidder liable for damages. If proceeds are parable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff. by an authorized representation of the plaintiff,

PURCELL, KRUG & HALLER HARRISBURG, PA 717-234-4178

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

**PLAINTIFF** 

VS.

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER, DEFENDANTS IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2021-CV-1034

3021-ED-11

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: 212 MAPLE ROAD BERWICK, PA 18603 as follows:

Amount due pursuant to Judgment

\$82,593.53

**TOTAL WRIT** 

\$82,593.53

PLUS COSTS:

Dated: 12/10/2021

(SEAL)

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2024

## REAL ESTATE OUTLINE

DATE RECEIVED 10-14-2021

ED# 2021 ED71	
DOCKET AND INDEX	CV 1034
CHECK FOR PROPER INFO.	
WRIT OF EXECUTION	Х
COPY OF DESCRIPTION	X
WHEREABOUTS OF LKA	X
NON-MILITARY AFFIDAVIT	X - Comilled
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	$\frac{\overline{X}}{X}$
AFFIDAVIT OF LIENS LIST	<del></del>
CHECK FOR \$2,000.00 OR <u>* \ 3</u>	50 <u>.0 CK#</u> 245913
**IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED**
SALE DATE	Feb. 23 <sup>rd</sup> TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1st WEEK Feb. 2rd
	2ND WEEK Feb. 9m
	3RD WEEK Feb. 16th

TBL\_ADDRESSES U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER, DEFENDANTS IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2021-CV-1034

IN MORTGAGE FORECLOSURE

2021 DEC 10 A 11

### **NON-MILITARY AFFIDAVIT**

Personally appeared before me, a Notary Public in and for said Commonwealth and County,

LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the

Defendant/s above named is/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 <u>UT</u> day of <u>December</u>, 2021, by Leon P. Haller, Attorney, who represents that he is authorized to act on behalf of the Pennsylvania Housing Finance Agency as Attorney-in-Fact for U.S. Bank National Association, Trustee.

(affix notary stamp here)

Cionettera of Notorial Office

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

Results as of : Dec-09-2021 09:39:34 AM



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

SSN:

XXX-XX-5007

Birth Date:

Last Name:

**GOULD** 

First Name:

**JAMIE** 

Middle Name:

1

Status As Of:

Dec-09-2021

Certificate ID:

LXR76PLGSRZ0T59

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

	Left Active Duty Within 367 Day	s of Active Duty Status Date	
Active Duty Start Date	Active Duty End Data	Status	Service Component
NA NA	AC.	No	NA
This response reflects where the individual left active buty status within 367 days preceding the Active Duty Status Date			

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

Upon searching the data banks of the Department of Defense Manpower Dafa 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



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

SSN:

XXX-XX-5007

Birth Date:

Last Name:

**WEAVER** 

First Name:

**JAMIE** 

Middle Name:

.

Status As Of:

Dec-09-2021

Certificate ID:

N0PR0JJ5LPMLKR7

On Active Duty On Active Duty Status Date			
Active Duty Start Date Active Duty End Date Status Service Component			
NA NA	NÀ	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	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 Wes Notified of a Ful	ure Call-Up to Active Duty on Active Duty Status Date	
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA NA NA NA			
This response reflects whether the individual or higher unit has received sairly 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



## Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

XXX-XX-4048

Birth Date:

Last Name:

**GOULD** 

First Name:

**EUGENE** 

Middle Name:

J

Status As Of:

Dec-09-2021

Certificate ID:

Y3VJV852HGYSD1K

	On Active Duty On Act	tive Duty Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA NA	NA.	No	NA
This response reflects the individuals' active duty status based on the Active Quiy 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	, NA	No	NA NA
This response reflects where the individual left active duty status within 367 days preceding the Above Duty Status Date			

	The Member or His/Her Unit Was Notlijed of a Future	Call-Up to Active Duty on Active Duty Status D	ate :
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA NA	NA S	No	NA NA
This response reflects whether the individual or his/her unit has received party 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.

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400 Gigling Rd.

Seaside, CA 93955

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

**PLAINTIFF** 

VS.

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER, DEFENDANTS IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2021-CV-1034

2021 - ED-71

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: February 23rd 2022

TIME: 9:00 Am

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:

#### 212 MAPLE ROAD BERWICK, PA 18603

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

No. 2021-CV-1034

**JUDGMENT AMOUNT \$82,593.53** 

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

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER

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

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

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

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

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

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

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

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

Pennsylvania Lawyer Referral Service Pennsylvania Bar Association PO Box 186 Harrisburg, PA 17108 (800) 692-7375

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

- 1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
- 2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.
- 3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

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

PURCELL, KRUG & HALLER Attorneys for Plaintiff 1719 North Front Street Harrisburg, PA 17102 (717) 234-4178 ALL that certain piece or parcel of land lying and being in the Borough of Berwick, County of Columbia and state of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes East, 158.27 feet to an iron pin at the northeastern corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West, a distance of 43 feet to an iron pin located at the southeast corner of Lot No. 108; thence in a westerly direction along Lot No.108, South 66 degrees 23 minutes West, a distance of 158.54 feet to an iron pin corner, the place of beginning. Being Lot No. 107 on plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X J Callahan dated May of 1969.

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

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

HAVING THEREON ERECTED a frame dwelling known and numbered as: 212 Maple Road, Berwick, PA 18603.

Parcel #: 04D03-10036

BEING the same premises which Jamie L. Weaver n/k/a Jamie L. Gould, *et con.*, by deed dated October 20, 2018 and recorded October 23, 2018 at Columbia County, PA Recorder of Deeds Instrument No. 201808194, granted and conveyed unto Jamie L. Gould and Eugene J. Gould.

TO BE SOLD as the property of Jamie L. Gould and Eugene J. Gould under Columbia County, PA Judgment No. 2021-CV-1034.

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TO BE SOLD as the property of Jamie L. Gould and Eugene J. Gould under Columbia County, PA Judgment No. 2021-CV-1034.

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

**PLAINTIFF** 

VS.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2021-CV-1034

2021 ED71

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER, DEFENDANTS 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 praccipe for the writ of execution was filed, the following information concerning the real property located at 212 MAPLE ROAD BERWICK, PA 18603:

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

EUGENE J. GOULD 212 MAPLE ROAD BERWICK, PA 18603

JAMIE L. GOULD F/K/A JAMIE L. WEAVER 212 MAPLE ROAD BERWICK, PA 18603

- 2. Name and address of Defendants in the Judgment, if different from that listed. in (1) above: **SAME**
- 3. Name and address of every judgment creditor whose judgment is a **record lien** on the real property to be sold: **UNKNOWN** 
  - 4. Name and address of last recorded holder of every mortgage of record: PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

Pennsylvania Housing Finance Agency 211 N. Front Street PO Box 15057 Harrisburg, PA 17105-5057

- 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:

Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815

TENANT/OCCUPANT 212 MAPLE ROAD BERWICK, PA 18603

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

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

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

DATE: December 9, 2021

### 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 <u>checks and/or copies</u> should be directed to Robin Forry @ rforry@pkh.com or 717-234-4178 x124.
- \*\* Issues or questions regarding <u>document errors, legal description or 3129</u> should be directed to Robin Forry @ <u>rforry@pkh.com</u> or 717-234-4178 x146.
- \*\*\* Questions regarding the <u>actual sheriff sale</u> should be directed to Barb Villarrial @ <u>BVillarrial@pkh.com</u> or 717-234-4178 x140.

#### REQUEST FOR SERVICE

#### DATE: December 9, 2021

FROM:

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

CASE CAPTION:

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

VS.

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2021-CV-1034

SERVICE TO BE MADE ON DEFENDANT:

**EUGENE J. GOULD** 

ADDRESS FOR "PERSONAL SERVICE":

212 MAPLE ROAD BERWICK, PA 18603

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

Requested by Leon P. Haller, Esquire Attorney for Plaintiff

#### REQUEST FOR SERVICE

DATE: December 9, 2021

FROM:

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

CASE CAPTION:

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

VS.

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2021-CV-1034

SERVICE TO BE MADE ON DEFENDANT: JAMIE L. GOULD

Fka Jamie L. Weaver

ADDRESS FOR "PERSONAL SERVICE": 212 MAPLE ROAD

**BERWICK, PA 18603** 

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

Requested by Leon P. Haller, Esquire Attorney for Plaintiff

#### **REQUEST FOR SERVICE – post property**

DATE: December 9, 2021

FROM:

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

CASE CAPTION:

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

VS.

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2021-CV-1034

SERVICE TO BE MADE ON DEFENDANT: **EUGENE J. GOULD** 

ADDRESS FOR "POSTING SERVICE": 212 MAPLE ROAD

**BERWICK, PA 18603** 

\*\*\*\*POST PROPERTY WITH SHERIFF HANDBILL

Requested by Leon P. Haller, Esquire Attorney for Plaintiff

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2021CV1034

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, FEBRUARY 23, 2022 AT 9:00 O'CLOCK A.M.

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

ALL that certain piece or parcel of land lying and being in the Borough of Berwick, County of Columbia and state of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes East, 158.27 feet to an iron pin at the northeastern corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West, a distance of 43 feet to an iron pin located at the southeast corner of Lot No. 108; thence in a westerly direction along Lot No. 108, South 66 degrees 23 minutes West, a distance of 158.54 feet to an iron pin corner, the place of beginning. Being Lot No. 107 on plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X J Callahan dated May of 1969.

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

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

HAVING THEREON ERECTED a frame dwelling known and numbered as: 212 Maple Road, Berwick, PA 18603.

Parcel #: 04D03-10036

BEING the same premises which Jamie L. Weaver n/k/a Jamie L. Gould, et con., by deed dated October 20, 2018 and recorded October 23, 2018 at Columbia County, PA Recorder of Deeds Instrument No. 201808194, granted and conveyed unto Jamie L. Gould and Eugene J. Gould.

TO BE SOLD as the property of Jamie L. Gould and Eugene J. Gould under Columbia County, PA Judgment No. 2021-CV-1034.

PROPERTY ADDRESS: 212 MAPLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D03-10036

Seized and taken into execution to be sold as the property of EUGENE GOULD, JAMIE L GOULD, OCCUPANTS/TENANTS in suit of U.S. BANK NATIONAL ASSOC.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

ALL that certain piece or parcel of land lying and being in the Borough of Berwick, County of Columbia and state of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes East, 158.27 feet to an iron pin at the northeastern corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West, a distance of 43 feet to an iron pin located at the southeast corner of Lot No. 108; thence in a westerly direction along Lot No.108, South 66 degrees 23 minutes West, a distance of 158.54 feet to an iron pin corner, the place of beginning. Being Lot No. 107 on plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X J Callahan dated May of 1969.

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

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

HAVING THEREON ERECTED a frame dwelling known and numbered as: 212 Maple Road, Berwick, PA 18603.

Parcel #: 04D03-10036

BEING the same premises which Jamie L. Weaver n/k/a Jamie L. Gould, *et con.*, by deed dated October 20, 2018 and recorded October 23, 2018 at Columbia County, PA Recorder of Deeds Instrument No. 201808194, granted and conveyed unto Jamie L. Gould and Eugene J. Gould.

TO BE SOLD as the property of Jamie L. Gould and Eugene J. Gould under Columbia County, PA Judgment No. 2021-CV-1034.

#### TO THE SHERIFF OF COLUMBIA COUNTY:

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

Plaintiff:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE

PENNSYLVANIA HOUSING FINANCE AGENCY

VS.

Defendants:

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER

Filed to No.

2021-CV-1034

#### **INSTRUCTIONS**

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

#### 212 MAPLE ROAD BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

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

- 1. EUGENE J. GOULD, 212 MAPLE ROAD BERWICK, PA 18603
- 2. JAMIE L. GOULD F/K/A JAMIE L. WEAVER, 212 MAPLE ROAD BERWICK, PA 18603

#### **WAIVER OF WATCHMAN AND INSURANCE**

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

NOW, December 9, 2021 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

#### SHERIFF'S SALE

By virtue of a Writ of	of Execution No.	2021-CV-1034	
US BANK National Association as Trustee for the PENNSYLVANIA HOUSING FINANCE AGENCY			Plaintiff
vs			
Eugene J. Gould and	l Jamie L. Gould Fk	a Jamie L. Weaver	Defendant
Real Estate:	212 Maple Road, E	Berwick, PA 18603	
Municipality:	Borough of Berwick		
Dimensions:	65.04 x 158.27 x 4 Lot No. 107 Section Park Place Village	on "B"	
See Instrument #:	201808194	_	
Tax Parcel #:	04D03-10036		

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD as the property of Jamie L. Gould and Eugene J. Gould under Columbia County, PA Judgment No. 2021-CV-1034.

Leon P. Haller, Esquire Purcell, Krug & Haller 1719 North Front Street Harrisburg, PA 17104 (717) 234-4178 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,

**PLAINTIFF** 

VS.

EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER, DEFENDANTS IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2021-CV-1034

9091-ED-11

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 praccipe for the writ of execution was filed, the following information concerning the real property located at 212 MAPLE ROAD BERWICK, PA 18603:

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

EUGENE J. GOULD 212 MAPLE ROAD BERWICK, PA 18603

JAMIE L. GOULD F/K/A JAMIE L. WEAVER 212 MAPLE ROAD BERWICK, PA 18603

- 2. Name and address of Defendants in the Judgment, if different from that listed. in (1) above: **SAME**
- 3. Name and address of every judgment creditor whose judgment is a **record lien** on the real property to be sold: **UNKNOWN** 
  - 4. Name and address of last recorded holder of every mortgage of record: PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

Pennsylvania Housing Finance Agency 211 N. Front Street PO Box 15057 Harrisburg, PA 17105-5057

- 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:

Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815

TENANT/OCCUPANT 212 MAPLE ROAD BERWICK, PA 18603

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

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

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

DATE: December 9, 2021

#### Document Receipt

Trans # USPS Server 18740 Carrier / service: First-Class Mail® 12/16/2021 12:00:00

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

**SUITE 1001** 

Tracking #;

71901140006000181492

Doc Ref#: Postage

2021ED71 5.8600

KING OF PRUSSIA PA 19406

http://webserver1/sendsuite%20live/projects/image.aspx?pd=1

Document	Receipt
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12/16/2021 12:00:00 AM Trans# 18739 Carrier / service: USPS Server First-Class Mail®

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

PO BOX 8016 Tracking #:

Doc Ref#:

71901140006000181485 2021ED71

Postage 5.8600

HARRISBURG PA 17105 Document Receipt

Trans #

18739

USPS Server

First-Class Mail®

12/16/2021 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016

Tracking #:

71901140006000181485

Doc Ref#: Postage

2021ED71 5.8600

HARRISBURG

PA 17105

Print Your Documents

#### Document Receipt

Trans#

18738

Carrier / service: USPS Server

First-Class Mail®

12/16/2021 12:00:00

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000181478

Doc Ref#:

2021ED71

Postage

5.8600

HARRISBURG

PA 17128

Trans # 18737 Carrier / service: USPS Server First-Class Mail® 12/16/2021 12:00:00

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #:

71901140006000181461

Doc Ref #: Postage 2021ED71 5.8600

HARRISBURG PA 17105

Documer	nt Receipt

Trans#

18737

Carrier / service: USPS Server

First-Class Mail®

12/16/2021 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #:

71901140006000181461

Doc Ref#: Postage

2021ED71 5.8600

HARRISBURG

PA 17105

#### Document Receipt

Trans# 18737

Carrier / service:

USPS Server First-Class Mail® 12/16/2021 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #:

71901140006000181461

Doc Ref#:

2021ED71

Postage

5.8600

HARRISBURG PA 17105

Document	Receipt
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12/16/2021 12:00:00 AM Trans# 18741 Carrier / service: USPS Server First-Class Mail®

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259

71901140006000181508 Tracking #:

Doc Ref#: 2021ED71 5.8600

Postage

PHILADELPHIA PA 19106

Page 11	
Document	Receipt

Trans# 18741 Carrier / service: USPS Server First-Class Mail® 12/16/2021 12:00:00

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000181508

Doc Ref#: 2021ED71 Postage 5.8600

PHILADELPHIA PA 19106

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

Bloomsburg PA 17815



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 1150 FIRST AVENUE SUITE 1001 KING OF PA 19406 PRUSSIA

12/16/2021

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

> First National Bank 60-1809/433

CHECK NO.

CHECK DATE

245913

245913

11/18/2021

CHECK AMOUNT

\$1,350.00

**VOID AFTER 90 DAYS** 

#21081EE40# #E16542# 5132093121 PAY

TO THE CREER CF

COLUMBIA COUNTY SHERIFF