

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

CIS Bank NA vs Amy Jo Armstrong & Tracy Thompson

NO. 104-09 ED NO. 506-09 JD

DATE/TIME OF SALE: July 27 1600

BID PRICE (INCLUDES COST) \$ 57,000⁰⁰

POUNDAGE - 2% OF BID \$ 1160.00

TRANSFER TAX - 2% OF FAIR MKT \$ ---

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4473.95

PURCHASER(S): US Bank

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 4473.95

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3123.95

SHERIFF'S SALE COST SHEET

US Bank NA VS. Am Jo Armstrong & Tracy Harrison
 NO. 104-09 ED NO. 506-09 JD DATE/TIME OF SALE 5-4-09 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$175.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$21.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	<u>\$6.50</u>	
NOTARY	<u>\$15.00</u>	
TOTAL *****		<u>\$443.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$775.92</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		<u>\$1000.92</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	<u>\$46.50</u>	
TOTAL *****		<u>\$56.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	<u>\$787.30</u>	
SCHOOL DIST. 20	<u>\$345.75</u>	
DELINQUENT 20	<u>\$5.00</u>	
TOTAL *****		<u>\$1285.00</u>

MUNICIPAL FEES DUE:

SEWER 20	<u>\$145.53</u>	
WATER 20	<u>\$</u>	
TOTAL *****		<u>\$145.53</u>

SURCHARGE FEE (DSTE)		<u>\$140.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		<u>\$ - 0 -</u>

TOTAL COSTS (OPENING BID) \$3063.95

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

August 11, 2009

OFFICE OF THE SHERIFF
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

Re: U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY vs. AMY JO ARMSTRONG & TRACY L. HARRISON
No. 2009-CV-506

Dear Sheriff:

Enclosed please find our check in the amount of \$3,123.95 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded. KINDLY MARK THE WRIT WITHDRAWN.

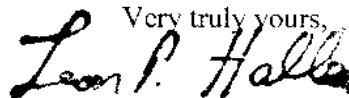
THE GRANTEE SHOULD BE:

U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY
211 NORTH FRONT STREET
HARRISBURG, PA 17101

Please have the Recorder return the recorded deed to me in the enclosed envelope, along with the recording receipt.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

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

Very truly yours,

Leon P. Haller

LPH/kb
Enclosure



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Leon P. Haller, Esquire Telephone Number: (717) 234-4178
Street Address: 1719 North Front Street City: Harrisburg State: PA ZIP Code: 17102

B. TRANSFER DATA**Date of Acceptance of Document**

Grantor(s)/Lessor(s): Sheriff of Columbia County Grantee(s)/Lessee(s): U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE
Street Address: Courthouse Street Address: AGENCY 211 North Front Street
City: Bloomsburg, State: PA ZIP Code: 17815 City: Harrisburg State: PA ZIP Code: 17101

C. REAL ESTATE LOCATION

Street Address: 334 East 10th Street City, Township, Borough: Berwick Borough
County: Columbia County School District: Tax Parcel Number: 04A-09-161

D. VALUATION DATA

1. Actual Cash Consideration \$54,000.00	2. Other Consideration + 0.00	3. Total Consideration = \$54,000.00
4. County Assessed Value \$21,639.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = \$79,847.91

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

Date

8/11/09

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

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

METRO BANK
60-184-313

CHECK NO. 150406
CHECK DATE 08/11/2009

150406

PAY TO THE ORDER OF Three thousand one hundred twenty-three and ninety-five/100*****

CHECK AMOUNT
\$3,123.95

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

Jim M. Mankie
AUTHORIZED SIGNATURE

⑆ 150406 ⑆ ⑆ 0313018461 51 32093 1 2 ⑆

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>Leon Agler</u>	FROM: <u>Tim Chamberlain</u>
COMPANY:	DATE: <u>7-30-09</u>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <u>2</u>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Armstrong & Ardisson</u>	YOUR REFERENCE NUMBER:

- URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Address
 X *[Signature]*

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 4. Also complete item 4 if Restricted Delivery is desired.
- 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:

PNC Bank NA
 2730 Liberty Ave.
 Pittsburgh, PA 15222

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7007 2560 0002 1259 7728
 (Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Address
 X *[Signature]*

B. Received by (Printed Name) _____ C. Date of Delivery JUN 02 2009

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 4. Also complete item 4 if Restricted Delivery is desired.
- 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.
 DEPARTMENT OF PUBLIC WELFARE
 PO BOX 8016
 HARRISBURG, PA 17105

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7007 2560 0002 1259 7704
 (Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Address
 X *[Signature]*

B. Received by (Printed Name) _____ C. Date of Delivery JUN 01 2009

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 4. Also complete item 4 if Restricted Delivery is desired.
- 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 PENNSYLVANIA
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
 BUREAU OF COMPLIANCE
 CLEARANCE SUPPORT SECTION
 DEPARTMENT 281230
 HARRISBURG, PA 17128-1230

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Article Number 7007 2560 0002 1259 7711
 (Transfer from service label)

Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Address
 X *[Signature]*

B. Received by (Printed Name) _____ C. Date of Delivery JUN 1 2009

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 4. Also complete item 4 if Restricted Delivery is desired.
- 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. SMALL BUSINESS ADMINISTRATION
 PHILADELPHIA DISTRICT OFFICE
 1150 1st Ave # 1021

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Address
 X *[Signature]*

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

INTERNAL REVENUE SERVICE
 TECHNICAL SUPPORT GROUP
 WILLIAM GREEN FEDERAL BUILDING
 600 ARCH STREET ROOM 3259
 PHILADELPHIA, PA 19106

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

Restricted Delivery? (Extra Fee) Yes

*RECORD OWNER AND
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2009- 013

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN
CERTIFICATE NO. 2009 – 013

Subject to the encumbrance and claims as follows:

TAXES: Account No 04A-09-161 Collected By Sheriff
21639 Assessment

Lienable Water and Sewer Rents and/or charges by Municipalities – Collected By Sheriff

Mechanics and Municipal Claims – None

Mortgages: 1) Tracy L. Harrison and Amy Jo Armstrong to M & T Mortgage Corp.
Recorded 4-23-2002 as Instr. # 200204846
Assigned to PHFA – Instr. # 200204847
Assigned to US Bank, N.A., Trustee Instr. # 200811465

Complaint in Mortgage Foreclosure filed by US Bank, N.A. on 3-26-09 , to # 506 -CV- 2009
Defendants served by Columbia County Sheriff on 3-30-09
Judgment in Mortgage Foreclosure filed 5-20-09
Writ of Execution # 104 ED- 2009 filed 5-20-2009 served
By Columbia County Sheriff on Tracy Harrison on 6-4-2009
By Columbia County Sheriff on Amy Jo Armstrong on 6-8-2009

2) Tracy L. Harrison & Amy Jo Armstrong to PNC Bank
Recorded 8-19-2004 as Instr. # 200409568
Notice of Sale served by Certified mail on June 1, 2009

Bankruptcies: None of record in Columbia County

Exceptions: Property was conveyed to Sterling A. Warntz in 1920. The next deed is in 1982 from Lillian Warntz, widow. The recital does not identify any parties as Sterling A. Warntz's heirs and there was no estate filed for Sterling A. Warntz. Public records in Columbia County lack evidence of ownership in Lillian Warntz.

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2009 – 013 Effective Date: July 29 , 2009

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....
Legal Description – See attached Exhibit A

Record Owner: Tracy L. Harrison and Amy Jo Armstrong
Title to the said premises is vested in Tracy L. Harrison and Amy Jo Armstrong
By deed from Jody B. Hinds, n/k/a Jody B. Pollock and Shawn L. Pollock dated
April 22, 2002 and recorded in Columbia County as Instrument No. 200204845,
subject to the exceptions shown on page 1

EXHIBIT A

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of East Tenth Street, 49 ½ feet from the intersection of East Tenth Street with Walnut Street and at corner of lot now or late of the Estate of Cyrus Smith; THENCE in a southerly direction along the line of lot now or late of the Estate of Cyrus Smith, 165 feet to the northerly line of a 1 rod alley; THENCE in a westerly direction along the northerly line of said alley, 49 ½ feet to line of lot of the Estate of John Gray, Deceased; THENCE in a northerly direction along the line of said lot, 165 feet to the southerly side of Tenth Street aforesaid; THENCE in an easterly direction along the southerly line of Tenth Street, 49 ½ feet to the place of BEGINNING.

BEING Lot No. 9 of J.D. Thompson's Addition to Berwick.

HAVING thereon erected a dwelling known as 334 East Tenth Street, Berwick, PA 18603.

PARCEL NO.: 04A-09-161.

BEING THE SAME PREMISES which Jody B. Hinds n/k/a Jody B. Pollock and Shawn L. Pollock by deed dated 4/22/02 and recorded 4/23/02 in Columbia County Instrument No. 2002-04845 granted and conveyed unto Tracy L. Harrison and Amy Jo Armstrong

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 8, 15, 22, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
[Handwritten Signature]

Sworn and subscribed to before me this 22nd day of July, 2009.

.....
[Handwritten Signature]

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

.....

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

US BANK NA

VS.

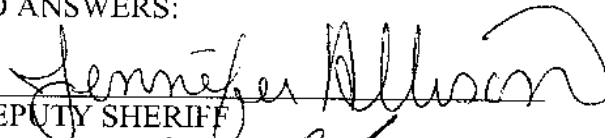
AMY JO ARMSTRONG &
TRACY HARRISON

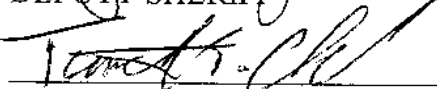
WRIT OF EXECUTION #104 OF 2009 ED

POSTING OF PROPERTY

June 25, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF AMY JO ARMSTRONG & TRACY HARRISON AT 334 E 10TH ST BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

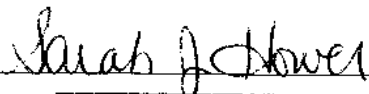
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2009



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 2012

LAW OFFICES
Purcell, Krug & Haller

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
NICHOLE M. STALEY O'GORMAN
LISA A. RYNARD

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

JOHN W. PURCELL (1924-2009)

JOSEPH NISSLEY (1910-1982)

June 24, 2009

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

Re: 2009-CV-506 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY vs. AMY JO ARMSTRONG
TRACY L. HARRISON

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 TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

AMY JO ARMSTRONG
TRACY L. HARRISON,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-506

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/3/2009, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

AMY JO ARMSTRONG
429 WEST FRONT STREET
BERWICK, PA 18603

TRACY L. HARRISON
128 EAST 12TH STREET
BERWICK, PA 18603

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
334 EAST TENTH STREET
BERWICK, PA 18603

PNC Bank, NA
Consumer Loan Center
2730 Liberty Avenue
Pittsburgh, PA 15222

Barry A. Lewis, Esquire
3 East Fifth Street
Bloomsburg, PA 17815

By 

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
NICHOLE M. STALEY O'GORMAN
LISA A. RYNARD
LATOYA C. WINFIELD

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

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL
VALERIE A. GUNN
Of Counsel

AMY JO ARMSTRONG
429 WEST FRONT STREET
BERWICK, PA 18603

TRACY L. HARRISON
128 EAST 12TH STREET
BERWICK, PA 18603

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
334 EAST TENTH STREET
BERWICK, PA 18603

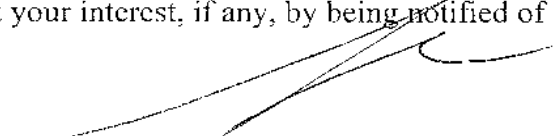
PNC Bank, NA
Consumer Loan Center
2730 Liberty Avenue
Pittsburgh, PA 15222

Barry A. Lewis, Esquire
3 East Fifth Street
Bloomsburg, PA 17815

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

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

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

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

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

PLAINTIFF

VS.

AMY JO ARMSTRONG
TRACY L. HARRISON,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-506

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, July 29, 2009

TIME: 10:00 O'CLOCK A.M.; prevailing local time

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

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

THE LOCATION of your property to be sold is:

**334 EAST TENTH STREET
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. 2009-CV-506

JUDGMENT AMOUNT \$60,497.79

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

AMY JO ARMSTRONG and TRACY L. HARRISON

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of East Tenth Street, 49½ feet from the intersection of East Tenth Street with Walnut Street and at corner of lot now or late of the Estate of Cyrus Smith; **THENCE** in a southerly direction along the line of lot now or late of the Estate of Cyrus Smith, 165 feet to the northerly line of a 1 rod alley; **THENCE** in a westerly direction along the northerly line of said alley, 49½ feet to line of lot of the Estate of John Gray, Deceased; **THENCE** in a northerly direction along the line of said lot, 165 feet to the southerly side of Tenth Street aforesaid; **THENCE** in an easterly direction along the southerly line of Tenth Street, 49½ feet to the place of **BEGINNING**.

BEING Lot No. 9 of J.D. Thompson's Addition to Berwick.

HAVING thereon erected a dwelling known as 334 East Tenth Street, Berwick, PA 18603.

PARCEL NO.: 04A-09-161.

BEING THE SAME PREMISES which Jody B. Hinds n/k/a Jody B. Pollock and Shawn L. Pollock by deed dated 4/22/02 and recorded 4/23/02 in Columbia County Instrument No. 2002-04845 granted and conveyed unto Tracy L. Harrison and Amy Jo Armstrong.

7160 3901 9848 2032 5097

7160 3901 9848 2032 5103

TO: TRACY L. HARRISON
128 EAST 12TH STREET
BERWICK, PA 18603

TO: AMY JO ARMSTRONG
429 WEST FRONT STREET
BERWICK, PA 18603

SENDER: NOS 07/29/09

SENDER: NOS 07/29/09

REFERENCE: PHFA/ARMSTRONG

REFERENCE: PHFA/ARMSTRONG

PS Form 3800, January 2005

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.61
	Certified Fee	2.80
	Return Receipt Fee	2.30
	Restricted Delivery	4.50
	Total Postage & Fees	

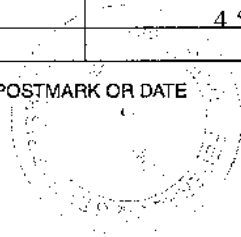
RETURN RECEIPT SERVICE	Postage	.61
	Certified Fee	2.80
	Return Receipt Fee	2.30
	Restricted Delivery	4.50
	Total Postage & Fees	

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

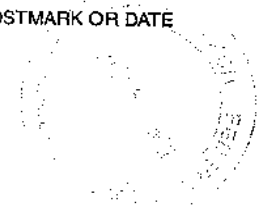


US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



PENNSYLVANIA HOUSING FINANCE AGENCY v. AMY JO ARMSTRONG TRACY L. HARRISON
Columbia County Sale 07/29/09

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:

AMY JO ARMSTRONG
429 WEST FRONT STREET
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:

TRACY L. HARRISON
128 EAST 12TH STREET
BERWICK, PA 18603

Postmark:

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

Received from:

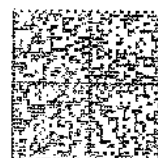
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:



UNITED STATES POSTAGE
FIRST CLASS PERMIT NO. 1177 HARRISBURG, PA
POSTAGE WILL BE PAID BY ADDRESSEE
02 1A \$01.150
0004358971 JUN 03 2009
MAILED FROM ZIP CODE 17102

PENNSYLVANIA HOUSING FINANCE AGENCY v. AMY JO ARMSTRONG TRACY L. HARRISON
Columbia County Sale 07/29/09

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
334 EAST TENTH STREET
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:

PNC Bank, NA
Consumer Loan Center
2730 Liberty Avenue
Pittsburgh, PA 15222

Postmark:

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

Received from:

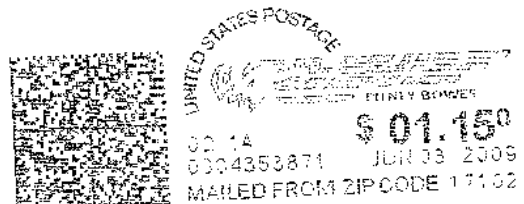
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Barry A. Lewis, Esquire
3 East Fifth Street
Bloomsburg, PA 17815

Postmark:



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

PLAINTIFF

VS.

AMY JO ARMSTRONG
TRACY L. HARRISON,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-506

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 6/3/2009, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

AMY JO ARMSTRONG
429 WEST FRONT STREET
BERWICK, PA 18603

TRACY L. HARRISON
128 EAST 12TH STREET
BERWICK, PA 18603

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
334 EAST TENTH STREET
BERWICK, PA 18603

PNC Bank, NA
Consumer Loan Center
2730 Liberty Avenue
Pittsburgh, PA 15222

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

US BANK NATIONAL ASSOCIATION
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY
VS

Docket # 104ED2009

MORTGAGE FORECLOSURE

AMY JO ARMSTRONG
TRACY L. HARRISON

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JUNE 04, 2009, AT 10:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TRACY HARRISON AT 128 EAST 12TH STREET, BERWICK BY HANDING TO PEGGY HARRISON, Mother, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JUNE 04, 2009

Melissa M Echroth
NOTARY PUBLIC

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

P. D'Angelo
X
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

US BANK NATIONAL ASSOCIATION
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY
VS

Docket # 104ED2009

MORTGAGE FORECLOSURE

AMY JO ARMSTRONG
TRACY L. HARRISON

AFFIDAVIT OF SERVICE

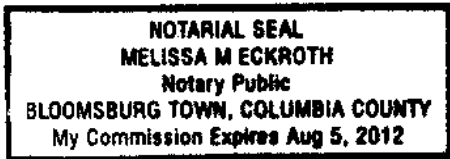
NOW, THIS MONDAY, JUNE 08, 2009, AT 5:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON AMY JO ARMSTRONG AT 429 WEST FRONT STREET, BERWICK BY HANDING TO AMY JO ARMSTRONG, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JUNE 09, 2009

Melissa M Eckroth
NOTARY PUBLIC

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF



P. D'Angelo
X
P. D'ANGELO
DEPUTY SHERIFF

Purcell, Krug & Haller
1719 North Front Street
Suite
Harrisburg, PA 17102-2392

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/20/2009

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 104ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT AMY JO ARMSTRONG
TRACY L. HARRISON

ATTORNEY FIRM Purcell, Krug & Haller

G 2 N 4570
RED SW

PERSON/CORP TO SERVED
AMY JO ARMSTRONG
429 WEST FRONT STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON AMY JO ARMSTRONG

RELATIONSHIP _____ IDENTIFICATION _____

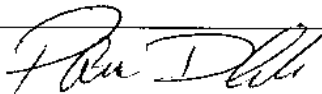
DATE 06 08 09 TIME 1730 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>06 04 09</u>	<u>0910</u>	<u>DANIELLO</u>	<u>W/C</u>
<u>06 04 09</u>	<u>1850</u>	<u>DANIELLO</u>	<u>N/A</u>
<u>06 05 09</u>	<u>1735</u>	<u>DANIELLO</u>	<u>N/A</u>
<u>06 08 09</u>	<u>0930</u>	<u>DANIELLO</u>	<u>W/C</u>

DEPUTY  DATE 06.08.09

Tax Notice 2009 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
DESCRIPTION	21,639	6.146	130.33	132.99	146.29
GENERAL		1.345	28.52	29.10	32.01
SINKING		1.25	26.51	27.05	28.40
FIRE		1.75	37.11	37.87	39.76
LIGHT		10.6	224.78	229.37	240.84
BORO RE					
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			447.25	456.38	487.30
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

DATE
03/01/2009

BILL NO.
3992

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED	
CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-09 -161-00,000	
334 E TENTH ST	
.1894 Acres	
Land	3,300
Buildings	18,339
Total Assessment	21,639
This tax returned to courthouse on: January 1, 2010	
FILE COPY	

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

not paid rec'd 6/4/09
Chen

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/20/2009

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 104ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT AMY JO ARMSTRONG
TRACY L. HARRISON

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06 03 09 TIME 1530 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB ~~___~~ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY *[Signature]* DATE 06 03 09

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/20/2009

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 104ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT AMY JO ARMSTRONG
TRACY L. HARRISON

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CHRISTIE ROMIG

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 06 03 09 TIME 1520 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY  DATE 06 03 09



June 3, 2009

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

**US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

**AMY JO ARMSTRONG
TRACY L. HARRISON**

DOCKET # 104ED2009

JD # 506JD2009

Dear Timothy:

The amount due on the sewer account #124631 for the property located at 334 E. 10th Street Berwick, Pa through September 30, 2009 is \$145.53.

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

Sincerely,

A handwritten signature in black ink that reads "Kristy Romig". The signature is written in a cursive style with a large, looped "K" and "R".

Kristy Romig
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/20/2009

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 104ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT AMY JO ARMSTRONG
TRACY L. HARRISON

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
TRACY HARRISON
128 EAST 12TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON PEGGY HARRISON

RELATIONSHIP MOTHER IDENTIFICATION _____

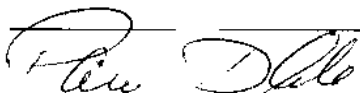
DATE 06.04.09 TIME 1010 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY  DATE 06.04.09

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/20/2009

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 104ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT AMY JO ARMSTRONG
TRACY L. HARRISON

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
TENANT(S)
334 EAST TENTH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED / VACANT

RELATIONSHIP _____ IDENTIFICATION _____

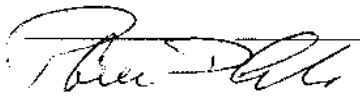
DATE 06 04 09 TIME 1000 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY  DATE 06 04 09

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/20/2009

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 104ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT AMY JO ARMSTRONG
TRACY L. HARRISON

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
BARY LEWIS, ESQ.
3 EAST FIFTH STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON SHARON RIBBLE

RELATIONSHIP SECRETARY IDENTIFICATION _____

DATE 05.29.09 TIME 1455 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
DEPUTY			<u>[Signature]</u>	DATE <u>05.29.09</u>

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/20/2009

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 104ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT AMY JO ARMSTRONG
TRACY L. HARRISON

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP INTAKE CLERK IDENTIFICATION _____


DATE 05.29.09 TIME 1400 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY  DATE 05.29.09

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/20/2009

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 104ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT AMY JO ARMSTRONG
TRACY L. HARRISON

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 06/01/09 TIME 0815 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

(F) OTHER (SPECIFY) SERVED ON CLERK
IN TAX OFFICE

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY [Signature] DATE 06/01/09

JUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 06/01/2009

Fee: \$5.00

Cert. NO: 6199

HARRISON TRACY L
ARMSTRONG AMY JO
334 E TENTH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20020 -4845
Location: 334 E 10TH LOT 9
Parcel Id: C4A-09 -161-00,000

Assessment: 21,639
Balances as of 06/01/2009

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

By: Timothy T. Chamberlain, Sheriff Per: dm.

REAL ESTATE OUTLINE

ED # 104-09

DATE RECEIVED 5-20-09
DOCKET AND INDEX 5-24-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>

CK# 148028

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

SALE DATE	<u>July 29, 09</u>	TIME	<u>200</u>
POSTING DATE	<u>June 25, 09</u>		
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>July 8</u>	
	2 ND WEEK	<u>15</u>	
	3 RD WEEK	<u>22, 09</u>	

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 104 OF 2009 ED AND CIVIL WRIT NO. 506 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the southerly side of East Tenth Street, 49 ½ feet from the intersection of East Tenth Street with Walnut Street and at corner of lot now or late of the Estate of Cyrus Smith; THENCE in a southerly direction along the line of lot now or late of the Estate of Cyrus Smith, 165 feet to the northerly line of a 1 rod alley; THENCE in a westerly direction along the northerly line of said alley, 49 ½ feet to line of lot of the Estate of John Gray, Deceased; THENCE in a northerly direction along the line of said lot, 165 feet to the southerly side of Tenth Street aforesaid; THENCE in an easterly direction along the southerly line of Tenth Street, 49 ½ feet to the place of BEGINNING.

BEING Lot No. 9 of J.D. Thompson's Addition to Berwick.

HAVING thereon erected a dwelling known as 334 East Tenth Street, Berwick, PA 18603.

PARCEL NO.: 04A-09-161.

BEING THE SAME PREMISES which Jody B. Hinds n/k/a Jody B. Pollock and Shawn L. Pollock by deed dated 4/22/02 and recorded 4/23/02 in Columbia County Instrument No. 2002-04845 granted and conveyed unto Tracy L. Harrison and Amy Jo Armstrong.

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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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Leon Haller
1719 North Front Street
Harrisburg, PA 17102

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

PLAINTIFF

VS.

AMY JO ARMSTRONG
TRACY L. HARRISON,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-506

2009-ED-104

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: **334 EAST TENTH STREET BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$60,497.79
Interest	\$501.00
Per diem of \$8.35 to 6/1/09	
Late Charges (\$16.95 per month to 6/1/09)	\$33.90
Escrow Deficit	\$1,946.23
TOTAL WRIT	\$62,978.92

PLUS COSTS:

Dated: 5-20-09

Tami B Kline
PROTHONOTARY

(SEAL)

By Kelly P Brewer
DEPUTY

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

PLAINTIFF

Vs.

AMY JO ARMSTRONG
TRACY L. HARRISON,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-506

2009-ED-104
IN MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE
PURSUANT TO PA. R.C.P. 237.1

I hereby certify that on April 22, 2009 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 

Leon P. Haller PA I.D. # 15700
Attorney for Plaintiff
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

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

VS.

AMY JO ARMSTRONG AND
TRACY L. HARRISON
Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

NO. 2009-CV-506

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **April 22, 2009**

TO:

TRACY L. HARRISON
128 EAST 12TH STREET
BERWICK, PA 18603

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COLUMBIA COUNTY LAWYER REFERRAL SERVICE
NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
570-784-8760

PURCELL, KRUG & HALLER

By 

LEON P. HALLER, Attorney for Plaintiff
I.D. # 15700
1719 N. Front St., Harrisburg, PA 17102
(717) 234-4178

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

VS.

AMY JO ARMSTRONG AND
TRACY L. HARRISON
Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

NO. 2009-CV-506

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

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TO:

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429 WEST FRONT STREET
BERWICK, PA 18603

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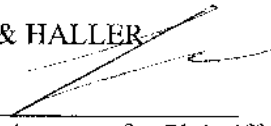
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PURCELL, KRUG & HALLER

By 
LEON P. HALLER, Attorney for Plaintiff
I.D. # 15700
1719 N. Front St., Harrisburg, PA 17102
(717) 234-4178

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

PLAINTIFF

VS.

AMY JO ARMSTRONG
TRACY L. HARRISON,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-506

2009-EP-104
IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :

before me this 19 day :

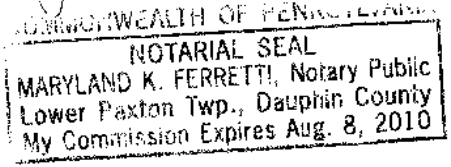
of May 20 09 :

[Signature]

LEON P. HALLER, ESQUIRE

[Signature]

Notary Public



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

PLAINTIFF

VS.

AMY JO ARMSTRONG
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IN THE COURT OF COMMON PLEAS
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Sworn to and subscribed :

before me this 19 day :

of May 20 09 :

Maryland K. Ferretti
Notary Public

[Signature]
LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARYLAND K. FERRETTI, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Aug. 8, 2010

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

PLAINTIFF

VS.

AMY JO ARMSTRONG
TRACY L. HARRISON,

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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-506

2009-ED-104

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 **334 EAST TENTH STREET BERWICK, PA 18603:**

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

AMY JO ARMSTRONG
429 WEST FRONT STREET
BERWICK, PA 18603

TRACY L. HARRISON
128 EAST 12TH STREET
BERWICK, PA 18603

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

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

4. Name and address of last recorded **holder of every mortgage** of record:

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

PNC Bank, NA
Consumer Loan Center
2730 Liberty Avenue
Pittsburgh, PA 15222

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

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

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

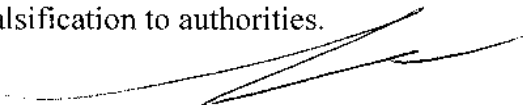
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
334 EAST TENTH STREET
BERWICK, PA 18603

Barry A. Lewis, Esquire
3 East Fifth Street
Bloomsburg, PA 17815

(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: May 19, 2009

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

PLAINTIFF

VS.

AMY JO ARMSTRONG
TRACY L. HARRISON,

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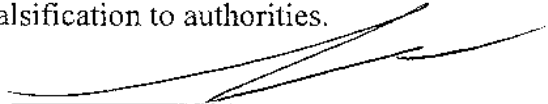
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Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: May 19, 2009

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 TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant(s): **AMY JO ARMSTRONG and TRACY L. HARRISON**

Filed to No. **2009-CV-506**

INSTRUCTIONS

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

334 EAST TENTH STREET BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

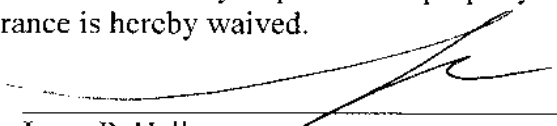
The parties to be served **PERSONALLY** and their addresses are as follows:

AMY JO ARMSTRONG, 429 WEST FRONT STREET BERWICK, PA 18603
TRACY L. HARRISON, 128 EAST 12TH STREET 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, May 19, 2009 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 TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY,

PLAINTIFF

VS.

AMY JO ARMSTRONG
TRACY L. HARRISON,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2009-CV-506

2009-ED-104
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:

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:

**334 EAST TENTH STREET
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. 2009-CV-506

JUDGMENT AMOUNT \$60,497.79

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

AMY JO ARMSTRONG and TRACY L. HARRISON

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of East Tenth Street, 49½ feet from the intersection of East Tenth Street with Walnut Street and at corner of lot now or late of the Estate of Cyrus Smith; **THENCE** in a southerly direction along the line of lot now or late of the Estate of Cyrus Smith, 165 feet to the northerly line of a 1 rod alley; **THENCE** in a westerly direction along the northerly line of said alley, 49½ feet to line of lot of the Estate of John Gray, Deceased; **THENCE** in a northerly direction along the line of said lot, 165 feet to the southerly side of Tenth Street aforesaid; **THENCE** in an easterly direction along the southerly line of Tenth Street, 49½ feet to the place of **BEGINNING**.

BEING Lot No. 9 of J.D. Thompson's Addition to Berwick.

HAVING thereon erected a dwelling known as 334 East Tenth Street, Berwick, PA 18603.

PARCEL NO.: 04A-09-161.

BEING THE SAME PREMISES which Jody B. Hinds n/k/a Jody B. Pollock and Shawn L. Pollock by deed dated 4/22/02 and recorded 4/23/02 in Columbia County Instrument No. 2002-04845 granted and conveyed unto Tracy L. Harrison and Amy Jo Armstrong.

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: May 19, 2009

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 TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY***

VS.

***AMY JO ARMSTRONG
TRACY L. HARRISON***

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2009-CV-506

SERVICE TO BE MADE ON DEFENDANT:

AMY JO ARMSTRONG

ADDRESS FOR "PERSONAL SERVICE":

AMY JO ARMSTRONG at: 429 WEST FRONT STREET BERWICK, PA 18603

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

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SERVICE TO BE MADE ON DEFENDANT:

TRACY L. HARRISON

ADDRESS FOR "PERSONAL SERVICE":

TRACY L. HARRISON at: 128 EAST 12TH STREET BERWICK, PA 18603

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHERIFF:

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Maryland Ferretti / mferretti@pkh.com
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Sharon Dunn.

148088

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

COMMERCIAL BANK
60-184-313

CHECK NO. 148088
CHECK DATE 05/19/2009

PAY One thousand three hundred fifty and NO/100*****
CHECK AMOUNT \$1,350.00

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS


AUTHORIZED SIGNATURE

⑈ 148088 ⑈ ⑆031301846⑆ 51 320931 2⑈