

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
LEWIS EDWARD BULLOCK, II (et al.)

Case Number
2023CV497

PROPERTY ADDRESS

323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
06/28/2023	Advance Fee	Advance Fee	250858	\$0.00	\$1,350.00
06/28/2023	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/28/2023	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/28/2023	Crying Sale			\$10.00	\$0.00
06/28/2023	Docketing			\$15.00	\$0.00
06/28/2023	Levy			\$15.00	\$0.00
06/28/2023	Mailing Costs			\$36.00	\$0.00
06/28/2023	Posting Handbill			\$15.00	\$0.00
06/28/2023	Press Enterprise Inc.			\$1,480.40	\$0.00
06/28/2023	Sheriff Automation Fund			\$50.00	\$0.00
06/28/2023	Web Posting			\$100.00	\$0.00
08/07/2023	Continued or Cancelled Sale	Cancelled on: 08/07/2023		\$10.00	\$0.00
08/07/2023	Service			\$165.00	\$0.00
08/07/2023	Service Mileage			\$16.00	\$0.00
08/07/2023	Tax Claim Search			\$5.00	\$0.00
08/07/2023	Surcharge			\$40.00	\$0.00
08/07/2023	Notary Fee			\$10.00	\$0.00
08/07/2023	Copies			\$5.50	\$0.00

\$2,005.40 \$1,350.00

TOTAL BALANCE:	\$(655.40)
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COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Barb Villarrial

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: August 7, 2023

RE: Bullock/Terrel Execution

CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$655.40.

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

fax transmittal

To: SHERIFF'S OFFICE

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

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

Fax: 570-389-5622

BARB VILLARRIAL
Date: August 7, 2023

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 323 AUSTIN TRAIL

**LEWIS E. BULLOCK, II MICHELE M.
TERREL**

2023-CV-497

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

Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 08/16/23

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

Timothy Chamberlain

From: PE Legals <legals@pressenterprise.net>
Sent: Monday, August 7, 2023 3:16 PM
To: Timothy Chamberlain
Subject: Re: Sale cancellation

Good Afternoon,

The total price for the two days is \$1480.40. I have stopped the ad.

Thank you.

On 8/7/2023 3:01 PM, Timothy Chamberlain wrote:

The Lewis Bullock and Michele Terrel sale (2023cv497) that ran on July 26 and August 2nd has been cancelled. Please don't run the ad on August 9th. Can you give me a total cost for the 2 runs?

Thank You
Tim

Timothy T. Chamberlain
Sheriff of Columbia County
PO Box 380
Bloomsburg, PA 17815
Ph: 570-389-5622
Fax: 570-389-5625



PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

LEWIS E. BULLOCK, II
AND MICHELE M. TERREL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-497

2023 - ED - 40
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 **323 AUSTIN TRAIL, ORANGEVILLE, PA 17859:**

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

LEWIS E. BULLOCK, II
323 AUSTIN TRAIL
ORANGEVILLE, PA 17859

MICHELE M. TERREL
323 AUSTIN TRAIL
ORANGEVILLE, PA 17859

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

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

Citibank, N.A.
5800 S Corporate Place
Sioux Falls, SD 57108

Citibank, N.A.
c/o: Michael J. Dougherty Esquire
Weltman, Weinberg & Reis CO, LPA
170 S Independence Mall W Suite 874W
Philadelphia, PA 19106-3334

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:
UNKNOWN

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

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

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

TENANT/OCCUPANT
323 AUSTIN TRAIL
ORANGEVILLE, PA 17859

(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.

Léon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
LEWIS EDWARD BULLOCK, II (et al.)

Case Number
2023CV497

SHERIFF'S RETURN OF SERVICE

07/05/2023 03:03 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 06, 2023

NOTARY

Affirmed and subscribed to before me this

6TH day of JULY, 2023

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BULLOCK II, LEWIS EDWARD (et al.)

Case Number
2023CV497

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/16/2023 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	323 AUSTIN TRAIL ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:	Posted		
Date:	7/5/23	Time:	15:03
Deputy:	5	Mileage:	

Attorney / Originator:

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

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

Service Attempt Notes:

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

/POSTING)

2023CV497

323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BULLOCK II, LEWIS EDWARD (et al.)

Case Number
2023CV497

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	40
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 08/16/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	MICHELE M TERREL
Primary Address:	323 AUSTIN TRAIL ORANGEVILLE, PA 17859
Phone:	DOB: 12/30/1969
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Emily Bullock		
Relation:	Step-Daughter (Her dad is dating Michele)		
Date:	7/7/23	Time:	15:18
Deputy:	5	Mileage:	

Attorney / Originator:

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

Date:	7/7/23					
Time:	12:13					
Mileage:	—					
Deputy:	5	2	3	4	5	6

Service Attempt Notes:

1. No answer, L/C.
- 2.
- 3.
- 4.
- 5.
- 6.

TERREL, MICHELE M

2023CV497

323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BULLOCK II, LEWIS EDWARD (et al.)

Case Number
2023CV497

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	40
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 08/16/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	LEWIS EDWARD BULLOCK, II
Primary Address:	323 Ausin Trail Orangeville, PA 17859
Phone:	DOB: 12/23/1959
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Emily Bullock		
Relation:	Daughter		
Date:	7/7/23	Time:	15:18
Deputy:	5	Mileage:	

Attorney / Originator:

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

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

Service Attempt Notes:

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

BULLOCK II, LEWIS EDWARD

2023CV497

323 AUSIN TRAIL, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
LEWIS EDWARD BULLOCK, II (et al.)

Case Number
2023CV497

SHERIFF'S RETURN OF SERVICE

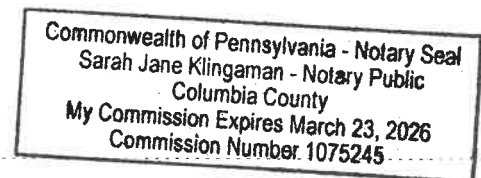
07/10/2023 03:18 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE EMILY BULLOCK - STEP DAUGHTER TO MICHELE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MICHELE M TERREL AT 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 10, 2023



NOTARY

Affirmed and subscribed to before me this

10TH day of JULY, 2023



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
LEWIS EDWARD BULLOCK, II (et al.)

Case Number
2023CV497

SHERIFF'S RETURN OF SERVICE

07/07/2023 03:18 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE EMILY BULLOCK - DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LEWIS EDWARD BULLOCK, II AT 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 10, 2023

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

NOTARY

Affirmed and subscribed to before me this

10TH day of JULY, 2023

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BULLOCK II, LEWIS EDWARD (et al.)

Case Number
2023CV497

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	40
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 08/16/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	323 AUSTIN TRAIL ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Emily Bullock		
Relation:	Occupant		
Date:	7/7/23	Time:	15:18
Deputy:	5	Mileage:	

Attorney / Originator:

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

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

Service Attempt Notes:

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

OCCUPANT

2023CV497

323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BULLOCK II, LEWIS EDWARD (et al.)

Case Number
2023CV497

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	40
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 08/16/2023 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Dennette Farr		
Primary Address:	858 Chestnut Road Millville, PA 17846		
Phone:	570-458-5775	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:	Def		
Date:	7/7/23	Time:	13:09
Deputy:	5	Mileage:	

Attorney / Originator:

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

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

Service Attempt Notes:

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

FARR, DENNETTE

2023CV497

858 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BULLOCK II, LEWIS EDWARD (et al.)

Case Number
2023CV497

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	40
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 08/16/2023 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 <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Lynn Dixon		
Relation:	Clerk		
Date:	7-3-23	Time:	0853
Deputy:	6	Mileage:	

Attorney / Originator:

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

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2023CV497

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNSYLVANIA HOUSING FINANCE AGENCY
vs.
BULLOCK II, LEWIS EDWARD (et al.)

Case Number
2023CV497

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 40

Manner: Adult in Charge **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 08/16/2023 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: Jodi Cook

Relation: Director of Domestic Relations

Date: 7-3-23 **Time:** 0855

Deputy: 6 **Mileage:**

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV497 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 06/29/23

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: 1271366
Description: **Bullock and Terrel Sale**
Run Dates: **07/26/23 to 08/09/23**
Class: 2
Agate Lines: 312
Blind Box:

Total Ad Cost \$2,213.60
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/26/23	08/09/23	3	\$2,213.60

SHERIFFS SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV497

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, AUGUST 16, 2023
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 lot or piece of ground with buildings and improvements thereon erected in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, being described as follows:

BEGINNING at a "X" nail set in the centerline of Pennsylvania State Route No. 4039, said nail being 253.66 feet distant on a course running South 77 degrees 32 minutes 55 seconds West from an iron pipe found on the south property line of lands now or formerly of Doyle E. Musselman, and on the East right-of-way of said State Route No. 4039, thence along said centerline the following courses and distances:

South 15 degrees 58 minutes 15 seconds West, 40.00 feet to a point;
South 14 degrees 23 minutes 40 seconds West, 51.69 feet to a point;
South 12 degrees 57 minutes 55 seconds West, 53.64 feet to a point;
South 12 degrees 08 minutes 55 seconds West, 99.94 feet to a point; and
South 11 degrees 35 minutes 15 seconds West, 97.40 feet to a "X" nail set in line of other lands now or formerly of John A. and Margaret M. Musselman, thence along and through other lands of said Musselman, and passing through a rebar set 25.12 feet from the last mentioned corner, North 80 degrees 00 minutes 00 seconds West, 170.74 feet to a rebar set; thence along and through the same, North 18 degrees 53 minutes 05 seconds East, 175.92 feet to a rebar set; thence along and through the same, North 23 degrees 20 minutes 40 seconds East, 172.99 feet to a rebar set; thence along and through the same, and passing through a rebar set 30.00 feet from the next mentioned corner, South 80 degrees 00 minutes 00 seconds East, 121.07 feet to the place of beginning.

CONTAINING 1.156 acres of land, less 0.130 acres for the right-of-way of S.R. 4039, leaving a net usable area of 1.026 acres of land in all.

The above-described parcel of land being subject to the westerly one-half of the right-of-way of Pennsylvania State Route No. 4039 situate on said parcel.

The above-described parcel of land also being subject to the right of the former grantor, his heirs and assigns, to the use of an existing farm road which crosses the northwest corner of said property. All of the above being more fully shown on a draft prepared by Drumheller Surveying dated June 26, 1989, revised July 22, 1989.

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

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

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

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING thereon erected a residential trailer/mobile home known and numbered as 323 ALUSTIN TRAIL, ORANGEVILLE, PA 17859

PARCEL # 17-016-0190,7000
BEING the same premises which Robert C. Ernest, Jr., et ux., by Deed dated June 6, 2018 and recorded and recorded June 8, 2018, Columbia County Recorder of Deeds Instrument No. 2018-04250, granted and conveyed unto Lewis E. Bullock, II and Michele M. Terrel.

TO BE SOLD AS THE property of Lewis E. Bullock, II and Michele M. Terrel under Columbia County Judgment No. 2023CV497.

PROPERTY ADDRESS: 323 ALUSTIN TRAIL, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17 016 0190,7000

Seized and taken into execution to be sold as the property of LEWIS EDWARD BULLOCK, II, MICHELE M. TERREL, in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid as 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 representative of the plaintiff.

Attorney for the Plaintiff:
PURCELL, KRUG & HALLER
HARRISBURG, PA 171-234-4178

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: June 28, 2023

Re: Sheriffs Sale Advertising Dates

Pennsylvania Housing Finance Agency
VS.

Lewis E. Bullock, II and Michele M. Terrel

No. 497 of 2023 J.D. and No. 40 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week July 26th 2023

2nd Week August 2nd 2023

3rd Week August 9th 2023

SALE DATE: August 16th 2023 @ 9:00 a.m

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

LEWIS E. BULLOCK, II
AND MICHELE M. TERREL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-497

2023 - ED - 40
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: **323 AUSTIN TRAIL, ORANGEVILLE, PA 17859** as follows:

Amount due pursuant to Judgment	\$126,868.99
TOTAL WRIT	\$126,868.99

PLUS COSTS:

Dated: 6/27/2023

Barbara N. Silvetti
PROTHONOTARY

(SEAL)

By Melissa Traugh
DEPUTY

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

REAL ESTATE OUTLINE

ED # 2023 ED 40

DATE RECEIVED 6-27-2023
DOCKET AND INDEX 2023 CV 497

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>	<i>emailed 6-28-23</i>
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>	<u>X</u>	CK# <u>250858</u>

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

SALE DATE Aug 16^m TIME 9:00 AM

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>July 26^m</u>
	2 ND WEEK	<u>Aug 2</u>
	3 RD WEEK	<u>Aug 9</u>

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: **PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendants: **LEWIS E. BULLOCK, II AND MICHELE M. TERREL**

Filed to No. **2023-CV-497**

INSTRUCTIONS

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

323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

(A more complete legal description accompanies these documents.)

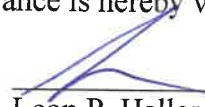
The parties to be served **PERSONALLY** and their addresses are as follows:

LEWIS E. BULLOCK, II, 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859
MICHELE M. TERREL, 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

WAIVER OF WATCHMAN AND INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

NOW, June 26, 2023 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2023-CV-497

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff

vs

LEWIS E. BULLOCK, II AND MICHELE M. TERREL Defendants

Real Estate: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

Municipality: TOWNSHIP OF GREENWOOD

Dimensions: 1.02 ACRES

See Instrument #: 2018-04250

Tax Parcel #: 17-016-,0190,7000-

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE property of Lewis E. Bullock, II and Michele M. Terrel under Columbia County Judgment No. 2023-CV-497.

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

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

LEWIS E. BULLOCK, II
AND MICHELE M. TERREL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-497

2023 - ED - 40
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: August 16, 2023

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:

**323 AUSTIN TRAIL
ORANGEVILLE, PA 17859**

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

No. 2023-CV-497

JUDGMENT AMOUNT \$126,868.99

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

LEWIS E. BULLOCK, II AND MICHELE M. TERREL

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

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS.

LEWIS E. BULLOCK, II
AND MICHELE M. TERREL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-497

2023 - ED - 40
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 **323 AUSTIN TRAIL, ORANGEVILLE, PA 17859:**

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

LEWIS E. BULLOCK, II
323 AUSTIN TRAIL
ORANGEVILLE, PA 17859

MICHELE M. TERREL
323 AUSTIN TRAIL
ORANGEVILLE, PA 17859

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

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

Citibank, N.A.
5800 S Corporate Place
Sioux Falls, SD 57108

Citibank, N.A.
c/o: Michael J. Dougherty Esquire
Weltman, Weinberg & Reis CO, LPA
170 S Independence Mall W Suite 874W
Philadelphia, PA 19106-3334

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:
UNKNOWN

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

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

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

TENANT/OCCUPANT
323 AUSTIN TRAIL
ORANGEVILLE, PA 17859

(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.

Léon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

TBL_ADDRESSES PENNSYLVANIA HOUSING
FINANCE AGENCY,
PLAINTIFF

VS.

LEWIS E. BULLOCK, II
AND MICHELE M. TERREL,
DEFENDANTS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2023-CV-497

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

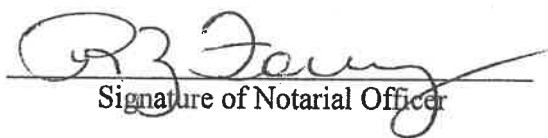
Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant/s above named is/are not on active duty in the Military Service nor engaged in any way
which would bring them within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

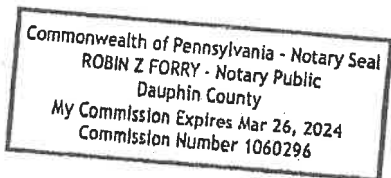

LEON P. HALLER, ESQUIRE

Commonwealth of Pennsylvania
County of Dauphin

This record was acknowledged before me on the 26TH day of June, 2023, by Leon P. Haller,
Attorney, who represents that he is authorized to act on behalf of the Pennsylvania Housing Finance
Agency.

(affix notary stamp here)


Signature of Notarial Officer





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

SSN: XXX-XX-
 Birth Date:
 Last Name: TERREL
 First Name: MICHELE
 Middle Name: M
 Status As Of: Jun-26-2023
 Certificate ID: 5BDVQNJ5M13G5Z7

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

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

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

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

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955



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

SSN: XXX-XX
 Birth Date:
 Last Name: BULLOCK
 First Name: LEWIS
 Middle Name: E
 Status As Of: Jun-26-2023
 Certificate ID: DH12D1GXJFBS0W3

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			
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Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955



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

SSN: XXX-XX
 Birth Date:
 Last Name: BULLOCK II
 First Name: LEWIS
 Middle Name: E
 Status As Of: Jun-26-2023
 Certificate ID: P15Y9PD3XZ4DTWC

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			

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Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV497

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, AUGUST 16, 2023
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 lot or piece of ground with buildings and improvements thereon erected in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, being described as follows:
BEGINNING at a "pk" nail set in the centerline of Pennsylvania State Route No. 4039, said nail being 259.66 feet distant on a course running South 27 degrees 32 minutes 55 seconds West from an iron pipe found on the south property line of lands now or formerly of Doyle E. Musselman, and on the East right-of-way of said State Route No. 4039; thence along said centerline the following courses and distances:

South 15 degrees 58 minutes 15 seconds West, 40.00 feet to a point;

South 14 degrees 23 minutes 40 seconds West, 51.69 feet to a point;

South 12 degrees 57 minutes 55 seconds West, 53.64 feet to a point;

South 12 degrees 08 minutes 55 seconds West, 99.94 feet to a point; and

South 11 degrees 38 minutes 15 seconds West, 97.40 feet to a "pk" nail set in line of other lands now or formerly of John A. and Margaret M. Musselman; thence along and through other lands of said Musselman, and passing through a rebar set 25.12 feet from the last mentioned corner, North 80 degrees 00 minutes 00 seconds West, 170.74 feet to a rebar set; thence along and through the same, North 18 degrees 53 minutes 05 seconds East, 175.92 feet to a rebar set; thence along and through the same, North 23 degrees 20 minutes 40 seconds East, 172.99 feet to a rebar set; thence along and through the same, and passing through a rebar set 30.00 feet from the next mentioned corner, South 80 degrees 00 minutes 00 seconds East, 121.07 feet to the place of beginning.

CONTAINING 1.156 acres of land, less 0.130 acres for the right-of-way of S.R. 4039, leaving a net usable area of 1.026 acres of land in all.

The above-described parcel of land being subject to the westerly one-half of the right-of-way of Pennsylvania State Route No. 4039 situate on said parcel.

The above-described parcel of land also being subject to the right of the former grantor, his heirs and assigns, to the use of an existing farm road which crosses the northwest corner of said property. All of the above being more fully shown on a draft prepared by Drumheller Surveying dated June 26, 1989, revised July 22, 1989.

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

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

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

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING thereon erected a residential trailer/mobile home known and numbered as 323 AUSTIN TRAIL ORANGEVILLE, PA 17859
PARCEL # 17-016-0190,7000-

BEING the same premises which Robert C. Ernest, Jr., et ux., by Deed dated June 6, 2018 and recorded and recorded June 8, 2018, Columbia County Recorder of Deeds Instrument No. 2018-04250, granted and conveyed unto Lewis E. Bullock, II and Michele M. Terrel.

TO BE SOLD AS THE property of Lewis E. Bullock, II and Michele M. Terrel under Columbia County Judgment No. 2023-CV-497.

PROPERTY ADDRESS: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-016-0190,7000

Seized and taken into execution to be sold as the property of LEWIS EDWARD BULLOCK, II, MICHELE M TERREL in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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

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South 12 degrees 08 minutes 55 seconds West, 99.94 feet to a point; and

South 11 degrees 38 minutes 15 seconds West, 97.40 feet to a "pk" nail set in line of other lands now or formerly of John A. and Margaret M. Musselman; thence along and through other lands of said Musselman, and passing through a rebar set 25.12 feet from the last mentioned corner, North 80 degrees 00 minutes 00 seconds West, 170.74 feet to a rebar set; thence along and through the same, North 18 degrees 53 minutes 05 seconds East, 175.92 feet to a rebar set; thence along and through the same, North 23 degrees 20 minutes 40 seconds East, 172.99 feet to a rebar set; thence along and through the same, and passing through a rebar set 30.00 feet from the next mentioned corner, South 80 degrees 00 minutes 00 seconds East, 121.07 feet to the place of beginning.

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UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

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UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING thereon erected a residential trailer/mobile home known and numbered as 323 AUSTIN TRAIL ORANGEVILLE, PA 17859

PARCEL #: 17-016-,0190,7000-

BEING the same premises which Robert C. Ernest, Jr., et ux., by Deed dated June 6, 2018 and recorded and recorded June 8, 2018, Columbia County Recorder of Deeds Instrument No. 2018-04250, granted and conveyed unto Lewis E. Bullock, II and Michele M. Terrel.

TO BE SOLD AS THE property of Lewis E. Bullock, II and Michele M. Terrel under Columbia County Judgment No. 2023-CV-497.

Document Receipt

Trans # 19469 Carrier / service: USPS Server First-Class Mail® 6/28/2023 12:00:00 AM

Ship to:

CITIBANK N.A.

WELTMAN WELTMAN & REIS

170 S INDEPENDENCE MALL W SUITE
874W

Tracking #: 71901140006000188828

Doc Ref #: 2023ED40

Postage 5.8600

PHILADELPHIA PA 19106

Document Receipt

Trans # 19469 Carrier / service: USPS Server First-Class Mail® 6/28/2023 12:00:00 AM

Ship to:

CITIBANK N.A.

WELTMAN WELTMAN & REIS

170 S INDEPENDENCE MALL W SUITE
874W

Tracking #: 71901140006000188828

Doc Ref #: 2023ED40

Postage 5.8600

PHILADELPHIA PA 19106

Document Receipt

Trans # 19468 Carrier / service: USPS Server First-Class Mail® 6/28/2023 12:00:00 AM

Ship to:

CITIBANK N.A

5800 S CORPORATE PLACE

Tracking #: 71901140006000188811

Doc Ref #: 2023ED40

Postage 5.8600

SIOUX FALLS SD 57108

Document Receipt

Trans # 19466 Carrier / service: USPS Server First-Class Mail® 6/28/2023 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000188798

Doc Ref #: 2023ED40

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 19467 Carrier / service: USPS Server First-Class Mail® 6/28/2023 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

660 AMERICAN AVENUE
301

Tracking #: 71901140006000188804

Doc Ref #: 2023ED40

Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

Trans # 19465 Carrier / service: USPS Server First-Class Mail® 6/28/2023 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000188781

Doc Ref #: 2023ED40

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 19464 Carrier / service: USPS Server First-Class Mail® 6/28/2023 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000188774

Doc Ref #: 2023ED40

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 19464 Carrier / service: USPS Server First-Class Mail® 6/28/2023 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000188774

Doc Ref #: 2023ED40

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 19464 Carrier / service: USPS Server First-Class Mail® 6/28/2023 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000188774

Doc Ref #: 2023ED40

Postage 5.8600

HARRISBURG PA 17128

WZ523559-04-21

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

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102



First National Bank
60-1809/433

CHECK NO. 250858
CHECK DATE 06/26/2023

250858

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

[Handwritten Signature]

AUTHORIZED SIGNATURE

⑆ 250858 ⑆ ⑆ 0433 1809 2⑆ 5 1 3 2093 1 2 ⑆

Security Features included Details on back.