

SHERIFF'S SALE COST SHEET

Green Tree Cons. Dis. vs. Dallas Fairbaker
 NO. 81-07 ED NO. 146-01 JD DATE/TIME OF SALE Aug. 1 0930

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>195.00</u> | |
| LEVY (PER PARCEL | \$15.00 | |
| MAILING COSTS | \$ <u>27.50</u> | |
| ADVERTISING SALE BILLS & COPIES | \$17.50 | |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 | |
| MILEAGE | \$ <u>24.00</u> | |
| POSTING HANDBILL | \$15.00 | |
| CRYING/ADJOURN SALE | \$10.00 | |
| SHERIFF'S DEED | \$35.00 | |
| TRANSFER TAX FORM | \$25.00 | |
| DISTRIBUTION FORM | \$25.00 | |
| COPIES | \$ <u>6.50</u> | |
| NOTARY | \$ <u>10.00</u> | |
| TOTAL ***** | | \$ <u>435.50</u> |

| | | |
|-----------------------|------------------|------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>198.36</u> | |
| SOLICITOR'S SERVICES | \$75.00 | |
| TOTAL ***** | | \$ <u>423.36</u> |

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

| | | |
|-----------------------|------------------|------------------|
| REAL ESTATE TAXES: | | |
| BORO, TWP & COUNTY 20 | \$ <u>240.34</u> | |
| SCHOOL DIST. 20 | \$ <u>521.30</u> | |
| DELINQUENT 20 | \$ <u>5.00</u> | |
| TOTAL ***** | | \$ <u>766.64</u> |

| | | |
|---------------------|------------------|------------------|
| MUNICIPAL FEES DUE: | | |
| SEWER 20 | \$ <u>398.26</u> | |
| WATER 20 | \$ | |
| TOTAL ***** | | \$ <u>398.26</u> |

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

TOTAL COSTS (OPENING BID) \$ 2215.78

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

Greentree Cms. Dist. VS 12125 FAIRBANKS

NO. 21-77 ED NO. 146-01 JD

DATE/TIME OF SALE: Aug. 1 01:30

BID PRICE (INCLUDES COST) \$ 2015.18

POUNDAGE - 2% OF BID \$ 44.32

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

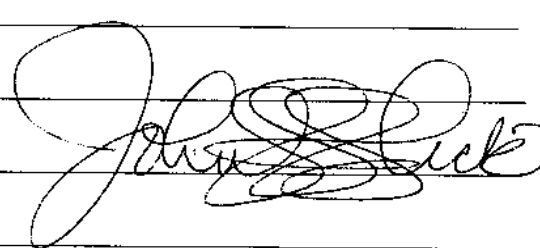
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2499.10

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2260.10

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 910.10

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

August 1, 2007

Sheriff's Office of Columbia County
Courthouse
PO Box 380
Bloomsburg, PA 17815
Real Estate Division

RE: Green Tree Consumer Discount Company vs. Dallas R. Fenstermaker
Premises: 214 West Ninth Street
Berwick, PA 18603
Sale: August 1, 2007
Docket No.: 2007-cv 146 MF

Dear Sir/Madam :

Kindly have the deed prepared in the name of **Green Tree Consumer Discount Company** whose address is **7360 S. Kyrene Rd. Tempe AZ 85283**. I have enclosed for your use two transfer tax affidavits with regards to the above matter. Also please find a self-addressed stamped envelope for the return of the recorded sheriff's deed.

Thank you in advance for your cooperation with regards to this matter, should you have any questions or need additional information, feel free to contact me.

Very truly yours,

Megan O'Brien

Megan O'Brien for
Law Offices of Gregory Javardian

/mo
Enclosures



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

Rate Tax Paid _____
Book Number _____
Page Number _____
Date Recorded _____

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

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

Name: Gregory Javardian, Esquire Telephone Number: (215) 942-9690
Street Address: 1310 Industrial Blvd. Ste 101 City: Southampton State: PA Zip Code: 18966

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): Sheriff of Columbia County Grantee(s)/Lessee(s): Green Tree Consumer Discount Company
Street Address: Courthouse PO Box 380 Street Address: 7360 S. Kyrene Rd.
City: Bloomsburg State: PA Zip Code: 17815 City: Tempe State: AZ Zip Code: 85283

C. PROPERTY LOCATION

Street Address: 214 West Ninth Street City, Township, Borough: Berwick
County: Columbia School District: Tax Parcel Number: 04B-04-240

D. VALUATION DATA

| | | |
|--|--|--------------------------------------|
| 1. Actual Cash Consideration 2,260.10 | 2. Other Consideration + 0.00 | 3. Total Consideration = 2,260.10 |
| 4. County Assessed Value 11,059.00 | 5. Common Level Ratio Factor x 3.55 | 6. Fair Market Value = 39,259.45 |

E. EXEMPTION DATA

| | |
|---|---|
| 1a. Amount of Exemption Claimed 100.00 | 1b. Percentage of Interest Conveyed 100% |
|---|---|

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) _____ (Estate File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 729 , Page Number 206
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

| | |
|---|--------------------|
| Signature of Correspondent or Responsible Party | Date 08/01/2007 |
|---|--------------------|

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

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT
1310 INDUSTRIAL BLVD., SUITE 101
SOUTHAMPTON, PA 18966

FIRSTTRUST
3-7380-2360

8/1/2007

PAY TO THE Sheriff
ORDER OF

\$**910.10

Nine Hundred Ten and 10/100*****

DOLLARS

MEMO GT VS. FENSTEMAKER, D.



⑈040445⑈ ⑆236073801⑆ 70 1603763⑈

40146

Details on back



Security Features Included.

MP

| | | |
|--|---|--|
| <p>Article Number <i>(Transfer from service label)</i></p> <p>PS Form 3811, February 2004</p> | <p>1. Article Addressed to:</p> <p style="text-align: center;">INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p> | <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> |
| <p>Article Number <i>(Transfer from service label)</i></p> <p>PS Form 3811, February 2004</p> | <p>2. Article Number <i>(Transfer from service label)</i></p> <p style="text-align: right; font-size: 1.2em;">7006 0100 0003 5231 4833</p> | <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> |
| <p>PS Form 3811, February 2004</p> | | <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> |

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

GREEN TREE CONSUMER DISCOUNT COMPANY COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2007 CV 146 MF

DALLAS R. FENSTEMAKER

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below.

(See attached Exhibit "A").

Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Dept. of Public Assistance
27 E. 7th Street, P.O. Box 628
Bloomsburg, PA 17815-9974


Tenants/Occupants
214 WEST NINTH STREET
BERWICK, PA 18603

DALLAS R. FENSTEMAKER
1017 PINE STREET
BERWICK, PA 18603

PA Department of Public Welfare
Bureau of Child Support Enforcement
Health and Welfare Building – Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

Citifinancial, Inc.
1115 Old Berwick Road
Bloomsburg, PA 17815

Dated: 6/4/07



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) *Trace Fenstemaker*

B. Date of Delivery *6-5-05*

C. Signature *Trace Fenstemaker*

D. Is delivery address different from item 1? ☒ Yes ☐ No

If YES, enter delivery address below:

USPS

Reference Information

FENSTEMAKER, D.

TEP

2. Article Number **7160 3901 9849 8855 5237**

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Addressed to:

Tenants
214 WEST NINTH STREET
BERWICK, PA 18603

PS Form 3811, January 2005

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) *Trace Fenstemaker*

B. Date of Delivery *6-5-05*

C. Signature *Trace Fenstemaker*

D. Is delivery address different from item 1? ☒ Yes ☐ No

If YES, enter delivery address below:

USPS

Reference Information

FENSTEMAKER, D.

TEP

2. Article Number **7160 3901 9849 8855 5237**

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Addressed to:

DALLAS R. FENSTEMAKER
1017 PINE STREET
BERWICK, PA 18603

PS Form 3811, January 2005

7160 3901 9849 8855 5237

TO: DALLAS R. FENSTEMAKER
1017 PINE STREET
BERWICK, PA 18603

SENDER: TEP

REFERENCE: FENSTEMAKER, D.

7160 3901 9849 8855 5237

TO: Tenants
Occupants
214 WEST NINTH STREET
BERWICK, PA 18603

SENDER: TEP

REFERENCE: FENSTEMAKER, D.

PS Form 3800, January 2005

| | | |
|------------------------|----------------------|------|
| RETURN RECEIPT SERVICE | Postage | 0.58 |
| | Certified Fee | 2.65 |
| | Return Receipt Fee | 2.15 |
| | Restricted Delivery | 0.00 |
| | Total Postage & Fees | 5.38 |

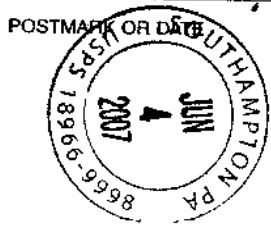
PS Form 3800, January 2005

| | | |
|------------------------|----------------------|------|
| RETURN RECEIPT SERVICE | Postage | 0.41 |
| | Certified Fee | 2.65 |
| | Return Receipt Fee | 2.15 |
| | Restricted Delivery | 0.00 |
| | Total Postage & Fees | 5.21 |

US Postal Service

Receipt for Certified Mail

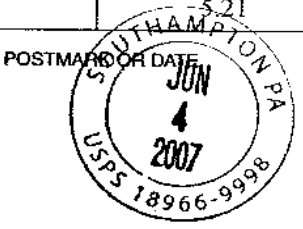
No Insurance Coverage Provided
Do Not Use for International Mail



US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail



LAW OFFICES OF
GREGORY JAVARDIAN
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
Article Number

Check type of mail or service:

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Address (Name, Street, City, State, & ZIP Code)
Postage
Fee
Handling
Charge
Actual Value
if Registered
Insured
Value
Due Sender
if COD
DC
Fee
SC
Fee
SH
Fee
RR
Fee

1. *Fenstermaker, D.*

Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Dept. of Public Assistance
27 E. 7th Street, P.O. Box 628
Bloomsburg, PA 17815-9974

2.

Tenants/Occupants
214 WEST NINTH STREET
BERWICK, PA 18603

DALLAS R. FENSTERMAKER
1017 PINE STREET
BERWICK, PA 18603

3.

4.

5.

6.

7.

8.

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Postmaster (Name of receiving employee)

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

USPS 18966-9966 JUN 2007 SOUTHAMPTON PA

LAW OFFICES OF
GREGORY JAVARDIAN
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966

Article Number

1. Fenstermaker, D.

☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

AMX Stamp Here
(if issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Addressee (Name, Street, City, State, & ZIP Code)

PA Department of Public Welfare

Bureau of Child Support Enforcement

Health and Welfare Building - Room 432

P.O. Box 2675

Harrisburg, PA 17105-2675

Citifinancial, Inc.

1115 Old Berwick Road

Bloomsburg, PA 17815

Insured
Value

Due Sender
if COD

DC Fee

SC Fee

SH Fee

RD Fee

RR Fee

Fee

Postmaster, Per (Name of receiving employee)

Total Number of Pieces
Received at Post Office

Total Number of Pieces
Listed by Sender

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Page 1 of 2)



June 1, 2007

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): DALLAS R. FENSTEMAKER

PLAINTIFF/SELLER: GREEN TREE CONSUMER DISCOUNT COMPANY

DEFENDANT(S): DALLAS R. FENSTEMAKER

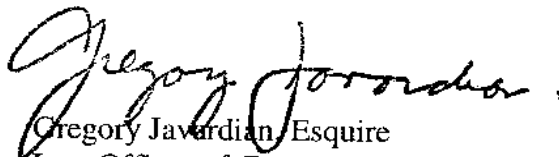
PROPERTY: 214 WEST NINTH STREET
BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2007 CV 146 MF

The above captioned property is scheduled to be sold at Sheriff's Sale on AUGUST 1, 2007 at 9:30 A.M., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Sincerely,



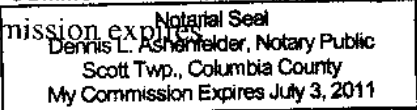
Gregory Javardian Esquire
Law Offices of Gregory Javardian
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

July 11, 18, 25, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing affidavit as to time, place, and character of publication are true.

Sworn and subscribed to before me this 25th day of July, 2007...

My commission expires

Member, Pennsylvania Association of Notaries

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



July 17, 2007

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

GREEN TREE CONSUMER DISCOUNT COMPANY

VS.

DALLAS R. RENSTEMAKER

DOCKET # 81ED2007

JD # 146JD2007

Dear Timothy:

The *updated* balance due on sewer account #127190 for the property located at 214 W. 9th Street Berwick, Pa through September 2007 is now \$398.26.

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

Sincerely,

Kristy Roring
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

GREENTREE CONSUMER DISCOUNT CO

VS.

DALLAS FENSTERMAKER

WRIT OF EXECUTION #81 OF 2007 ED

POSTING OF PROPERTY

June 28, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DALLAS FENSTERMAKER AT 214 WEST NINTH STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY PAUL D'ANGELO .

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF JUNE 2007

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



May 15, 2007

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

GREEN TREE CONSUMER DISCOUNT COMPANY

VS.

DA LLAS R. FENSTEMAKER

DOCKET # 81ED2007

JD # 146JD2007

Dear Timothy:

The balance due on sewer account #127190 for the property located at 214 W. 9th Street Berwick, Pa through September is \$342.12.

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

Sincerely,

Kelly Greer
Authority Clerk

Tax Notice 2007 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENTS REQUESTED

FENSTEMAKER DALLAS R
214 WEST 9TH STREET
BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

| FOR: COLUMBIA COUNTY | | | | DATE | | BILL NO. 3549 |
|--|----------------------------|--------------------------------|--|--|--|------------------|
| | | | | 03/01/2007 | | |
| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | AX AMOUNT DUE | INCL. PENALTY | |
| GENERAL SINKING LIGHT FIRE BORO RE | 11,059 | 6.146 1.345 1.25 10.6 | 66.61 14.57 10.84 13.54 114.89 | 67.97 14.87 11.06 13.82 117.23 | 74.77 16.36 11.61 14.51 123.09 | |
| The discount & penalty have been calculated for your convenience | | | PAY THIS AMOUNT | 220.45 | 224.95 | 240.34 |
| REQUESTED PAYMENT | CNTY TWP | | April 30 If paid on or before | June 30 If paid on or before | June 30 If paid after | |
| | Discount 2 % | 2 % | | | | |
| | Penalty 10 % | 5 % | | | | |
| | PARCEL: 04B-04 -240-00.000 | | | | | |
| | 214 W NINTH ST | | | | | |
| .0876 Acres | | Land | 2,500 | | | |
| | | Buildings | 8,559 | | | |
| Total Assessment | | | 11,059 | | | |
| This tax returned to courthouse on: January 1, 2008 | | | | | | |
| FILE COPY | | | | | | |

This tax returned to
courthouse on:
January 1, 2008

FILE COPY

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:11-MAY-07

FEE:\$5.00

CERT. NO:3388

FENSTEMAKER DALLAS R
214 WEST 9TH STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED
LOCATION: 214 W 9TH ST
PARCEL: 04B-04 -240-00,000

| YEAR | BILL ROLL | AMOUNT | -----PENDING----- INTEREST | COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|--------|-------------------------------|-------|---------------------|
| 2004 | PRIM | 0.00 | 0.00 | 0.00 | 0.00 |
| 2005 | PRIM | 0.00 | 0.00 | 0.00 | 0.00 |
| 2006 | PRIM | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL DUE : | | | | | \$0.00 |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2007

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 2701

DATE RECEIVED 5/11/01
DOCKET AND INDEX 7/11/01

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR _____

CK# 38506

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

SALE DATE

Aug 1 2001 TIME 11:30

POSTING DATE

June 28, 01

ADV. DATES FOR NEWSPAPER

1ST WEEK July 1

2ND WEEK 18

3RD WEEK 25

SHERIFF'S SALE

Wednesday, August 1st, 2007 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 81ED2007 AND CIVIL WRIT NO. 146JD2007 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at corner of alley on the southerly side of Ninth Street about One Hundred and Eighty (180) feet westerly from Mulberry Street; thence along Ninth Street towards Vine Street, Thirty-five (35) feet to another property, No. 216; thence along said property parallel with Mulberry Street, One Hundred Three (103) feet and Nine (9) inches to a Ten (10) foot alley; thence easterly, parallel with Ninth Street, Thirty-five (35) feet to the regular Borough Alley, running parallel with Mulberry Street; thence along said alley, One Hundred Three (103) feet and Nine (9) inches to the place of beginning on Ninth Street.

BEING known as 214 WEST NINTH STREET, BERWICK, PA 18603

BEING THE SAME PREMISES which Graydon M. Fenstermaker, unmarried, and Dallas R. Fenstermaker, unmarried, by Deed dated March 28, 1969 and recorded April 8, 1969 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 242, Page 1041, granted and conveyed unto Dallas R. Fenstermaker, unmarried.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale 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 either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by 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.

Plaintiff's Attorney
Gregory Javardian, Esquire
1310 Industrial Boulevard 1st Floor, Suite 101
Southampton, PA 18966

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>

SHERIFF'S SALE

Wednesday, August 1st, 2007 at 09:30 A.M.

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Plaintiff's Attorney
Gregory Javardian, Esquire
1310 Industrial Boulevard 1st Floor, Suite 101
Southampton, PA 18966

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>

WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

**GREEN TREE CONSUMER DISCOUNT
COMPANY**

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

vs.

NO.: 2007 CV 146 MF

2007-ED-81

DALLAS R. FENSTEMAKER

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Premises: 214 WEST NINTH STREET, BERWICK, PA 18603.

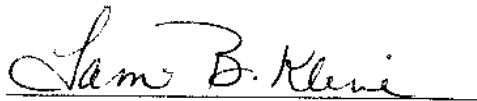
(See legal description attached.)

Amount Due \$53,916.43

Interest from 3/2/07 to \$ _____
Date of Sale (\$8.86 per diem)

Total \$ _____ Plus Cost \$ _____

as endorsed.



Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Dated May 9, 2007
(Seal)

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

BEGINNING at corner of alley on the southerly side of Ninth Street about One Hundred and Eighty (180) feet westerly from Mulberry Street; thence along Ninth Street towards Vine Street, Thirty-five (35) feet to another property, No. 216; thence along said property parallel with Mulberry Street, One Hundred Three (103) feet and Nine (9) inches to a Ten (10) foot alley; thence easterly, parallel with Ninth Street, Thirty-five (35) feet to the regular Borough Alley, running parallel with Mulberry Street; thence along said alley, One Hundred Three (103) feet and Nine (9) inches to the place of beginning on Ninth Street.

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IMPROVEMENTS: RESIDENTIAL DWELLING.

PARCEL No. 04B04-240.

GREEN TREE CONSUMER DISCOUNT
COMPANY

vs.

DALLAS R. FENSTEMAKER

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2007 CV 146 MF

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 214 WEST NINTH STREET, BERWICK, PA 18603:

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

Name

Last Known Address (if address cannot be
reasonably ascertained, please indicate)

DALLAS R. FENSTEMAKER

1017 PINE STREET
BERWICK, PA 18603

2. Name and address of Defendant(s) in the judgment:

DALLAS R. FENSTEMAKER

1017 PINE STREET
BERWICK, PA 18603

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

Name

Last Known Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

Plaintiff.

| | |
|--------------------|---|
| Citifinancial Inc. | 1115 Old Berwick Road Bloomsburg, PA 17815 |
|--------------------|---|

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

None.

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.

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

| | |
|------------------------------------|--------------------------------------|
| Columbia County Domestic Relations | P.O. Box 380 Bloomsburg, PA 17815 |
|------------------------------------|--------------------------------------|

| | |
|----------------------------------|--------------------------------------|
| Columbia County Tax Claim Bureau | P.O. Box 380 Bloomsburg, PA 17815 |
|----------------------------------|--------------------------------------|

| | |
|----------------------------|---|
| Dept. of Public Assistance | 27 E. 7 th Street, P.O. Box 628 Bloomsburg, PA 17815-9974 |
|----------------------------|---|

| | |
|--|--|
| PA Department of Public Welfare Bureau of Child Support Enforcement | Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675 |
|--|--|

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:

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Tenants/Occupants

214 WEST NINTH STREET
BERWICK, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are subject to the penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

May 4, 2007

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 764-6390

GREENT REE CONSUMER DISCOUNT
COMPANY

Docket # 81ED2007

VS

MORTGAGE FORECLOSURE

DALLAS R. FENSTEMAKER

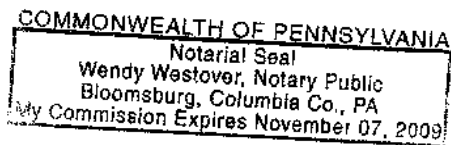
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, MAY 15, 2007, AT 9:05 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON DALLAS FENSTEMAKER AT 1017 PINE STREET, BERWICK BY
HANDING TO DALLAS FENSTEMAKER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, MAY 15, 2007


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/10/2007

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 81ED2007

PLAINTIFF GREENT REE CONSUMER DISCOUNT COMPANY

DEFENDANT DALLAS R. FENSTEMAKER
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED

DALLAS FENSTEMAKER

1017 PINE STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DALLAS FENSTEMAKER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05.15.07 TIME 0905 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

| ATTEMPTS | DATE | TIME | OFFICER | REMARKS |
|----------|------|------|---------|---------|
| | | | | |
| | | | | |
| | | | | |

DEPUTY



DATE 05.15.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/10/2007

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 81ED2007

PLAINTIFF GREENT REE CONSUMER DISCOUNT COMPANY

DEFENDANT DALLAS R. FENSTEMAKER
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| |
|-----------------------|
| PERSON/CORP TO SERVED |
| TENANT(S) |
| 214 WEST NINTH STREET |
| BERWICK |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON FRED FENSTEMAKER

RELATIONSHIP TENANT IDENTIFICATION _____

DATE 05.15.07 TIME 0910 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

 DATE 05.15.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/10/2007

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 81ED2007

PLAINTIFF GREENT REE CONSUMER DISCOUNT COMPANY

DEFENDANT DALLAS R. FENSTEMAKER
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05.15.07 TIME 0900 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

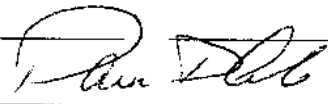
TIME

OFFICER

REMARKS

| | | | |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY



DATE 05.15.07

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/10/2007

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 81ED2007

PLAINTIFF GREENT REE CONSUMER DISCOUNT COMPANY

DEFENDANT DALLAS R. FENSTEMAKER
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| | |
|------------------------------|-------------------------|
| PERSON/CORP TO SERVED | PAPERS TO SERVED |
| BERWICK SEWER | MORTGAGE FORECLOSURE |
| 1108 FREAS AVE. | |
| BERWICK | |

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 05-15-07 TIME 0850 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 05.15.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/10/2007

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 81ED2007

PLAINTIFF

GREENT REE CONSUMER DISCOUNT COMPANY

DEFENDANT
ATTORNEY FIRM

DALLAS R. FENSTEMAKER
LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED

PAPERS TO SERVED

CITIFINANCIAL, INC.

MORTGAGE FORECLOSURE

1115 OLD BERWICK RD

BLOOMSBURG

SERVED UPON ROCCO ANESTICO

RELATIONSHIP BRANCH ACCOUNT HAN IDENTIFICATION _____

DATE 5-11-7 TIME 1305 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) 990 SCOTT TOWN

CENTER BLOOMSBURG

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 5-11-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/10/2007

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 81ED2007

PLAINTIFF GREENT REE CONSUMER DISCOUNT COMPANY

DEFENDANT DALLAS R. FENSTEMAKER
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| |
|----------------------------|
| PERSON/CORP TO SERVED |
| DEPT. OF PUBLIC ASSISTANCE |
| 27 E. 7TH ST. |
| BLOOMSBURG |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Sharon Reichard

RELATIONSHIP Sect IDENTIFICATION _____

DATE 5-11-7 TIME 1300 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter
DATE 5-11-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/10/2007

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 81ED2007

PLAINTIFF GREENT REE CONSUMER DISCOUNT COMPANY

DEFENDANT DALLAS R. FENSTEMAKER
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Lalan

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 5-11-7 TIME 1140 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

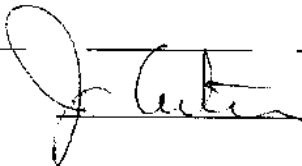
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-11-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/10/2007

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 81ED2007

PLAINTIFF GREENT REE CONSUMER DISCOUNT COMPANY

DEFENDANT DALLAS R. FENSTEMAKER
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 5-11-7 TIME 1120 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 5-11-7

WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

**GREEN TREE CONSUMER DISCOUNT
COMPANY**

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

vs.

NO.: 2007 CV 146 MF

DALLAS R. FENSTEMAKER

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Premises: 214 WEST NINTH STREET, BERWICK, PA 18603.

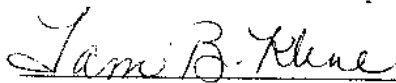
(See legal description attached.)

Amount Due \$53,916.43

Interest from 3/2/07 to \$ _____
Date of Sale (\$8.86 per diem)

Total \$ _____ Plus Cost \$ _____

as endorsed.



Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Dated May 9, 2007
(Seal)

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

BEGINNING at corner of alley on the southerly side of Ninth Street about One Hundred and Eighty (180) feet westerly from Mulberry Street; thence along Ninth Street towards Vine Street, Thirty-five (35) feet to another property, No. 216; thence along said property parallel with Mulberry Street, One Hundred Three (103) feet and Nine (9) inches to a Ten (10) foot alley; thence easterly, parallel with Ninth Street, Thirty-five (35) feet to the regular Borough Alley, running parallel with Mulberry Street; thence along said alley, One Hundred Three (103) feet and Nine (9) inches to the place of beginning on Ninth Street.

BEING known as 214 WEST NINTH STREET, BERWICK, PA 18603

BEING THE SAME PREMISES which Graydon M. Fenstermaker, unmarried, and Dallas R. Fenstermaker, unmarried, by Deed dated March 28, 1969 and recorded April 8, 1969 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 242, Page 1041, granted and conveyed unto Dallas R. Fenstermaker, unmarried.

IMPROVEMENTS: RESIDENTIAL DWELLING.

PARCEL No. 04B04-240.

GREEN TREE CONSUMER DISCOUNT
COMPANY

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2007 CV 146 MF

DALLAS R. FENSTEMAKER

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 214 WEST NINTH STREET, BERWICK, PA 18603:

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

Name

Last Known Address (if address cannot be
reasonably ascertained, please indicate)

DALLAS R. FENSTEMAKER

1017 PINE STREET
BERWICK, PA 18603

2. Name and address of Defendant(s) in the judgment:

DALLAS R. FENSTEMAKER

1017 PINE STREET
BERWICK, PA 18603

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

Name

Last Known Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

Plaintiff.

| | |
|--------------------|---|
| Citifinancial Inc. | 1115 Old Berwick Road Bloomsburg, PA 17815 |
|--------------------|---|

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

None.

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.

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

| | |
|------------------------------------|--------------------------------------|
| Columbia County Domestic Relations | P.O. Box 380 Bloomsburg, PA 17815 |
|------------------------------------|--------------------------------------|

| | |
|----------------------------------|--------------------------------------|
| Columbia County Tax Claim Bureau | P.O. Box 380 Bloomsburg, PA 17815 |
|----------------------------------|--------------------------------------|

| | |
|----------------------------|---|
| Dept. of Public Assistance | 27 E. 7 th Street, P.O. Box 628 Bloomsburg, PA 17815-9974 |
|----------------------------|---|

| | |
|--|--|
| PA Department of Public Welfare Bureau of Child Support Enforcement | Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675 |
|--|--|

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:

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Tenants/Occupants

214 WEST NINTH STREET
BERWICK, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are subject to the penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

May 4, 2007

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

GREEN TREE CONSUMER DISCOUNT COMPANY COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

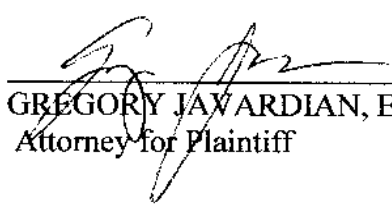
No.: 2007 CV 146 MF

DALLAS R. FENSTEMAKER

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

GREEN TREE CONSUMER DISCOUNT COURT OF COMMON PLEAS
COMPANY

COLUMBIA COUNTY

vs.

No.: 2007 CV 146 MF

DALLAS R. FENSTEMAKER

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

GREEN TREE CONSUMER DISCOUNT
COMPANY

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION – LAW

vs.

IN MORTGAGE FORECLOSURE

DALLAS R. FENSTEMAKER

No.: 2007 CV 146 MF

Defendant

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA

:

:

ss

COUNTY OF BUCKS


:

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

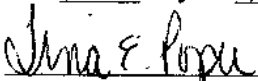
(a) DALLAS R. FENSTEMAKER is over 21 years of age, resides at 1017 PINE STREET, BERWICK, PA 18603;

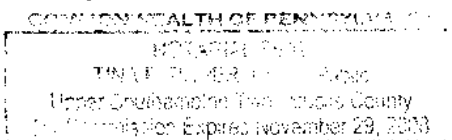
(b) Plaintiff, GREEN TREE CONSUMER DISCOUNT COMPANY, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 7360 SOUTH KYRENE ROAD, TEMPE, AZ 85283

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.


GREGORY JAYARDIAN, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 8th day of May, 2007.


Notary Public



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

BEGINNING at corner of alley on the southerly side of Ninth Street about One Hundred and Eighty (180) feet westerly from Mulberry Street; thence along Ninth Street towards Vine Street, Thirty-five (35) feet to another property, No. 216; thence along said property parallel with Mulberry Street, One Hundred Three (103) feet and Nine (9) inches to a Ten (10) foot alley; thence easterly, parallel with Ninth Street, Thirty-five (35) feet to the regular Borough Alley, running parallel with Mulberry Street; thence along said alley, One Hundred Three (103) feet and Nine (9) inches to the place of beginning on Ninth Street.

BEING known as 214 WEST NINTH STREET, BERWICK, PA 18603

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IMPROVEMENTS: RESIDENTIAL DWELLING.

PARCEL No. 04B04-240.

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IMPROVEMENTS: RESIDENTIAL DWELLING.

PARCEL No. 04B04-240.

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within 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.



GREGORY JAVARDIAN, ESQ.
ATTORNEY FOR PLAINTIFF
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
GREEN TREE CONSUMER DISCOUNT COMPANY

COURT NO.: 2007 CV 146 MF

DEFENDANT
DALLAS R. FENSTEMAKER

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
214 WEST NINTH STREET
BERWICK, PA 18603

SALE DATE:

PLEASE POST SHERIFF'S HAND BILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2007, at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2007, at ____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2007, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
GREEN TREE CONSUMER DISCOUNT COMPANY

COURT NO.: 2007 CV 146 MF

DEFENDANT
DALLAS R. FENSTEMAKER

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
1017 PINE STREET
BERWICK, PA 18603

SALE DATE:

PLEASE SERVE DEFENDANT WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2007, at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2007, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2007, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

GREEN TREE CONSUMER DISCOUNT
COMPANY

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2007 CV 146 MF

DALLAS R. FENSTEMAKER

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: DALLAS R. FENSTEMAKER
1017 PINE STREET
BERWICK, PA 18603**

Your house (real estate) at 214 WEST NINTH STREET, BERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on _____, 2007 at _____, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$53,916.43, obtained by **GREEN TREE CONSUMER DISCOUNT COMPANY**, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 942-9690.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Gregory Javardian, Esquire at (215) 942-9690.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**SUSQUEHANNA LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
TELEPHONE: (570) 784-8760**

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