

• **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

BARB VILLARRIAL

Fax: 570-389-5625

Date: September 29, 2016

Phone: 570-389-5622

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 28 HOLLINGER LANE

ANTHONY B. SHAFFER

2015-CV-1650

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

10-19

Notes PLEASE STAY/ THE SHERIFF SALE SCHEDULED FOR 11/09/16. NO MONIES RECEIVED.

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

SHERIFF'S SALE COST SHEET

vs. Shaffer

NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

| | | |
|---------------------------------|--------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | <u>\$ 150.00</u> | |
| LEVY (PER PARCEL | \$15.00 | |
| MAILING COSTS | <u>\$ 24.00</u> | |
| ADVERTISING SALE BILLS & COPIES | \$17.50 | |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 | |
| MILEAGE | <u>\$ 40.00</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>\$ 5.00</u> | |
| NOTARY | <u>\$ 10.00</u> | |
| TOTAL ***** | | <u>\$ 316.50</u> |

| | | |
|-----------------------|---------------------|------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | <u>\$ _____</u> | |
| SOLICITOR'S SERVICES | \$100.00 | |
| TOTAL ***** | | <u>\$ 150.00</u> |

| | | |
|-----------------------|--------------------|---------------|
| PROTHONOTARY (NOTARY) | \$10.00 | |
| RECORDER OF DEEDS | <u>\$ _____</u> | |
| TOTAL ***** | | <u>\$ -0-</u> |

REAL ESTATE TAXES:

| | | | |
|-----------------------|-----------|----------------|----------------|
| BORO, TWP & COUNTY 20 | <u>20</u> | \$ _____ | |
| SCHOOL DIST. | <u>20</u> | \$ _____ | |
| DELINQUENT | <u>20</u> | <u>\$ 5.00</u> | |
| TOTAL ***** | | | <u>\$ 5.00</u> |

MUNICIPAL FEES DUE:

| | | | |
|-------------|-----------|----------|---------------|
| SEWER | <u>20</u> | \$ _____ | |
| WATER | <u>20</u> | \$ _____ | |
| TOTAL ***** | | | <u>\$ -0-</u> |

| | | | |
|----------------------|--|------------------|---------------|
| SURCHARGE FEE (DSTE) | | <u>\$ 110.00</u> | |
| MISC. | | <u>\$ _____</u> | |
| TOTAL ***** | | | <u>\$ -0-</u> |

TOTAL COSTS (OPENING BID) \$ 581.50

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
ANTHONY B SHAFFER

Case Number
2015CV1650

SHERIFF'S RETURN OF SERVICE

08/31/2016 05:57 PM - DEPUTY KEVIN DENT, 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: ANTHONY B SHAFFER AT 28 HOLLINGER LANE, BENTON, PA 17814.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 01, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Dec. 4, 2016

NOTARY

Affirmed and subscribed to before me this

1ST day of SEPTEMBER, 2016

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
SHAFFER, ANTHONY B

Case Number
2015CV1650

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 135

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570-925-1098 / 570-336-9466 ^{CFU}

Serve To:

Name: ANTHONY B SHAFFER

Primary Address: 28 HOLLINGER LANE
BENTON, PA 17814

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8/31/16 **Time:** 1754

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

| | | | | | | |
|-----------------|---------|--|--|--|--|--|
| Date: | 8/22/16 | | | | | |
| Time: | 9:46 | | | | | |
| Mileage: | | | | | | |
| Deputy: | 4 | | | | | |

Service Attempt Notes:

1. Not home L/C
2. _____
3. _____
4. _____
5. _____
6. _____

SHAFFER, ANTHONY B

2015CV1650

28 HOLLINGER LANE, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
SHAFFER, ANTHONY B

Case Number
2015CV1650

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 135
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT
Primary Address: 28 HOLLINGER LANE
BENTON, PA 17814
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: ANTHONY SHAFFER
Relation: Owner / OCCUPANT
Date: 8/31/16 **Time:** 1759
Deputy: 5 **Mileage:**

Attorney / Originator:

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

Service Attempts:

| | | | | | |
|----------------------|--|--|--|--|--|
| Date: 8/22/16 | | | | | |
| Time: 9:46 | | | | | |
| Mileage: | | | | | |
| Deputy: 4 | | | | | |

Service Attempt Notes:

1. Not home L/C
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2015CV1650

28 HOLLINGER LANE, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
SHAFFER, ANTHONY B

Case Number
2015CV1650

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 135

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: GARY WAMSER

Primary Address: 168 EAST FIFTH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Marble

Relation: Sec

Date: 8-22-16 Time: 8:48

Deputy: H Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

| Date: | Time: | Mileage: | Deputy: |
|-------|-------|----------|---------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Service Attempt Notes:

-
-
-
-
-
-

WAMSER, GARY

2015CV1650

168 EAST FIFTH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
SHAFFER, ANTHONY B

Case Number
2015CV1650

SERVICE COVER SHEET

Service Details:

| | | | |
|-----------|---|----------|-----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 135 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 11/09/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

| | | | |
|--------------------|---|------|--|
| Name: | Shirley E. Lockard | | |
| Primary Address: | 541 Camp Lavigne Road Benton, PA 17814 | | |
| Phone: | 570-925-6817 | DOB: | |
| Alternate Address: | | | |
| Phone: | | | |

Final Service:

| | | | |
|------------------|---|----------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | Shirley E. Lockard | | |
| Relation: | TAX OFFICER | | |
| Date: | 8-22-16 | Time: | 9:36 |
| Deputy: | 4 | Mileage: | |

Attorney / Originator:

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

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

-
-
-
-
-
-

LOCKARD, SHIRLEY E.

2015CV1650

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 08/29/2016

Fee: \$5.00

Cert. NO: 25540

SHAFFER ANTHONY B
28 HOLLINGER LANE
BENTON PA 17814

District: SUGARLOAF TWP
Deed: 20120 -7780
Location: 28 HOLLINGER LN
Parcel Id:32 -06 -014-09,000

Assessment: 15,973
Balances as of 08/29/2016

| YEAR | TAX TYPE | TAX AMOUNT | PENALTY | DISCOUNT | PAID | BALANCE |
|------|----------|------------|---------|----------|------|---------|
|------|----------|------------|---------|----------|------|---------|

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
SHAFFER, ANTHONY B

Case Number
2015CV1650

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|--|
| Category: | Real Estate Sale - Posting - Sale Bill | Zone: | |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 11/09/2016 AT 9:00 AM SHERIFF'S SALE BILL | | |
| Warrant: | | | |

Serve To:

| | |
|---------------------------|---------------------------------------|
| Name: | (POSTING) |
| Primary Address: | 28 HOLLINGER LANE BENTON, PA 17814 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|-------------------------|---|-----------------|--|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | | | |
| Relation: | | | |
| Date: | | Time: | |
| Deputy: | | Mileage: | |

Attorney / Originator:

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

Service Attempts:

| | | | | | | |
|-----------------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

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

(POSTING)

2015CV1650

28 HOLLINGER LANE, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1650

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 09, 2016
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:
BEGINNING at a point on the Eastern boundary of a private road which runs East and West, said point also being a distance of 200 feet from the Northern boundary of another private road, which runs North and South; thence in a Northerly direction along the Eastern boundary of said private road, a distance of 120 feet to a point along land now or formerly of Patricia A. Moszcienski; thence in an Easterly direction along land now or formerly of Patricia A. Moszcienski, a distance of 150 feet to a point; thence in a Southerly direction, a distance of 120 feet to a point along land now or formerly of George E. Laurenson, et ux.; thence in a Westerly direction, along land now or formerly of George E. Laurenson, et ux., a distance of 150 feet to the Eastern boundary of said private road aforementioned, the place of beginning.

HAVING THEREON erected a dwelling known as 28 Hollinger Lane, Benton, PA 17814.

PARCEL NO. 32-06-014-09.0000.

UNDER AND SUBJECT to Access Confirmation Agreement as recorded in Instrument No. 201205921.

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.

BEING THE SAME premises which Dennis D. Wunder and Bonita R. Wunder, husband and wife, by Deed dated July 3, 2012 and recorded August 20, 2012 in Columbia County Instrument No. 201207780, granted and conveyed unto Anthony B. Shaffer.

PROPERTY ADDRESS: 28 HOLLINGER LANE, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-06-014-09.0000

Seized and taken into execution to be sold as the property of ANTHONY B SHAFFER 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
SHAFFER, ANTHONY B

Case Number
2015CV1650

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 135

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kaven Richendeyfa

Relation: WELIC

Date: 8-19-16

Time: 1:35

Deputy: 4

Mileage:

Attorney / Originator:

Name: PURCELL, KRUG & HALLER

Phone: 717-234-4178

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF 2015CV1650 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SHAFFER, ANTHONY B

Case Number
2015CV1650

SERVICE COVER SHEET

Service Details:

| | | | |
|-----------|---|----------|-----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 135 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 11/09/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

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

Final Service:

| | | | |
|------------------|---|----------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | Liz Whitright | | |
| Relation: | DEF | | |
| Date: | 8-19-16 | Time: | 1:30 |
| Deputy: | 4 | Mileage: | |

Attorney / Originator:

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

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

-
-
-
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-
-

COLUMBIA COUNTY TAX C

2015CV1650

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Sugarloaf Trp

REAL ESTATE OUTLINE

ED # 2016ED135

DATE RECEIVED 8/18/16
DOCKET AND INDEX 2015 CV 1650

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> |
| 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>X</u> |

*- called Robinson
Emmaling 8/18/16*

CK# 216351

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

SALE DATE Nov. 9th TIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER 1ST WEEK _____

2ND WEEK _____

3RD WEEK _____

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

PLAINTIFF

VS.

ANTHONY B. SHAFFER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-1650

2016-ED-135
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: **28 HOLLINGER LANE BENTON, PA 17814** as follows:

TOTAL WRIT \$89,672.34

PLUS COSTS:

Dated: 08-18-16

Barbara N. Silvestri
PROTHONOTARY

(SEAL)

By _____
DEPUTY

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: August 17, 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.

ANTHONY B. SHAFFER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2015-CV-1650

SERVICE TO BE MADE ON DEFENDANT: POST PROPERTY

ADDRESS FOR "POST PROPERTY ":

28 HOLLINGER LANE BENTON, PA 17814

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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



71901140006000087046

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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

PLAINTIFF

VS.

ANTHONY B. SHAFFER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-1650

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: *November 9th 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:

**28 HOLLINGER LANE
BENTON, PA 17814**

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

No. 2015-CV-1650

JUDGMENT AMOUNT \$89,672.34

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

ANTHONY B. SHAFFER

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

PLAINTIFF

VS.

ANTHONY B. SHAFFER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-1650

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: *November 9th 2015*

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:

**28 HOLLINGER LANE
BENTON, PA 17814**

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

No. 2015-CV-1650

JUDGMENT AMOUNT \$89,672.34

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

ANTHONY B. SHAFFER

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 a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

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

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

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

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

ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the Eastern boundary of a private road which runs East and West, said point also being a distance of 200 feet from the Northern boundary of another private road, which runs North and South; thence in a Northerly direction along the Eastern boundary of said private road, a distance of 120 feet to a point along land now or formerly of Patricia A. Moszcienski; thence in an Easterly direction along land now or formerly of Patricia A. Moszcienski, a distance of 150 feet to a point; thence in a Southerly direction, a distance of 120 feet to a point along land now or formerly of George E. Laurenson, et ux.; thence in a Westerly direction, along land now or formerly of George E. Laurenson, et ux., a distance of 150 feet to the Eastern boundary of said private road aforementioned, the place of beginning.

HAVING THEREON erected a dwelling known as 28 Hollinger Lane, Benton, PA 17814.

PARCEL NO. 32-06-014-09.0000.

UNDER AND SUBJECT to Access Confirmation Agreement as recorded in Instrument No. 201205921.

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.

BEING THE SAME premises which Dennis D. Wunder and Bonita R. Wunder, husband and wife, by Deed dated July 3, 2012 and recorded August 20, 2012 in Columbia County Instrument No. 201207780, granted and conveyed unto Anthony B. Shaffer.

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

PLAINTIFF

VS.

ANTHONY B. SHAFFER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-1650

2016-ED-135

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 **28 HOLLINGER LANE BENTON, PA 17814**:

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

ANTHONY B. SHAFFER
28 HOLLINGER LANE
BENTON, PA 17814

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:

4. Name and address of last recorded **holder of every mortgage** of record:
PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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

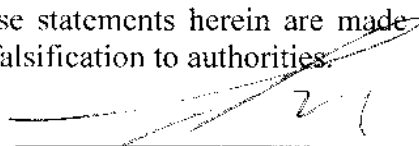
7-10-16
11:00 AM
COLUMBIA COUNTY
CLERK OF COURT
RECEIVED

TENANT/OCCUPANT
28 HOLLINGER LANE
BENTON, PA 17814

ATTORNEY GARRY WAMSER
NORTH PENN LEGAL SERVICES
168 EAST 5TH 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: August 15, 2016

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

PLAINTIFF

VS.

ANTHONY B. SHAFFER,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2015-CV-1650

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 Defendants above named 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.

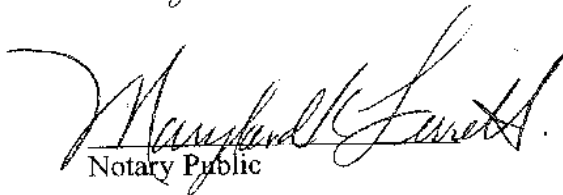
Sworn to and subscribed :

before me this 15 day :

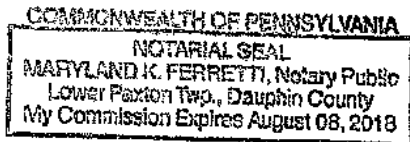
of August 20 16 :



LEON P. HALLER, ESQUIRE



Notary Public





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

Last Name: SHAFFER

First Name: ANTHONY

Middle Name: B.

Active Duty Status As Of: Aug-15-2016

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

| Left Active Duty Within 367 Days of Active Duty Status Date | | | |
|---|----------------------|--------|-------------------|
| Active Duty Start Date | Active Duty End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date | | | |

| The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date | | | |
|---|-----------------------------|--------|-------------------|
| Order Notification Start Date | Order Notification End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects whether the individual or his/her unit has received early notification to report for active duty | | | |

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: ZAUAX5A6M3BCD10

ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the Eastern boundary of a private road which runs East and West, said point also being a distance of 200 feet from the Northern boundary of another private road, which runs North and South; thence in a Northerly direction along the Eastern boundary of said private road, a distance of 120 feet to a point along land now or formerly of Patricia A. Moszcieski; thence in an Easterly direction along land now or formerly of Patricia A. Moszcieski, a distance of 150 feet to a point; thence in a Southerly direction, a distance of 120 feet to a point along land now or formerly of George E. Laurenson, et ux.; thence in a Westerly direction, along land now or formerly of George E. Laurenson, et ux., a distance of 150 feet to the Eastern boundary of said private road aforementioned, the place of beginning.

HAVING THEREON erected a dwelling known as 28 Hollinger Lane, Benton, PA 17814.

PARCEL NO. 32-06-014-09.0000.

UNDER AND SUBJECT to Access Confirmation Agreement as recorded in Instrument No. 201205921.

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.

BEING THE SAME premises which Dennis D. Wunder and Bonita R. Wunder, husband and wife, by Deed dated July 3, 2012 and recorded August 20, 2012 in Columbia County Instrument No. 201207780, granted and conveyed unto Anthony B. Shaffer.

SHORT LEGAL TO ADVERTISE:

ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, being 150' x 120' and having thereon erected a dwelling known as: 28 Hollinger Lane, Benton, PA 17814.

PARCEL NO. 32-06-014-09.0000.

Reference Columbia County Instrument No. 201207780

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): **ANTHONY B. SHAFFER**

Filed to No. **2015-CV-1650**

INSTRUCTIONS

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

28 HOLLINGER LANE BENTON, PA 17814

(A more complete legal description accompanies these documents.)

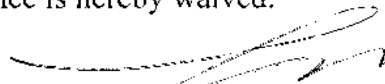
The parties to be served **PERSONALLY** and their addresses are as follows:

ANTHONY B. SHAFFER, 28 HOLLINGER LANE BENTON, PA 17814

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, August 15, 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

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.

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.

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: August 15, 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.

ANTHONY B. SHAFFER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2015-CV-1650 *please serve deft w/ notice of sale

SERVICE TO BE MADE ON DEFENDANT: ANTHONY B. SHAFFER

ADDRESS FOR "PERSONAL SERVICE":

ANTHONY B. SHAFFER at: 28 HOLLINGER LANE BENTON, PA 17814

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

Document Receipt

Trans # 8708 Carrier / service: USPS Server First-Class Mail® 8/19/2016 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000087046

Doc Ref #: 2016ED135

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

| | | | | | |
|---------|------|-------------------|-------------|-------------------|-----------------------|
| Trans # | 8707 | Carrier / service | USPS Server | First-Class Mail® | 8/19/2016 12:00:00 AM |
|---------|------|-------------------|-------------|-------------------|-----------------------|

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000087039

Doc Ref #: 2016ED135

Postage 5.1300

HARRISBURG PA 17105

135

Document Receipt

| | | | | | |
|---------|------|-------------------|-------------|-------------------|-----------------------|
| Trans # | 8706 | Carrier / service | USPS Server | First-Class Mail® | 8/19/2016 12:00:00 AM |
|---------|------|-------------------|-------------|-------------------|-----------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000087022

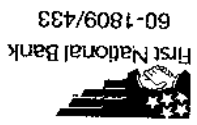
Doc Ref #: 2016ED135

Postage 5.1300

HARRISBURG PA 17128

PAY TO THE ORDER OF

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



CHECK NO. 216351

CHECK DATE 08/16/2016

216351

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

CHECK AMOUNT \$1,350.00

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE
[Handwritten Signature]

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈ 216351⑈ ⑆ 043318092⑆ 5 13209312⑈