

REAL ESTATE OUTLINE

ED # 2016 ED 125

DATE RECEIVED 8-2-16
DOCKET AND INDEX 2016 CV 616

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	- emailed 8/2/16
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> </u>	<u>X</u>	CK# <u>216013</u>

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

SALE DATE Oct. 5^m TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

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.

Defendant(s): **WILLIAM L. ASBURY**

Filed to No. **2016-CV-0000616-MF** 2016-ED-125

INSTRUCTIONS

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

104 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820

(A more complete legal description accompanies these documents.)

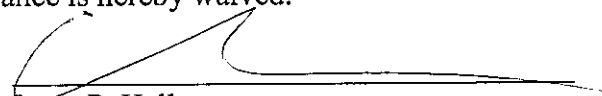
The parties to be served **PERSONALLY** and their addresses are as follows:

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

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, July 25, 2016 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

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: July 25, 2016

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.

WILLIAM L. ASBURY

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2016-CV-0000616-MF **please serve out w/ notice of*
2016-ED-125
SERVICE TO BE MADE ON DEFENDANT: **WILLIAM L. ASBURY** *sale.*

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

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE ----POST PROPERTY

DATE: July 25, 2016

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.

WILLIAM L. ASBURY

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2016-CV-0000616-MF

2016-ED-125

SERVICE TO BE MADE ON DEFENDANT: POST PROPERTY

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

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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

PLAINTIFF

VS.

WILLIAM L. ASBURY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2016-CV-0000616-MF

2016-ED-125
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: Oct. 5th 2016

TIME: 9:00 am

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

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

THE LOCATION of your property to be sold is:

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

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

No. 2016-CV-0000616-MF

JUDGMENT AMOUNT \$84,201.18

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

WILLIAM L. ASBURY

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

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

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

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

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

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

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

North Penn Legal Services
168 East 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 THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT 1: BEGINNING at an iron pin corner in the Southerly line of the State Highway leading from Numidia to Newlin at the Northwest corner of land now or formerly of Oliver R. Fink, et ux; running THENCE along the Westerly line of said Fink, South 6 degrees West, 150 feet to an iron pin corner in line of other lands of Charles M. Rarig, Sr. and Leah M. Rarig;

THENCE along the line of land of said Rarigs, North 85 degrees West, 224 feet to an iron pin corner in the Easterly line of a Public Township Road;

THENCE along the Easterly line of said Public Township Road, North 12 degrees 20 minutes East, 151 feet to an iron spike corner in the Southerly line of the aforesaid State Highway;

THENCE along the Southerly line of said State Highway, South 85 degrees East, 207.5 feet to an iron pin corner, the place of BEGINNING, and CONTAINING .74 acres according to a survey and draft made on May 28, 1965 by Howard Fetterolf, R.E.

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

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

PARCEL ID: 20-02-023-01.

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

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

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

SHORT LEGAL, IF NEEDED:

ALL THOSE TWO CERTAIN tracts of land in Locust Township, Columbia County, Pennsylvania,
TRACT 1: being approximately 150 x 224 x 151 x 207 and containing .74 acres according to a
survey and draft of May 28, 1965 by Howard Fetterolf, R.E. and
TRACT 2: being approximately 33 x 200 and containing 0.15 acres according to a survey and
draft of Howard Fetterolf, R.E. on September 11, 1967, and HAVING THEREON ERECTED A
DWELLING KNOWN AND NUMBERED AS 104 RINGTOWN MOUNTAIN ROAD,
CATAWISSA, PA 17820.

PARCEL ID: 20-02-023-01.
Columbia County Instrument No. 2008-11166.

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

SHERIFF:

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 the undersigned.

Thank you.

Robin Z. Shahan-Forry
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

- e mailed

Inquiries relating to package content may be directed to Cayla Watts by phone or cwatts@pkh.com

Inquiries relating to service may be directed to Mindy Horley by phone or mhorley@pkh.com

Inquiries relating to the actual sale may be directed to Barb Villarrial by phone or bvillarrial@pkh.com

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



71901140006000085547

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 8562 Carrier / service: USPS Server First-Class Mail® 8/3/2016 12:00:00 AM

Ship to:

LIBERTY BAIL BOND INC

SENECA INSURANCE CO INC
1139 PENN AVENUE

PITTSBURGH PA 15222

Tracking #: 7190114000600085585

Doc Ref #: 2016ED125

Postage 5.1300

125

Document Receipt

Trans # 8561 Carrier / service: USPS Server First-Class Mail® 8/3/2016 12:00:00 AM

Ship to:

BLATT HASENMILLER LEIBSKER &
MOORE

1835 MARKET STREET
SUITE 501

PHILADELPHIA PA 19103

Tracking #: 71901140006000085578
Doc Ref #: 2016ED125
Postage 5.1300

Document Receipt

Trans # 8561 Carrier / service: USPS Server First-Class Mail® 8/3/2016 12:00:00 AM

Ship to:

BLATT HASENMILLER LEIBSKER &
MOORE

1835 MARKET STREET
SUITE 501

PHILADELPHIA PA 19103

Tracking #: 71901140006000065578
Doc Ref #: 2016ED125
Postage 5.1300

Document Receipt

Trans # 8560 Carrier / service: USPS Server First-Class Mail® 8/3/2016 12:00:00 AM

Ship to:

PORTFOLIO RECOVERY ASSOC

120 CORPORATE BLVD

NORFOLK VA 23502

Tracking #: 71901140006000085561

Doc Ref #: 2016ED125

Postage 5.1300

Document Receipt

Trans # 8559 Carrier / service: USPS Server First-Class Mail® 8/3/2016 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000085554

Doc Ref #: 2016ED125

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans # 8558 Carrier / service: USPS Server First-Class Mail® 8/3/2016 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000085547

Doc Ref #: 2016ED125

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 8557 Carrier / service: USPS Server First-Class Mail® 8/3/2016 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000085530

Doc Ref #: 2016ED125

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans # 8556 Carrier / service: USPS Server First-Class Mail® 8/3/2016 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000085523

Doc Ref #: 2016ED125

Postage 5.1300

HARRISBURG PA 17128

125

Document Receipt

Trans # 8556 Carrier / service: USPS Server First-Class Mail® 8/3/2016 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000085523

Doc Ref #: 2016ED125

Postage 5.1300

HARRISBURG PA 17128

125

Document Receipt

Trans # 8562 Carrier / service: USPS Server First-Class Mail® 8/3/2016 12:00:00 AM

Ship to:

LIBERTY BAIL BOND INC

SENECA INSURANCE CO INC
1139 PENN AVENUE

PITTSBURGH PA 15222

Tracking #: 71901140006000085585
Doc Ref #: 2016ED125
Postage 5.1300