

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
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)

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

I received your stay, attached is a cost sheet showing a balance due of \$780.05.

TX Result Report

P 1
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	OK	ORG

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

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

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I received your stay, attached is a cost sheet showing a balance due of \$780.05.

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

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

BARB VILLARRIAL

Date: February 14, 2022

Pages: 1 PAGE

PROPERTY: 212 MAPLE ROAD

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

**Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 03/30/2022/ 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**

FILED
PROTHONOTARY

2022 JAN 21 A 10:38

CLERK OF COURTS
COUNTY OF COLUMBIA

**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.

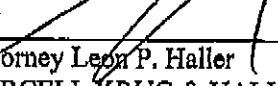
**EUGENE J. GOULD AND
JAMIE L. GOULD F/K/A JAMIE L.
WEAVER,**

Defendants

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

**THE SHERIFF'S SALE SCHEDULED 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

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

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

BARB VILLARRIAL

Date: January 28, 2022

Pages: 1 PAGE

PROPERTY: 212 MAPLE ROAD

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

**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.

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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

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

BARB VILLARRIAL
Date: January 19, 2022

Pages: 1 PAGE

PROPERTY: 212 MAPLE ROAD

☒ **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(RETIRE)
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:bav

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 12/29/2021, 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:

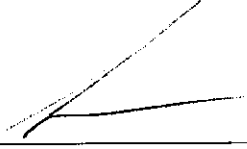
EUGENE J. GOULD
212 MAPLE ROAD
BERWICK, PA 18603

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

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) 234-7512

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

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
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211 N. Front Street
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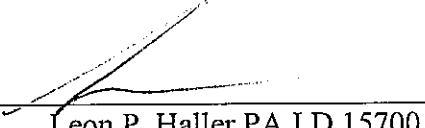
Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

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.

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

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

PLAINTIFF

VS.

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

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 5th 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 NUMBER

9414 7266 9904 2180 0558 13

Certified Mail Fee	\$ 3.75
Return Receipt (Hardcopy)	\$ 3.05
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.73
Total Postage and Fees	\$ 7.53

DEC 28 2021
Postmark
Here

Sent to: EUGENE J. GOULD
212 MAPLE ROAD
BERWICK, PA 18603

Reference Information

MSH GOULD 2/23/22 ss #30418

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

USPS® ARTICLE NUMBER

9414 7266 9904 2180 0558 06

Certified Mail Fee	\$ 3.75
Return Receipt (Hardcopy)	\$ 3.05
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.73
Total Postage and Fees	\$ 7.53

DEC 28 2021
Postmark
Here

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

PENNSYLVANIA HOUSING FINANCE AGENCY v. EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER
Columbia County Sale 2/23/2022

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:
EUGENE 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:

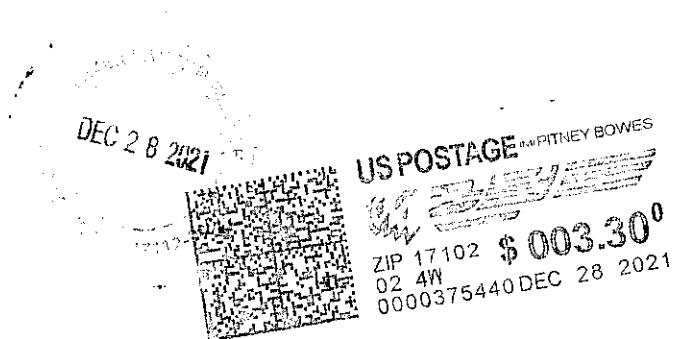
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

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.

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 12/29/2021, 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

By 

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

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,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 13, 2022

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2021CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone: 71

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/23/2022 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 212 MAPLE ROAD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation: Posted

Date: 1/13/22

Time: 12:27

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.
- 6.

(POSTING)

2021CV1034

212 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2021CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

71

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:

Name: JAMIE L GOULD
Primary Address: 212 MAPLE ROAD
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Def

Date:

12/20/21

Time:

10:04

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. _____
6. _____

GOULD, JAMIE L

2021CV1034

212 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2021CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

71

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:

Name: EUGENE GOULD
Primary Address: 212 MAPLE ROAD
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Jamie Gould

Relation:

Wife

Date:

12/20/21

Time:

10:04

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.
- 6.

GOULD, EUGENE

2021CV1034

212 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2021CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

71

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:

Name: OCCUPANT

Primary Address: 212 MAPLE ROAD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Jamie Gould

Relation:

Occupant

Date:

12/20/21

Time:

10:04

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.

6.

OCCUPANT

2021CV1034

212 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2021CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 71

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:

Name: OCCUPANTS/TENANTS

Primary Address: 212 MAPLE ROAD
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jamie Gould

Relation: Occupant

Date: 12/20/21 **Time:** 10:04

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.
- 6.

OCCUPANTS/TENANTS

2021CV1034

212 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2021CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 71

Warrant:

Notes: SALE DATE & TIME: 02/23/2022 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kristy Hart

Relation: Clerk

Date: 12/20/21 **Time:** 9:14

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. _____
6. _____

BERWICK AREA JOINT SEI

2021CV1034

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2021CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 71

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:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Del

Date: 12/20/21

Time: 9:49

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.
- 6.

GINGHER, CONNIE C.

2021CV1034

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2021CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

71

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:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Lynn Dixon

Relation:

CLERK

Date:

12/21/21

Time:

1200

Deputy:

4

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. _____

COLUMBIA COUNTY TAX C

2021CV1034

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2021CV1034

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 71

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:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

SHELLEY FEITNER

Relation:

CLERK

Date:

12/21/21

Time:

12:01

Deputy:

4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2021CV1034

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



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

FOR: COLUMBIA County

DATE
 03/01/2021

BILL NO.
 3914

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	30,175	12.135	358.85	366.17	402.79
SINKING		1	29.58	30.18	33.20
FIRE		1.25	36.97	37.72	39.61
LIGHT		1.25	36.97	37.72	39.61
BORO RE		18.1	535.25	546.17	573.48
The discount & penalty have been calculated for your convenience			997.62 April 30 If paid on or before	1,017.96 June 30 If paid on or before	1,088.69 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04D-03 -100-36,000
 212 MAPLE RD
 .1791 Acres
 Land
 Buildings
 Total Assessment

W2506

This tax returned
 to courthouse on:
 January 1, 2022

Cone

FILE COPY

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

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
 212 MAPLE RD
 BERWICK, PA 18603-4216

Bill Date: 7/1/2021

Bill #: 1536

RETURN THIS COUPON IF PAYING IN FULL

Parcel #: 04D03 10036000

Property Location and Description:

212 MAPLE RD
 .179

Assessment:

L= 3,120
 B= 27,055
 T= 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
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	1,314.38

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

Cone

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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, TC WIT: JAMIE L GOULD AT 212 MAPLE ROAD, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 21, 2021

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

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1235482
Description: Gould Sale
Run Dates: 02/02/22 to 02/16/22
Class: 2
Agate Lines: 249
Blind Box:

Total Ad Cost \$1,620.05
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	02/02/22	02/16/22	3	\$1,620.05

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
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. 106; 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 building 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 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

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

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

Barbara N. Silvette
PROTHONOTARY

By Rosalee Antonello
DEPUTY

(SEAL)

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

REAL ESTATE OUTLINE

DATE RECEIVED 10-14-2021

ED # 2021 ED 71

DOCKET AND INDEX 2021 CV 1034

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

X

- Criminal

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

X

CHECK FOR \$2,000.00 OR \$ 1350.⁰⁰ CK# 245913

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

SALE DATE

Feb. 23rd TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1ST WEEK

Feb. 2nd

2ND WEEK

Feb. 9th

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 11:50

FILED
NOTARIAL

NON-MILITARY AFFIDAVIT

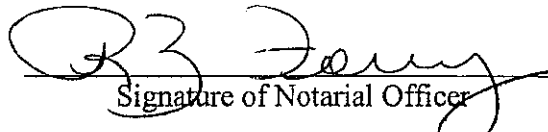
Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant/s above named is/are not on active duty in the Military Service nor engaged in any way
which would bring them within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

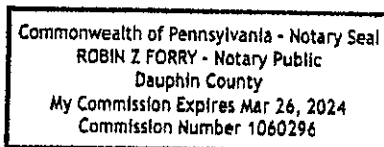

LEON P. HALLER, ESQUIRE

Commonwealth of Pennsylvania
County of Dauphin

This record was acknowledged before me on the 9th day of December, 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)


Signature of Notarial Officer



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

SSN: XXX-XX-5007
Birth Date:
Last Name: GOULD
First Name: JAMIE
Middle Name: L
Status As Of: Dec-09-2021
Certificate ID: LXR76PLGSRZ0T59

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

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

SSN: XXX-XX-5007
Birth Date:
Last Name: WEAVER
First Name: JAMIE
Middle Name: L
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	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

**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: Y3VJV852HGYS1K

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

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 5th 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.

**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
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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. 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

2021ED71

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 **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 checks and/or copies should be directed to Robin Forry @ rforry@pkh.com or 717-234-4178 x124.**

**** Issues or questions regarding document errors, legal description or 3129 should be directed to Robin Forry @ rforry@pkh.com or 717-234-4178 x146.**

***** Questions regarding the actual sheriff sale should be directed to Barb Villarrial @ BVillarrial@pkh.com or 717-234-4178 x140.**

TO THE SHERIFF OF COLUMBIA COUNTY:

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

TO THE SHERIFF OF COLUMBIA COUNTY:

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

TO THE SHERIFF OF COLUMBIA COUNTY:

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 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 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.

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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.)

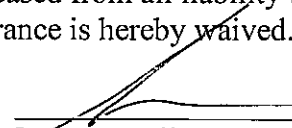
The parties to be served **PERSONALLY** and their addresses are as follows:

- 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 Execution No. 2021-CV-1034

US BANK National Association as Trustee for the Plaintiff
PENNSYLVANIA HOUSING FINANCE AGENCY

vs

Eugene J. Gould and Jamie L. Gould Fka Jamie L. Weaver Defendant

Real Estate: 212 Maple Road, Berwick, PA 18603

Municipality: Borough of Berwick

Dimensions: 65.04 x 158.27 x 43 x 158.54
Lot No. 107 Section "B"
Park Place Village,

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

2021-ED-71
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 **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**

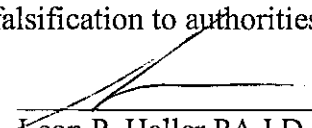
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000181492

Doc Ref #: 2021ED71

Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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HARRISBURG PA 17105

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000181478

Doc Ref #: 2021ED71

Postage 5.8600

HARRISBURG PA 17128

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000181461

Doc Ref #: 2021ED71

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HARRISBURG PA 17105

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Ship to:

COMMONWEALTH 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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COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000181461

Doc Ref #: 2021ED71

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HARRISBURG PA 17105

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000181508

Doc Ref #: 2021ED71

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PHILADELPHIA PA 19106

Document Receipt

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000181508

Doc Ref #: 2021ED71

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PHILADELPHIA PA 19106

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




71901140006000181492

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

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

245913

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


First National Bank
60-1809/433

CHECK NO. 245913
CHECK DATE 11/18/2021

CHECK AMOUNT
\$1,350.00

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


TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS




AUTHORIZED SIGNATURE

MP

Security Features Included  Details on back

⑈ 245913⑈ ⑆043318092⑆ 513209312⑈

WZ523559-04-21