

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JENNIFER M CRANMER

Case Number  
2025CV230

**PROPERTY ADDRESS**

4006 MAPLE GROVE ROAD, STILLWATER, PA 17878

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
06/09/2025	Advance Fee	Advance Fee	256099	\$0.00	\$2,000.00
06/09/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/09/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/09/2025	Crying Sale			\$10.00	\$0.00
06/09/2025	Docketing			\$15.00	\$0.00
06/09/2025	Levy			\$15.00	\$0.00
06/09/2025	Mailing Costs			\$72.00	\$0.00
06/09/2025	Posting Handbill			\$15.00	\$0.00
06/09/2025	Press Enterprise Inc.			\$570.95	\$0.00
06/09/2025	Sheriff Automation Fund			\$50.00	\$0.00
06/09/2025	Web Posting			\$100.00	\$0.00
08/05/2025	Service			\$270.00	\$0.00
08/05/2025	Service Mileage			\$40.00	\$0.00
08/05/2025	Copies			\$9.00	\$0.00
08/05/2025	Notary Fee			\$10.00	\$0.00
08/05/2025	Surcharge			\$20.00	\$0.00
08/05/2025	Tax Claim Search			\$15.00	\$0.00
08/05/2025	Refund	(PAID 08/05/2025)	9652	\$755.55	\$0.00
				<b>\$2,000.00</b>	<b>\$2,000.00</b>

<b>TOTAL BALANCE:</b>	<b>\$0.00</b>
-----------------------	---------------

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

## fax transmittal

**To: SHERIFF'S OFFICE**

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

**From: Purcell, Krug & Haller**

1719 N. Front Street  
Harrisburg, PA 17102  
**Ph: 717-234-4178**  
**Fax: 717-233-1149**

**Fax:** 570-389-5622

**Phone:** 570-389-5624

**Re: SHERIFFS SALE**

**JENNIFER M. CRANMER F/K/A  
JENNIFER M. BUTZ**

2025-CV-230

**KIERSTEN GARCED**

**Date:** August 4, 2025

**Pages:** 1 PAGE

**PROPERTY:** 4006 MAPLE GROVE ROAD

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

**Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 08/20/25. THANK YOU.**

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

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

PLAINTIFF

VS.

JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ  
AND THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT,

DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2025-CV-230

IN MORTGAGE FORECLOSURE

### RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/18/2025, 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:

JENNIFER M. CRANMER  
F/K/A JENNIFER M. BUTZ  
4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

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

FNB Bank, NA  
37 West Main Street  
Bloomsburg, PA 17815

NOVAD Management Consulting, LLC  
HUD National Servicing Center  
14002 E. 21<sup>st</sup> Street – Suite 300  
Tulsa, OK 74134-1421

Secretary of Housing & Urban Dev.  
451 Seventh Avenue SW  
Washington DC 20410

Secretary of Housing & Urban Dev.  
Albany Office – Region II  
52 Corporate Circle  
Albany, NY 12203-5121

U.S. Attorney's Office  
Civil – Process Clerk  
950 Pennsylvania Avenue NW  
Washington, DC 20530

U.S. Attorney's Office  
Federal Bldg – Suite 220  
1501 North 6<sup>th</sup> Street  
Harrisburg, PA 17108

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

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

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

TENANT/OCCUPANT  
4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

By   
PURCELL, 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  
KATIE M. HOUSMAN

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)

JENNIFER M. CRANMER  
F/K/A JENNIFER M. BUTZ  
4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

U.S. Attorney's Office  
Civil – Process Clerk  
950 Pennsylvania Avenue NW  
Washington, DC 20530

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

U.S. Attorney's Office  
Federal Bldg – Suite 220  
1501 North 6<sup>th</sup> Street  
Harrisburg, PA 17108

FNB Bank, NA  
37 West Main Street  
Bloomsburg, PA 17815

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

NOVAD Management Consulting, LLC  
HUD National Servicing Center  
14002 E. 21<sup>st</sup> Street – Suite 300  
Tulsa, OK 74134-1421

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

Secretary of Housing & Urban Dev.  
451 Seventh Avenue SW  
Washington DC 20410

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

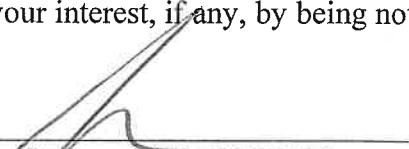
Secretary of Housing & Urban Dev.  
Albany Office – Region II  
52 Corporate Circle  
Albany, NY 12203-5121

TENANT/OCCUPANT  
4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

**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.

JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ  
AND THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT,

DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2025-CV-230

2025-ED-41

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 at:

ONLINE: [Bid4Assets.com/ColumbiaPASheriffSales](https://Bid4Assets.com/ColumbiaPASheriffSales)

DATE: August 20<sup>th</sup> 2025

TIME: 9:00 A.M., local time

**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:

4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

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

No. 2025-CV-230

JUDGMENT AMOUNT \$43,482.15

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

JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ

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

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

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

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

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

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

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

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

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

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file 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 parcel of land situate in the Township of Benton, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron pin corner set 25 feet in an Easterly direction from the centerline of a blacktop state highway leading from Benton to Stillwater and at the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey; thence along the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey and the line of lands now or late of Miller, South 80° 45' East, 170 feet to an iron pin corner; thence along line of lands now or late of Miller, North 8° 15' East, 89 feet to an iron pin corner set on the line of land now or late of Ritter; thence along the abovementioned line of lands, North 80° 45' West, 170 feet to an iron pin corner set 25 feet in an Easterly direction from the abovementioned highway and at the Southwesterly corner of the Ritter lands aforesaid; thence along the highway, South 8° 15' West, 89 feet to the place of beginning.

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 DWELLING KNOWN AND NUMBERED AS: 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878

PARCEL #: 03-04A-003-01-000

BEING THE SAME PREMISES WHICH HSBC Bank USA, NA, by Deed dated May 20, 2008 and recorded July 7, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 2008-06702, granted and conveyed unto Jennifer M. Butz, now known as Jennifer M. Cranmer.

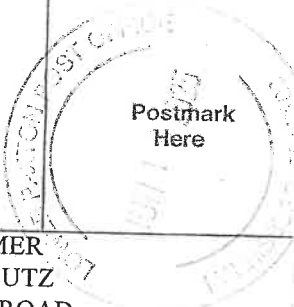
TO BE SOLD AS THE PROPERTY OF JENNNIFER M. CRANMER FKA JENNNIFER M. BUTZ UNDER COLUMBIA COUNTY JUDGMENT NO. 2025-CV-280.

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

**USPS® ARTICLE NUMBER**

9414 7266 9904 2234 0551 27

Certified Mail Fee	\$ 4.85
Return Receipt (Hardcopy)	\$ 4.10
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.69
<b>Total Postage and Fees</b>	<b>\$ 9.64</b>



Sent to: JENNIFER M. CRANMER  
F/K/A JENNIFER M. BUTZ  
4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

Reference Information

MSH --- NOS 8-20-25 SS

PENNSYLVANIA HOUSING FINANCE AGENCY v. JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ  
Columbia County Sale

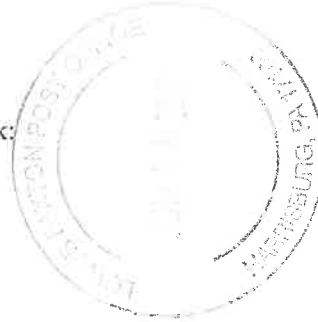
**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

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

Postage:

One piece of ordinary mail addressed to:  
JENNIFER M. CRANMER  
F/K/A JENNIFER M. BUTZ  
4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

Postmark:



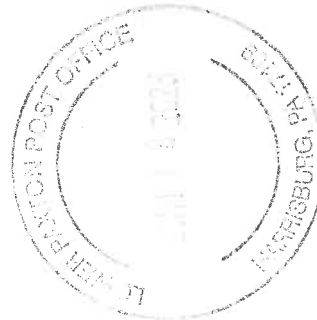
**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

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:



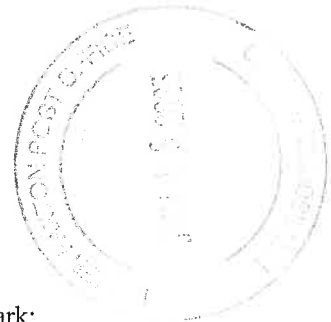
**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

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

Postage:

One piece of ordinary mail addressed to:  
FNB Bank, NA  
37 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:  
NOVAD Management Consulting, LLC  
HUD National Servicing Center  
14002 E. 21<sup>st</sup> Street – Suite 300  
Tulsa, OK 74134-1421

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:  
Secretary of Housing & Urban Dev.  
451 Seventh Avenue SW  
Washington DC 20410

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

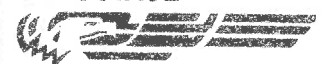
Postage:

One piece of ordinary mail addressed to:  
Secretary of Housing & Urban Dev.  
Albany Office – Region II  
52 Corporate Circle  
Albany, NY 12203-5121

Postmark:



US POSTAGE TM PITNEY BOWES



ZIP 17102 \$ 001.95<sup>0</sup>  
02 4W  
0000375440 JUN 18 2025

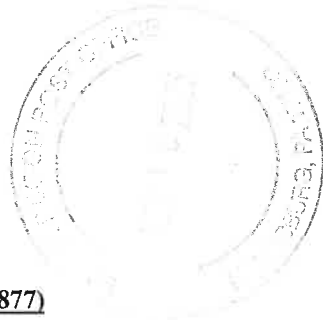
**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

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

Postage:

One piece of ordinary mail addressed to:  
U.S. Attorney's Office  
Civil – Process Clerk  
950 Pennsylvania Avenue NW  
Washington, DC 20530

Postmark:



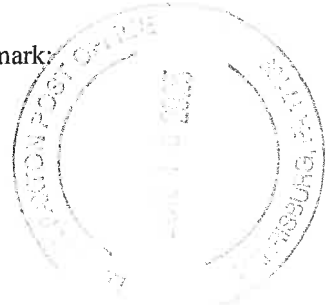
**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

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

Postage:

One piece of ordinary mail addressed to:  
U.S. Attorney's Office  
Federal Bldg – Suite 220  
1501 North 6<sup>th</sup> Street  
Harrisburg, PA 17108

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

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

Postmark:



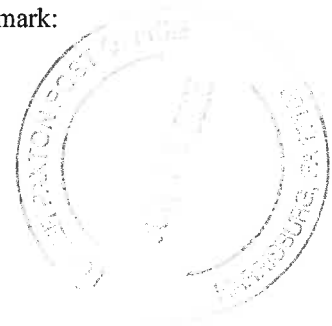
**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

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:



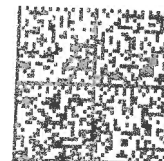
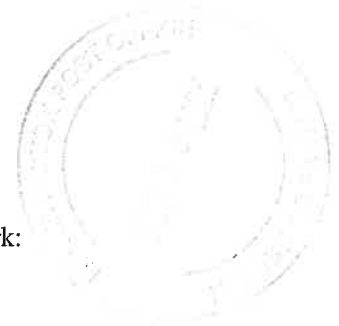
**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

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

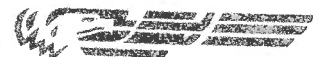
Postage:

One piece of ordinary mail addressed to:  
TENANT/OCCUPANT  
4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

Postmark:



US POSTAGE TM PITNEY BOWES



ZIP 17102 \$ 001.95<sup>0</sup>  
02 4W  
0000375440 JUN. 18. 2025

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.

JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ  
AND THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT,

DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2025-CV-230

IN MORTGAGE FORECLOSURE

### RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/18/2025, 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:

JENNIFER M. CRANMER  
F/K/A JENNIFER M. BUTZ  
4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

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

FNB Bank, NA  
37 West Main Street  
Bloomsburg, PA 17815

NOVAD Management Consulting, LLC  
HUD National Servicing Center  
14002 E. 21<sup>st</sup> Street – Suite 300  
Tulsa, OK 74134-1421

Secretary of Housing & Urban Dev.  
451 Seventh Avenue SW  
Washington DC 20410

Secretary of Housing & Urban Dev.  
Albany Office – Region II  
52 Corporate Circle  
Albany, NY 12203-5121

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
CRANMER, JENNIFER M

Case Number  
2025CV230

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill **Zone:**

**Manner:** < Not Specified > **Expires:** 09/03/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 08/20/2025 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

**Phone:**  **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:** 7/16/25 **Time:** 11:35

**Deputy:** 9 **Mileage:**

### Attorney / Originator:

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

### Service Attempts:

	1	2	3	4	5	6
<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2025CV230

4006 MAPLE GROVE ROAD, STILLWATER, PA 17878

EXP: 09/03/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JENNIFER M CRANMER

Case Number  
2025CV230

## SHERIFF'S RETURN OF SERVICE

07/16/2025 11:35 AM - DEPUTY JONATHAN BROADT, 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 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 17, 2025

### NOTARY

Affirmed and subscribed to before me this

17TH day of JULY, 2025

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JENNIFER M CRANMER

Case Number  
2025CV230

## SHERIFF'S RETURN OF SERVICE

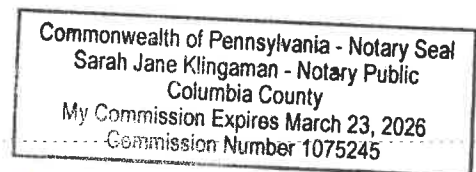
07/11/2025 12:54 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JENNIFER M CRANMER AT 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 11, 2025



NOTARY

Affirmed and subscribed to before me this

11TH day of JULY, 2025

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
JENNIFER M CRANMER

Case Number  
2025CV230

## SHERIFF'S RETURN OF SERVICE

07/11/2025 12:54 PM - 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 JENNIFER CRANMER (OCCUPANT), WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR OCCUPANT AT 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 11, 2025

Commonwealth of Pennsylvania - Notary Seal  
Sarah Jane Klingaman - Notary Public  
Columbia County  
My Commission Expires March 23, 2026  
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

11TH day of JULY, 2025

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
CRANMER, JENNIFER M

Case Number  
2025CV230

## SERVICE COVER SHEET

### Service Details:

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

**Manner:** Personal **Expires:** 09/03/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 08/20/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** JENNIFER M CRANMER

**Primary Address:** 4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878 *Good*

**Phone:**  **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:** Def

**Date:** 7/11/25 **Time:** 12:54

**Deputy:** 5412 **Mileage:**

### Attorney / Originator:

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

### Service Attempts:

<b>Date:</b>	6/12/25	6-23-25	7/11/25			
<b>Time:</b>	0847	12:17pm	12:11			
<b>Mileage:</b>			—			
<b>Deputy:</b>	41	6	5412	4	5	6

### Service Attempt Notes:

- J-NET-SAME AS ABOVE
- No Answer
- No answer, L/C. Car came back to James Cranmer.
- 
- 
- 

CRANMER, JENNIFER M  
2025CV230  
4006 MAPLE GROVE ROAD, STILLWATER, PA 17878  
EXP: 09/03/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
CRANMER, JENNIFER M

Case Number  
2025CV230

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** Adult in Charge **Expires:** 09/03/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 08/20/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** OCCUPANT

**Primary Address:** 4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

**Phone:**  **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Jennifer Cranmer

**Relation:** Occupant

**Date:** 7/11/25 **Time:** 12:54

**Deputy:** 5912 **Mileage:**

**Attorney / Originator:**

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

**Service Attempts:**

<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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

OCCUPANT

2025CV230

4006 MAPLE GROVE ROAD, STILLWATER, PA 17878

EXP: 09/03/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
CRANMER, JENNIFER M

Case Number  
2025CV230

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified > **Expires:** 09/03/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 08/20/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** FNB BANK

**Primary Address:** 37-41 WEST MAIN STREET  
BLOOMSBURG, PA 17815

**Phone:**  **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Randee Davis

**Relation:** Relationship Banker

**Date:** 8-16-25 **Time:** 10:49

**Deputy:** 3 **Mileage:**

**Attorney / Originator:**

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

**Service Attempts:**

<b>Date:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

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

FNB BANK

2025CV230

37-41 WEST MAIN STREET, BLOOMSBURG, PA 17815 EXP: 09/03/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
CRANMER, JENNIFER M

Case Number  
2025CV230

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified > **Expires:** 09/03/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 08/20/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  
*per #1 Serve tax office they Do the taxes for Benton twp.*

**Serve To:**

**Name:** Cathy Gordon - *No longer Tax Collector*

**Primary Address:** 85 Gordon Road  
Benton, PA 17814

**Phone:** 570-925-2517 **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:** Logan Karas

**Relation:** Clerk

**Date:** 6-23-25 **Time:** 1503

**Deputy:** 6 **Mileage:**

**Attorney / Originator:**

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

**Service Attempts:**

<b>Date:</b>	6-23-25	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Time:</b>	12:50	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Mileage:</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Deputy:</b>	6	2	3	4	5	6

**Service Attempt Notes:**

1. Cathy Gordon has not been the tax collector for 3 yrs.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GORDON, CATHY

2025CV230

85 GORDON ROAD, BENTON, PA 17814

EXP: 09/03/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
CRANMER, JENNIFER M

Case Number  
2025CV230

## SERVICE COVER SHEET

### Service Details:

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

**Manner:** Adult in Charge **Expires:** 09/03/2025 **Warrant:**

**Notes:** SALE DATE & TIME: 08/20/2025 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Domestic Relations Office of Columbia Co

**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:** Jodi Cook

**Relation:** Director

**Date:** 6-11-25 **Time:** 9:17am

**Deputy:** 6 **Mileage:**

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF 2025CV230 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 09/03/2025

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
CRANMER, JENNIFER M

Case Number  
2025CV230

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	09/03/2025
<b>Notes:</b>	SALE DATE & TIME: 08/20/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

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

**Final Service:**

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Eric Swab		
<b>Relation:</b>	Clerk		
<b>Date:</b>	6-11-25	<b>Time:</b>	9:12am
<b>Deputy:</b>	6	<b>Mileage:</b>	

**Attorney / Originator:**

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

**Service Attempts:**

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

**Service Attempt Notes:**

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

COLUMBIA COUNTY TAX C 2025CV230 PO BOX 380, BLOOMSBURG, PA 17815 EXP: 09/03/2025

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

PLAINTIFF

VS.

JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ  
AND THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT,

DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2025-CV-230

2025-ED-41

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: **4006 MAPLE GROVE ROAD, STILLWATER, PA 17878** as follows:

Amount due pursuant to Judgment	\$43,482.15
<b>TOTAL WRIT</b>	<b>\$43,482.15</b>

PLUS COSTS:

Dated: 6/4/2025

Stephanie Stroup  
PROTHONOTARY

(SEAL)

By Melissa Traugh  
DEPUTY

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

All that certain parcel of land situate in the Township of Benton, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron pin corner set 25 feet in an Easterly direction from the centerline of a blacktop state highway leading from Benton to Stillwater and at the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey; thence along the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey and the line of lands now or late of Miller, South 80° 45' East, 170 feet to an iron pin corner; thence along line of lands now or late of Miller, North 8° 15' East, 89 feet to an iron pin corner set on the line of land now or late of Ritter; thence along the abovementioned line of lands, North 80° 45' West, 170 feet to an iron pin corner set 25 feet in an Easterly direction from the abovementioned highway and at the Southwesterly corner of the Ritter lands aforesaid; thence along the highway, South 8° 15' West, 89 feet to the place of beginning.

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 DWELLING KNOWN AND NUMBERED AS: 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878

PARCEL #: 03-04A-003-01-000

BEING THE SAME PREMISES WHICH HSBC Bank USA, NA, by Deed dated May 20, 2008 and recorded July 7, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 2008-06702, granted and conveyed unto Jennifer M. Butz, now known as Jennifer M. Cranmer.

TO BE SOLD AS THE PROPERTY OF JENNNIFER M. CRANMER FKA JENNFER M. BUTZ UNDER COLUMBIA COUNTY JUDGMENT NO. 2025-CV-280.

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

PLAINTIFF

VS.

JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ  
AND THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT,

DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2025-CV-230

2025-ED-41

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 at:

ONLINE: **Bid4Assets.com/ColumbiaPASheriffSales**

DATE: *August 20<sup>th</sup> 2025*

TIME: 9:00 A.M., local time

**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:

**4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878**

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

**No. 2025-CV-230**

**JUDGMENT AMOUNT \$43,482.15**

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

**JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ**

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

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

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

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

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

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

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

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

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

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file 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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: June 5, 2025

Re: Sheriffs Sale Advertising Dates

U.S BANK NATIONAL AASSOCIATION  
VS.  
JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ

No.230 of 2025 J.D. and No. 41 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 <sup>st</sup> Week	JULY 30 <sup>TH</sup> 2025
2 <sup>nd</sup> Week	AUGUST 6 <sup>TH</sup> 2025
3 <sup>rd</sup> Week	AUGUST 13 <sup>TH</sup> 2025

SALE DATE: **AUGUST 20TH 2025 @ 9:00 a.m**

**I will expose the following described property at public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales)**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

All that certain parcel of land situate in the Township of Benton, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron pin corner set 25 feet in an Easterly direction from the centerline of a blacktop state highway leading from Benton to Stillwater and at the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey; thence along the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey and the line of lands now or late of Miller, South 80° 45' East, 170 feet to an iron pin corner; thence along line of lands now or late of Miller, North 8° 15' East, 89 feet to an iron pin corner set on the line of land now or late of Ritter; thence along the abovementioned line of lands, North 80° 45' West, 170 feet to an iron pin corner set 25 feet in an Easterly direction from the abovementioned highway and at the Southwesterly corner of the Ritter lands aforesaid; thence along the highway, South 8° 15' West, 89 feet to the place of beginning.

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 DWELLING KNOWN AND NUMBERED AS: 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878

PARCEL #: 03-04A-003-01-000

BEING THE SAME PREMISES WHICH HSBC Bank USA, NA, by Deed dated May 20, 2008 and recorded July 7, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 2008-06702, granted and conveyed unto Jennifer M. Butz, now known as Jennifer M. Cranmer.

TO BE SOLD AS THE PROPERTY OF JENNNIFER M. CRANMER FKA JENNFER M. BUTZ UNDER COLUMBIA COUNTY JUDGMENT NO. 2025-CV-280.

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

PLAINTIFF

VS.

JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ  
AND THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT,

DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2025-CV-230

2025-ED-41

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 **4006 MAPLE GROVE ROAD, STILLWATER, PA 17878**:

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

JENNIFER M. CRANMER  
F/K/A JENNIFER M. BUTZ  
4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

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):**

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

\ FNB Bank, NA  
37 West Main Street  
Bloomsburg, PA 17815

X NOVAD Management Consulting, LLC  
HUD National Servicing Center  
14002 E. 21<sup>st</sup> Street – Suite 300  
Tulsa, OK 74134-1421

X Secretary of Housing & Urban Dev.  
451 Seventh Avenue SW  
Washington DC 20410

X Secretary of Housing & Urban Dev.  
Albany Office – Region II  
52 Corporate Circle  
Albany, NY 12203-5121

X U.S. Attorney's Office  
Civil – Process Clerk  
950 Pennsylvania Avenue NW  
Washington, DC 20530

U.S. Attorney's Office  
Federal Bldg – Suite 220  
1501 North 6<sup>th</sup> Street  
Harrisburg, PA 17108

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:

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

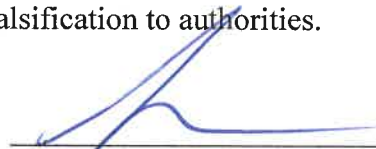
PA Department of Revenue  
Inheritance Tax Division  
PO Box 280601  
Harrisburg, PA 17128-0601

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

TENANT/OCCUPANT  
4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878

(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

REAL ESTATE OUTLINE

ED # 2025 ED 41

DATE RECEIVED June 4<sup>th</sup> 2025  
DOCKET AND INDEX 2025 CV 230

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,000.<sup>00</sup></u>	<u>X</u>	CK# <u>256099</u>

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

SALE DATE	<u>Aug. 20<sup>th</sup></u>	TIME <u>9:00</u>
POSTING DATE		
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>7-30-25</u>
	2 <sup>ND</sup> WEEK	<u>8-6-25</u>
	3 <sup>RD</sup> WEEK	<u>8-13-25</u>

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025CV230

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales).

**WEDNESDAY, AUGUST 20, 2025**  
**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 parcel of land situate in the Township of Benton, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron pin corner set 25 feet in an Easterly direction from the centerline of a blacktop state highway leading from Benton to Stillwater and at the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey; thence along the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey and the line of lands now or late of Miller, South 80 0 45' East, 170 feet to an iron pin corner; thence along line of lands now or late of Miller, North 8 0 15' East, 89 feet to an iron pin corner set on the line of land now or late of Ritter; thence along the abovementioned line of lands, North 80 0 45' West, 170 feet to an iron pin corner set 25 feet in an Easterly direction from the abovementioned highway and at the Southwesterly corner of the Ritter lands aforesaid; thence along the highway, South 8 0 15' West, 89 feet to the place of beginning. 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 DWELLING KNOWN AND NUMBERED AS: 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878 BEING THE SAME PREMISES WHICH HSBC Bank USA, NA, by Deed dated May 20, 2008 and recorded July 7, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 2008-06702, granted and conveyed unto Jennifer M. Butz, now known as Jennifer M. Cranmer.

TO BE SOLD AS THE PROPERTY OF JENNIFER M. CRANMER FKA JENNIFER M. BUTZ UNDER COLUMBIA COUNTY JUDGMENT NO. 2025-CV-280.

PROPERTY ADDRESS: 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 03,04A-003-01-000

Seized and taken into execution to be sold as the property of JENNIFER M CRANMER in suit of U.S. BANK NATIONAL ASSOCIATION.

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

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

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

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: **JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

Filed to No. **2025-CV-230**

**INSTRUCTIONS**

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

**4006 MAPLE GROVE ROAD, STILLWATER, PA 17878**

(A more complete legal description accompanies these documents.)

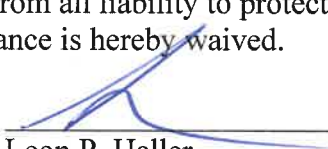
The parties to be served **PERSONALLY** and their addresses are as follows:

**JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ, 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878**

**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, June 3, 2025** 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

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

PLAINTIFF

VS.

JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ  
AND THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT,

DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2025-CV-230

2025 - ED - 41  
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: **4006 MAPLE GROVE ROAD, STILLWATER, PA 17878** as follows:

Amount due pursuant to Judgment	\$43,482.15
<b>TOTAL WRIT</b>	<b>\$43,482.15</b>

PLUS COSTS:

Dated: 6/4/2025

Stephanie Stroup  
PROTHONOTARY

(SEAL)

By Melissa Traugh  
DEPUTY

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

# 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 should be directed to:**

**Robin Forry @ [rforry@pkh.com](mailto:rforry@pkh.com) or 717-234-4178 x124.**

**\*\*\*IN SCHEDULING THE SALE, PLEASE NOTE THAT WE NEED AT LEAST 90 DAYS TO SEND THE REQUIRED HUD-TENANT DOCUMENTATION AS REQUIRED. THANK YOU.**

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

PLAINTIFF

VS.

JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ  
AND THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT,

DEFENDANTS

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

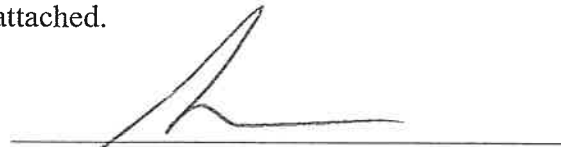
CIVIL ACTION LAW

NO. 2025-CV-230

2025 - ED - 41  
IN MORTGAGE FORECLOSURE

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 30<sup>th</sup> day of April, 2025, 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

Commonwealth of Pennsylvania - Notary Seal  
Robin Z. Forry, Notary Public  
Dauphin County  
My commission expires March 26, 2028  
Commission number 1060296  
Member, Pennsylvania Association of Notaries



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

SSN: XXX-XX  
 Birth Date:  
 Last Name: BUTZ  
 First Name: JENNIFER  
 Middle Name: M  
 Status As Of: Apr-30-2025  
 Certificate ID: T0990WBCKD6TT58

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, Space 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.

*Sam Yousefzadeh*

Sam Yousefzadeh, Director  
 Department of Defense - Manpower Data Center  
 1800 Mark Center Drive, Suite 04E25  
 Alexandria, VA 22350



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

SSN: XXX-XX  
 Birth Date:  
 Last Name: CRANMER  
 First Name: JENNIFER  
 Middle Name: M  
 Status As Of: Apr-30-2025  
 Certificate ID: 1HZW4D6K57Q9L5W

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, Space 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.

*Sam Yousefzadeh*

Sam Yousefzadeh, Director  
 Department of Defense - Manpower Data Center  
 1800 Mark Center Drive, Suite 04E25  
 Alexandria, VA 22350

All that certain parcel of land situate in the Township of Benton, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron pin corner set 25 feet in an Easterly direction from the centerline of a blacktop state highway leading from Benton to Stillwater and at the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey; thence along the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey and the line of lands now or late of Miller, South 80° 45' East, 170 feet to an iron pin corner; thence along line of lands now or late of Miller, North 8° 15' East, 89 feet to an iron pin corner set on the line of land now or late of Ritter; thence along the abovementioned line of lands, North 80° 45' West, 170 feet to an iron pin corner set 25 feet in an Easterly direction from the abovementioned highway and at the Southwesterly corner of the Ritter lands aforesaid; thence along the highway, South 8° 15' West, 89 feet to the place of beginning.

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 DWELLING KNOWN AND NUMBERED AS: 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878

PARCEL #: 03-04A-003-01-000

BEING THE SAME PREMISES WHICH HSBC Bank USA, NA, by Deed dated May 20, 2008 and recorded July 7, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 2008-06702, granted and conveyed unto Jennifer M. Butz, now known as Jennifer M. Cranmer.

TO BE SOLD AS THE PROPERTY OF JENNNIFER M. CRANMER FKA JENNNIFER M. BUTZ UNDER COLUMBIA COUNTY JUDGMENT NO. 2025-CV-280.

SHERIFF'S SALE

By virtue of a Writ of Execution No.

2025-CV-280

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff

vs

JENNIFER M. CRANMER FKA JENNIFER M. BUTZ and  
THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT Defendants

Real Estate: 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878

Municipality: TOWNSHIP OF BENTON

Dimensions: 170 x 89

See Instrument: 2008-06702

Tax Parcel #: 03-04A-003-01-000

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF JENNIFER M. CRANMER FKA JENNIFER M. BUTZ  
UNDER COLUMBIA COUNTY JUDGMENT NO. 2025-CV-280.

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

SHERIFF'S SALE

By virtue of a Writ of Execution No.

2025-CV-280

PENNSYLVANIA HOUSING FINANCE AGENCY

Plaintiff

vs

JENNIFER M. CRANMER FKA JENNIFER M. BUTZ and  
THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT

Defendants

Real Estate: 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878

Municipality: TOWNSHIP OF BENTON

Dimensions: 170 x 89

See Instrument: 2008-06702

Tax Parcel #: 03-04A-003-01-000

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF JENNIFER M. CRANMER FKA JENNIFER M. BUTZ  
UNDER COLUMBIA COUNTY JUDGMENT NO. 2025-CV-280.

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

TO THE SHERIFF OF COLUMBIA COUNTY:

1 OF 2

## REQUEST FOR SERVICE

**DATE: June 3, 2025**

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.***

***JENNIFER M. CRANMER F/K/A JENNIFER M. BUTZ AND THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT***

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

**No. 2025-CV-230**

**SERVICE TO BE MADE ON DEFENDANT:**

**JENNIFER M. CRANMER  
F/K/A JENNIFER M. BUTZ**

**ADDRESS FOR SERVICE\*\*\*:**

**4006 MAPLE GROVE ROAD  
STILLWATER, PA 17878**

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

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

**PROTHONOTARY:**

**DEADLINE: N/A**  
**FOR SHF SALE DATE: TBD**

I have enclosed judgment/execution package(s) in Mortgage Foreclosure. Please return the following documents to this office:

- ~~*Praecipe of Judgment*~~ \*\*
- ~~*Copy of Judgment*~~ \*\*
- 3129.1 \*\*
- *Writ of Execution* \*\*

\*\*Extra Copies of the above documents are included for use in returning same to this office. Additionally, we have enclosed a self-addressed, stamped envelope for your convenience in returning the receipt for filing to this office.

After filing, please forward appropriate documentation to the Sheriff's Office.

If you have any questions, please do not hesitate to contact the undersigned. As always, we thank you for your kind attention in these matters.

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

**\* Inquiries should be directed to:**

**Robin Forry @ [rforry@pkh.com](mailto:rforry@pkh.com) or 717-234-4178 x124.**

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. TREASURY DEPARTMENT  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106



9590 9402 9522 5069 0175 16

2. Article Number (Transfer from service label)

9589 0710 5270 3195 5389 80

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

6/12/25

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PA Dept. of Revenue  
(Bureau of Compliance)  
Dept # 281230  
Harrisburg, PA 17128-1230



9590 9402 9522 5069 0175 47

2. Article Number (Transfer from service label)

9589 0710 5270 3195 5389 59

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*A. Ramos*

C. Date of Delivery

6/13/25

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NOVAD Mang. Consulting LLC  
14002 E. 21<sup>st</sup> St. Suite 300  
Tulsa, OK 74134



9590 9402 9522 5069 0181 93

2. Article Number (Transfer from service label)

9589 0710 5270 3195 5390 31

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PENNSYLVANIA DEPT OF PUBLIC WELFARE  
 TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM  
 P.O. BOX 8684 WILLOW OAK BUILDING  
 HARRISBURG, PA 17105



9590 9402 9522 5069 0181 48

2. Article Number (Transfer from service label)

9589 0710 5270 3195 5389 97

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

(over \$500)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Secretary of Housing Dev.  
 Region II 52 Corporate Circle  
 Albany, NY 12203



9590 9402 9522 5069 0181 79

2. Article Number (Transfer from service label)

9589 0710 5270 3195 5390 00

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Office of F.A.I.R.  
 P.O. Box 8016  
 Harrisburg, PA 17105



9590 9402 9522 5069 0175 54

2. Article Number (Transfer from service label)

9589 0710 5270 3195 5389 42

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery

(over \$500)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

COMMONWEALTH OF PA  
DEPARTMENT OF PUBLIC WELFARE  
P.O. BOX 2675  
HARRISBURG, PA 17105



9590 9402 9522 5069 0175 30

9589 0710 5270 3195 5389 66

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Handwritten Signature]*  Agent  
 Addressee  
B. Received by (Printed Name) **TERESA WICKLE** C. Date of Delivery **JUN 12 2025**

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

- 3. Service Type**
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

PA Housing Finance Agency  
211 N Front St.  
PO Box 1505-7  
Harrisburg PA 17105



9590 9402 9522 5069 0182 09

9589 0710 5270 3195 5390 24

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature **Signature on file**  Agent  
 Addressee  
B. Received by (Printed Name) **With USPS 17107** C. Date of Delivery **JUN 12 2025**

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

- 3. Service Type**
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

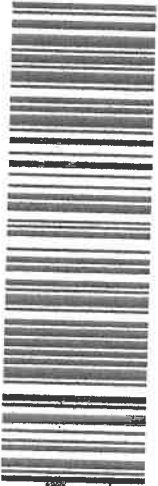
7

AFTER FIVE DAYS RETURN TO  
**TIMOTHY T. CHAMBERLAIN**  
SHERIFF



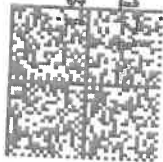
Columbia County  
Court House - P.O. Box 380  
Bloomsburg, PA 17815

**CERTIFIED MAIL**



9589 0710 5270 3195 5389 73

HARRISBURG PA 1  
10 JUN 2025 PM 3

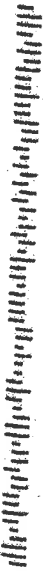


**US POSTAGE** and FINEY BOWES  
ZIP 17815 \$ **009.64**<sup>0</sup>  
02 4M  
0000379331 JUN 10 2025

OTHER  
 INSUFFICIENT ADDRESS  
 ATTEMPTED, NO KNOWN  
NO SUCH NUMBER/ STREET  
NOT DELIVERABLE AS ADDRESSEE  
 UNABLE TO FORWARD  
 REFUSED  
 DECEASED  
 NO MAIL RECEIPT  
 VACANT  
 TEMPORARILY AWAY

*K&P PA 10406*

1 7815 5389 73



WZ523559-04-21

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

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

**PAY** Two thousand and NO/100\*\*\*\*\*

TO THE ORDER OF COLUMBIA COUNTY SHERIFF



First National Bank  
60-1809/433

CHECK NO. 256099

CHECK DATE 05/29/2025

256099

CHECK AMOUNT  
\$2,000.00

VOID AFTER 90 DAYS



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

⑆ 256099⑆ ⑆ 043318092⑆ 513209312⑆