

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Green Tree Cars, D/S. VS Cheryl Shook

NO. 147-12 ED NO. 1309-12 JD

DATE/TIME OF SALE: Feb, 6, 13 1:00

BID PRICE (INCLUDES COST) \$ 5000.00 (2222.04)

POUNDAGE - 2% OF BID \$ 100.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 257.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2572.04

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Shook

TOTAL DUE: \$ 2572.04

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 572.04

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
GREEN TREE CONSUMER DISCOUNT
COMPANY

vs.

Defendant
CHERYL SHOOK

Attorney for the Plaintiff:

KML LAW GROUP, P.C.
701 MARKET STREET
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, February 6, 2013

Writ of Execution No. : 2012CV1309

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 27 HUNTINGTON MOUNTAIN DRIVE, SHICKSHINNY, PA 18655

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Surcharge	\$150.00
Tax Claim Search	\$5.00

Total Sheriff Costs **\$2,167.04**

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$2,222.04**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

© Columbia County Sheriff's Office, Inc.

732970

KML LAW GROUP, P.C.

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322
info@kmlawgroup.com

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

03/28/2013

\$572.04**

TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

FIVE HUNDRED SEVENTY-TWO AND 04 / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MEMO **115780/ Shook**



6.18 - MORTGAGE DISBURSEMENT ACCOUNT

[Signature]
AUTHORIZED SIGNATURE

⑈00732970⑈ ⑆23607380⑆ 70 1107112⑈



Security features. Details on back.

KML LAW GROUP, P.C.
Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

February 6, 2013

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: GREEN TREE CONSUMER DISCOUNT COMPANY vs. CHERYL SHOOK
Sale Book/Writ No.: /
Docket Number: 2012-CV-1309
Sale Date: 02/06/2013
Property Address: 27 Huntington Mountain Drive Shickshinny, PA 18655

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 Dallas, Parkway, Suite 1000
Dallas, TX 75254

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to the below email address. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.
Shannon Horton, Legal Assistant
215-825-6359
215-825-6459 (fax)
SHorton@kmlawgroup.com

Loretta Crespo, Team Lead
215-825-6344
215-825-6444 (fax)
LCrespo@kmlawgroup.com

Enclosed: (if applicable)

Sheriff's Costs Sheet showing Balance Due of \$ _____
KML Check Number _____
Settlement Amount(s) \$ _____
Loan Type CONVENTIONAL
KML #115780FC



pennsylvania

DEPARTMENT OF REVENUE

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

See Reverse for Instructions

RECORDER'S USE

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/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 (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

KML LAW GROUP, P.C.

Telephone Number:

(215) 627-1322

Mailing Address

701 Market Street, Suite 5000 - BNY Independence Center

City

Philadelphia

State

PA

ZIP Code

19106-1532

B. TRANSFER DATA

Grantor(s)/Lessor(s)

SHERIFF OF COLUMBIA COUNTY

Street Address

Sheriff's Office, PO Box 380

City

Bloomsburg

State

PA

Zip

17815

C. DATE OF ACCEPTANCE OF DOCUMENT February 6, 2013

Grantee(s)/Lessee(s)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Street Address

14221 Dallas Parkway, Suite 1000,

City

Dallas

State

TX

Zip

75254

D. REAL ESTATE LOCATION

Street Address

27 Huntington Mountain Drive

City, Township, Borough

Shickshinny - TOWNSHIP OF BRIAR CREEK

County

Columbia

School District

Tax Parcel Number

07-05-A-067

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration

\$2,512.04

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,512.04

4. County Assessed Value

\$9,138.00

5. Common Level Ratio Factor

X 3.60

6. Fair Market Value

= \$ 32,896.80

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest conveyed

100%

Check Appropriate Box Below for Exemption Claimed☐ Will or intestate succession

(NAME OF DECEDENT)

(ESTATE FILE NUMBER)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach copy of agency/straw party agreement.)☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment).☐ Corrective deed. (Attach copy of the prior deed).☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☐ Other (Please explain exemption claimed, if other than listed above.) FANNIE MAE IS AN EXEMPT CORPORATION. THE TRANSFER TAX #12 U.S.C. 1723 A.(2).☐

Under penalties of law or ordinance, 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

February 6, 2013

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

114 m

4 ~~5581~~

Find

2222.04

2500

5000

SHERIFF'S SALE COST SHEET

VS. _____
 NO. 14712 ED NO. 1309-12 JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00	
— SERVICE PER DEF.	\$ <u>210.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>60.00</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>7.00</u>	
✓ NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>483.50</u>

— WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1293.54</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1518.54</u>

— PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

✓ SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 2222.04

KML LAW GROUP, P.C.
SUITE 5000 BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

February 1, 2013

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2012-CV-1309
CHERYL SHOOK

Real Estate Division:

The above case may be sold on February 06, 2013. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

KML LAW GROUP, P.C.

Suite 5000

BNY Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

Attorney for Plaintiff

**GREEN TREE CONSUMER DISCOUNT
COMPANY**

7360 S. Kyrene Road

Mail Stop: T-208

Tempe, AZ 85283

Plaintiff

vs.

CHERYL SHOOK

Mortgagor(s) and

Record Owner(s)

27 Huntington Mountain Drive

Shickshinny, PA 18655

Defendant(s)

115780FC

CF: 09/10/2012

SD: 02/06/2013

\$40,254.58

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2012-CV-1309

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Eileen Bowden, an employee of KML Law Group, P.C., counsel of Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified mail by KML Law Group, P.C. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by KML Law Group, P.C. (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

BY: Eileen Bowden
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

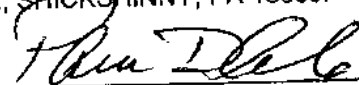


GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
CHERYL SHOOK

Case Number
2012CV1309

SHERIFF'S RETURN OF SERVICE

10/24/2012 12:10 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CHERYL SHOOK AT 27 HUNTINGTON MOUNTAIN DRIVE, SHICKSHINNY, PA 18655.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 24, 2012

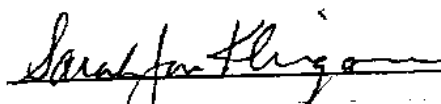
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2015

NOTARY

Affirmed and subscribed to before me this

24TH day of OCTOBER, 2012

Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) County State Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



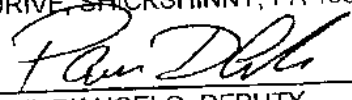
Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
CHERYL SHOOK

Case Number
2012CV1309

SHERIFF'S RETURN OF SERVICE

01/04/2013 02:45 PM - DEPUTY PAUL D'ANGELO, 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 27 HUNTINGTON MOUNTAIN DRIVE, SHICKSHINNY, PA 18655.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 04, 2013

COMMONWEALTH OF PENNSYLVANIA

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

NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2013

Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

GREEN TREE CONSUMER DISCOUNT
COMPANY

7360 S. Kyrene Road
Mail Stop: T-208
Tempe, AZ 85283

Plaintiff

vs.

CHERYL SHOOK

Mortgagor(s) and Record Owner(s)

27 Huntington Mountain Drive
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2012-CV-1309

AFFIDAVIT PURSUANT TO RULE 3129

GREEN TREE CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

27 Huntington Mountain Drive
Shickshinny, PA 18655

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

CHERYL SHOOK
27 Huntington Mountain Drive
Shickshinny, PA 18655

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

CHERYL SHOOK
27 Huntington Mountain Drive
Shickshinny, PA 18655

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

LITTON LOAN SERVICING LP
C/O PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard STE 1400
Philadelphia, PA 19103

FORD MOTOR CREDIT COMPANY
C/O JOANN NEEDLEMAN ESQUIRE/Maurice & Needleman, P.C
935 1 PENN CTR 1617 JFK BLVD
PHILADELPHIA, PA 19103

FORD MOTOR CREDIT COMPANY
3660 Regent Boulevard
Irving, TX 75063

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
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.

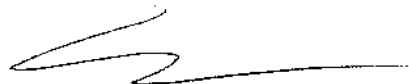
BRIAR CREEK TOWNSHIP
2525 Rochester Road Suite 400
Cranberry Township, PA 16066

BRIAR CREEK TOWNSHIP
100 HEAVEN LANE
MARS, PA 16046

TENANTS/OCCUPANTS
27 Huntington Mountain Drive
Shickshinny, PA 18655

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or 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.

DATED: February 1, 2013


KML Law Group, P.C.
BY: Eileen Bowden
Legal Assistant

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

REAL ESTATE TAX CERTIFICATION

Date: 12/19/2012

Fec: \$5.00

Cert. NO: 13406

SHOOK CHERYL L
27 HUNTINGTON MT DRIVE
SHICKSHINNY PA 18655

District: BRIARCREEK TWP
Dced: 20070 -5541
Location: LOT 119S
Parcel Id:07 -05A-067-00,000

Assessment: 9,138
Balances as of 12/19/2012

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

COLUMBIA COUNTY SHERIFF - TIM CHAMBERLAIN

By: _____ Per: _____

Tim

- DOES NOT INCLUDE 2012 TAX CERTIFICATION.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
CHERYL SHOOK

Case Number
2012CV1309

SHERIFF'S RETURN OF SERVICE

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PAUL D'ANGELO, DEPUTY

SO ANSWERS,

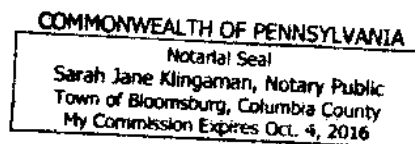

TIMOTHY T. CHAMBERLAIN, SHERIFF

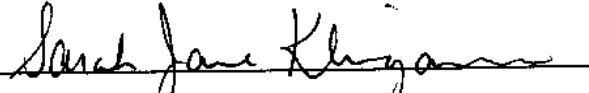
January 04, 2013

NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2013





Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
CHERYL SHOOK

Case Number
2012CV1309

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 11/23/2012

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 27 HUNTINGTON MOUNTAIN DRIVE
SHICKSHINNY, PA 18655

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 01-03-13 Time: 1445

Deputy: DANGLIO Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2012CV1309

27 HUNTINGTON MOUNTAIN DRIVE, SHICKSHINNY, PA 18655 EXP: 11/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

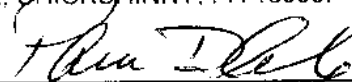


GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
CHERYL SHOOK

Case Number
2012CV1309

SHERIFF'S RETURN OF SERVICE

10/24/2012 12:10 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CHERYL SHOOK AT 27 HUNTINGTON MOUNTAIN DRIVE, SHICKSHINNY, PA 18655.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

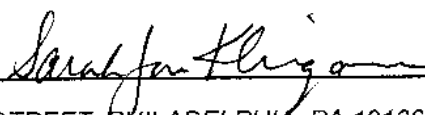
October 24, 2012

NOTARY

Affirmed and subscribed to before me this

24TH day of OCTOBER, 2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
CHERYL SHOOK

Case Number
2012CV1309

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/23/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

POSTED

Relation:

Date:

10/24/12

Time:

1200

Deputy:

S-3 S-8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

ROTHERY, JOAN M.

2012CV1309

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 11/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
CHERYL SHOOK

Case Number
2012CV1309

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/23/2012

Warrant:

Notes: 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: Maureen Cole

Relation: Clerk

Date: 10/24/12

Time: 08:55

Deputy: # 2

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV1309 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 11/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
CHERYL SHOOK

Case Number
2012CV1309

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	11/23/2012
Notes:	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:	Heather Hyatt
Relation:	Clerk
Date:	10/24/12
Time:	8:50
Deputy:	#2
Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP, P.C.
Phone:	

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV1309

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/23/2012

Document Receipt

Trans # 40173 Carrier / service: POST 2PM 10/23/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000017998

Doc Ref #: 147ED2012

Document Receipt

Trans # 40172 Carrier / service: POST 2PM 10/23/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000017981

Doc Ref #: 147ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 40171 Carrier / service: POST 2PM 10/23/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000017974

Doc Ref #: 147ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 40170 Carrier / service: POST 2PM 10/23/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000017967

Doc Ref #: 147ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 40169 Carrier / service: POST 2PM 10/23/2012

Ship to: 40169

BRIAR CREEK TOWNSHIP

100 HEAVEN LANE

Tracking #: 9171924291001000017950

Doc Ref #: 147ED2012

MARS PA 16046

Document Receipt

Trans # 40168 Carrier / service: POST 2PM 10/23/2012

Ship to: 40168

BRIAR CREEK TOWNSHIP

2525 ROCHESTER ROAD SUITE 400

Tracking #: 9171924291001000017943

Doc Ref #: 147ED2012

CRANBERRY PA 16066
TOWNSHIP

Document Receipt

Trans # 40167 Carrier / service: POST 2PM 10/23/2012

Ship to: 40167

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000017936

Doc Ref #: 147ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 40166 Carrier / service: POST 2PM 10/23/2012

Ship to: 40166

FORD MOTOR CREDIT CO

3660 REGENT BLVD

Tracking #: 9171924291001000017929

Doc Ref #: 147ED2012

IRVING TX 75063

Document Receipt

Trans # 40165 Carrier / service: POST 2PM 10/23/2012

Ship to: 40165

FOR MOTOR CREDIT COM

C/O JOANN NEEDLEMAN, ESQ.
935 1 PENN CTE 1617 JFK BLVD

Tracking #: 9171924291001000017912

Doc Ref #: 147ED2012

PHILADELPHIA PA 19103

Document Receipt

Trans # 40164 Carrier / service: POST 2PM 10/23/2012

Ship to: 40164

LITTON LOAN SERVICING LP

C/O PHELAN, HALLINAN & SCHMIEG
1617 JFK BLVD

Tracking #: 9171924291001000017905

Doc Ref #: 147ED2012

PHILADELPHIA PA 19103

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

GREEN TREE CONSUMER DISCOUNT COMPANY
Plaintiff

vs.

CHERYL SHOOK

Defendant(s)

NO. 2012-CV-1309

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): CHERYL SHOOK, has a last known residence of 27 Huntington Mountain Drive, Shickshinny, PA 18655. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date

10/19/12

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jay Kivitz Pa. ID 26769

Andrew Gornall Pa. ID 92382

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

**Status Report
Pursuant to Servicemembers Civil Relief Act**Last Name: SHOOKFirst Name: CHERYL

Middle Name:

Active Duty Status As Of: Oct-17-2012

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 individual's active duty status based on the Active Duty Status Date			

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

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

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

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: E578IM93HF

REAL ESTATE OUTLINE

ED # 147-12

DATE RECEIVED 10-23-12
DOCKET AND INDEX 10-23-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WAIVER OF WATCHMAN ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 722730

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

SALE DATE Feb 6, 13 TIME 2:00
POSTING DATE Jan 3, 13
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan 16
2ND WEEK 23
3RD WEEK 30, 13

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1309

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, FEBRUARY 06, 2013
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Huntington Drive and in line of lands of Lot No. 121, being the property now or formerly of Fred A. Guinther; THENCE along said Road, South 86 degrees East 160 feet to a point; THENCE in a line South 35 degrees West partly along line of Lot No. 119A now or formerly the property of Carl Steckroth 175 feet more or less to a point in line of Lot No. 136; THENCE along Lot No. 136, North 74 degrees West 107 feet to a point in line of the aforesaid Lot No. 121; THENCE along Lot No. 121, North 19 degrees 15 minutes East 135 feet to a point, the place of BEGINNING.

It being Lot No. 119S as shown on draft of lots of Hemlock Springs prepared for John H. Thomas and Jean K. Thomas, his wife, by Howard Fetterolf, R.E. September 26, 1967.

TOGETHER with, unto the Grantees, their heirs and assigns, in common, however, with the Grantors, their heirs and assigns, the rights, conditions, covenants, agreements, and restrictions as set forth in Columbia County Record Book 609, Page 790.

SUBJECT to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

TAX PARCEL # 07-05-A-067

BEING KNOWN AS: 27 HUNTINGTON DRIVE, SHICKSHINNY, PA 18655

PROPERTY ADDRESS: 27 HUNTINGTON MOUNTAIN DRIVE, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 07-05A-067

Seized and taken into execution to be sold as the property of CHERYL SHOOK in suit of GREEN TREE CONSUMER DISCOUNT COMPANY.

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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(in County/Suite Sheriff, Telematic, Inc)

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

GREEN TREE CONSUMER DISCOUNT
COMPANY
7360 S. Kyrene Road
Mail Stop: T-208
Tempe, AZ 85283

vs.

CHERYL SHOOK
27 Huntington Mountain Drive
Shickshinny, PA 18655

In the Court of Common Pleas of
Columbia County

No. 2012-CV-1309

2012-ED-147

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:

PREMISES: 27 Huntington Mountain Drive Shickshinny, PA 18655

See Exhibit "A" attached

AMOUNT DUE

\$40,254.58

Interest From 10/18/2012
Through Date of Sale

(Costs to be added)

Dated:

October 23, 2012

Jami B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Prothonotary of the Court of Common Pleas

My Com. Ex. 1st Monday in 2016

Deputy

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

GREEN TREE CONSUMER DISCOUNT
COMPANY

7360 S. Kyrene Road
Mail Stop: T-208
Tempe, AZ 85283

vs.

CHERYL SHOOK
27 Huntington Mountain Drive
Shickshinny, PA 18655

In the Court of Common Pleas of
Columbia County

No. 2012-CV-1309

2012-ED-147

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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See Exhibit "A" attached

AMOUNT DUE \$40,254.58

Interest From **10/18/2012**
Through Date of Sale

(Costs to be added)

Dated:

October 23, 2012

Lami B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Prothon & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

Deputy

IN THE COURT OF COMMON PLEAS

GREEN TREE CONSUMER DISCOUNT COMPANY

vs.

CHERYL SHOOK

Mortgagor(s)

27 Huntington Mountain Drive Shickshinny, PA 18655

WRIT OF EXECUTION

(Mortgage Foreclosure)

\$40,254.58

\$ _____

REAL DEBT

INTEREST from

COSTS PAID:

PROTHY

SHERIFF

STATUTORY

COSTS DUE PROTHY

Office of Judicial Support

Judg. Fee

Cr.

Sat.

KML Law Group, P.C.

Attorney for Plaintiff

KML Law Group, P.C.

Suite 5000 – BNY Independence Center

701 Market Street

Philadelphia, PA 19106

(215) 627-1322

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Huntington Drive and in line of lands of Lot No. 121, being the property now or formerly of Fred A. Guinther;

THENCE along said Road, South 86 degrees East 160 feet to a point;

THENCE in a line South 35 degrees West partly along line of Lot No. 119A now or formerly the property of Carl Steckroth 175 feet more or less to a point in line of Lot No. 136;

THENCE along Lot No. 136, North 74 degrees West 107 feet to a point in line of the aforesaid Lot No. 121;

THENCE along Lot No. 121, North 19 degrees 15 minutes East 135 feet to a point, the place of BEGINNING.

It being Lot No. 119S as shown on a draft of lots of Hemlock Springs prepared for John B. Thomas and Jean K. Thomas, his wife, by Howard Fetterolf, R.E. September 26, 1967.

TOGETHER with, unto the Grantees, their heirs and assigns, in common, however, with the Grantors, their heirs and assigns, the rights, conditions, covenants, agreements, and restrictions as set forth in Columbia County Record Book 609, Page 790.

SUBJECT to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

TAX PARCEL # 07-05-A-067

BEING KNOWN AS: 27 Huntington Mountain Drive, Shickshinny, PA 18655

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

GREEN TREE CONSUMER DISCOUNT
COMPANY

7360 S. Kyrene Road
Mail Stop: T-208
Tempe, AZ 85283

Plaintiff

vs.

CHERYL SHOOK
(Mortgagor(s) and Record Owner(s))
27 Huntington Mountain Drive
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1309

2012-ED-147

AFFIDAVIT PURSUANT TO RULE 3129

GREEN TREE CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

27 Huntington Mountain Drive
Shickshinny, PA 18655

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

CHERYL SHOOK
27 Huntington Mountain Drive
Shickshinny, PA 18655

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

CHERYL SHOOK
27 Huntington Mountain Drive
Shickshinny, PA 18655

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

LITTON LOAN SERVICING LP
C/O PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard STE 1400
Philadelphia, PA 19103

FORD MOTOR CREDIT COMPANY
C/O JOANN NEEDLEMAN ESQUIRE/Maurice & Needleman, P.C
935 1 PENN CTR 1617 JFK BLVD
PHILADELPHIA, PA 19103

FORD M. JR CREDIT COMPANY
3660 Regent Boulevard
Irving, TX 75063

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

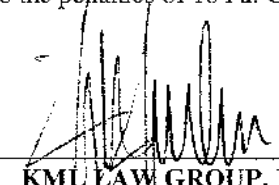
BRIAR CREEK TOWNSHIP
2525 Rochester Road Suite 400
Cranberry Township, PA 16066

BRIAR CREEK TOWNSHIP
100 HEAVEN LANE
MARS, PA 16046

TENANTS/OCCUPANTS
27 Huntington Mountain Drive
Shickshinny, PA 18655

I verify that the statements made in this affidavit are true and correct to the best of my 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.

DATED: 10/19/12

By: 
KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Jay E. Kivitz Pa. ID 26769
____ Lisa Lee Pa. ID 78020
____ Kristina Murtha Pa. ID 61858
____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Joshua I. Goldman Pa. 205047
____ ☒ Jill P. Jenkins Pa. ID 306588
Attorneys for Plaintiff

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

GREEN TREE CONSUMER DISCOUNT COMPANY
7360 S. Kyrene Road
Mail Stop: T-208
Tempe, AZ 85283
Plaintiff

vs.

CHERYL SHOOK
Mortgagor(s) and Record Owner(s)

27 Huntington Mountain Drive
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2012-CV-1309

2012-ED-147

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SHOOK, CHERYL
CHERYL SHOOK
27 Huntington Mountain Drive
Shickshinny, PA 18655

Your house at 27 Huntington Mountain Drive, Shickshinny, PA 18655 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$40,254.58 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 GREEN TREE CONSUMER DISCOUNT COMPANY, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.

4. 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.

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 the Sheriff of Columbia County at 570-389-5622.

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 a 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 within thirty (30) days from the date of the Sheriff's Sale. 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 after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house 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.**

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 115780FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

GREEN TREE CONSUMER DISCOUNT COMPANY
7360 S. Kyrene Road
Mail Stop: T-208
Tempe, AZ 85283

Plaintiff

vs.

CHERYL SHOOK
Mortgagor(s) and Record Owner(s)
27 Huntington Mountain Drive
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2012-CV-1309

2012-ED-147

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
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215-627-1322
Attorney for Plaintiff

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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1309

2012-ED-147

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.

By: 

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Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

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Joshua I. Goldman Pa. 205047

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Attorneys for Plaintiff

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Attorney for Plaintiff

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7360 S. Kyrene Road
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Plaintiff

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Attorneys for Plaintiff

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Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

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7360 S. Kyrene Road
Mail Stop: T-208
Tempe, AZ 85283

Plaintiff

vs.

CHERYL SHOOK
Mortgagor(s) and Record Owner(s)

27 Huntington Mountain Drive
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Defendant(s)

IN THE COURT OF COMMON PLEAS

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David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

X Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 -- BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

GREEN TREE CONSUMER DISCOUNT
COMPANY

7360 S. Kyrene Road
Mail Stop: T-208
Tempe, AZ 85283

Plaintiff

vs.

CHERYL SHOOK

(Mortgagor(s) and Record Owner(s))

27 Huntington Mountain Drive
Shickshinny, PA 18655

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

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2012-ED-147

AFFIDAVIT PURSUANT TO RULE 3129

GREEN TREE CONSUMER DISCOUNT COMPANY, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

27 Huntington Mountain Drive
Shickshinny, PA 18655

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

CHERYL SHOOK
27 Huntington Mountain Drive
Shickshinny, PA 18655

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

CHERYL SHOOK
27 Huntington Mountain Drive
Shickshinny, PA 18655

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

LITTON LOAN SERVICING LP
C/O PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard STE 1400
Philadelphia, PA 19103

FORD MOTOR CREDIT COMPANY
C/O JOANN NEEDLEMAN ESQUIRE/Maurice & Needleman, P.C
935 1 PENN CTR 1617 JFK BLVD
PHILADELPHIA, PA 19103

FORD MOTOR CREDIT COMPANY
3660 Regent Boulevard
Irving, TX 75063

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

BRIAR CREEK TOWNSHIP
2525 Rochester Road Suite 400
Cranberry Township, PA 16066

BRIAR CREEK TOWNSHIP
100 HEAVEN LANE
MARS, PA 16046

TENANTS/OCCUPANTS
27 Huntington Mountain Drive
Shickshinny, PA 18655

I verify that the statements made in this affidavit are true and correct to the best of my 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.

DATED: 10/19/12

By: 

KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129
___ Jay E. Kivitz Pa. ID 26769
___ Lisa Lee Pa. ID 78020
___ Kristina Murtha Pa. ID 61858
___ David Fein Pa. ID 82628
___ Thomas Puleo Pa. ID 27615
___ Joshua I. Goldman Pa. 205047
x ___ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Huntington Drive and in line of lands of Lot No. 121, being the property now or formerly of Fred A. Guinther;

THENCE along said Road, South 86 degrees East 160 feet to a point;

THENCE in a line South 35 degrees West partly along line of Lot No. 119A now or formerly the property of Carl Steckroth 175 feet more or less to a point in line of Lot No. 136;

THENCE along Lot No. 136, North 74 degrees West 207 feet to a point in line of the aforesaid Lot No. 121;

THENCE along Lot No. 121, North 19 degrees 15 minutes East 135 feet to a point, the place of BEGINNING,

It being Lot No. 119S as shown on a draft of lots of Hemlock Springs prepared for John B. Thomas and Jean K. Thomas, his wife, by Howard Fetterolf, R.E. September 26, 1967.


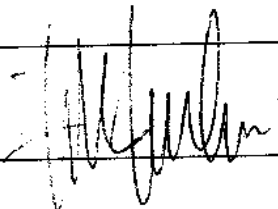
TOGETHER with, unto the Grantees, their heirs and assigns, in common, however, with the Grantors, their heirs and assigns, the rights, conditions, covenants, agreements, and restrictions as set forth in Columbia County Record Book 609, Page 790.

SUBJECT to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

TAX PARCEL # 07-05-A-067

BEING KNOWN AS: 27 Huntington Mountain Drive, Shickshinny, PA 18655

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ GREEN TREE CONSUMER DISCOUNT COMPANY		COURT NUMBER 2012-CV-1309 <i>2012-ED-147</i>	
DEFENDANT/S/ CHERYL SHOOK		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE CHERYL SHOOK		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 27 Huntington Mountain Drive, Shickshinny, PA 18655		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C. 		TELEPHONE NUMBER (215) 825-6345	DATE October 17, 2012
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ GREEN TREE CONSUMER DISCOUNT COMPANY		COURT NUMBER 2012-CV-1309 2012-ED-147
DEFENDANT/S/ CHERYL SHOOK		TYPE OF WRIT OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
CHERYL SHOOK

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
27 Huntington Mountain Drive, Shickshinny, PA 18655

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY
KML Law Group, P.C.

TELEPHONE NUMBER
(215) 825-6345

DATE
October 17, 2012

ADDRESS OF ATTORNEY

KML Law Group, P.C.
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

722730

KML LAW GROUP, P.C.

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322
info@kmlawgroup.com

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

10/19/2012

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$2,000.00**

DOLLARS

TWO THOUSAND AND XX / 100

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MEMO

115780/Shook



6/18 -

MORTGAGE DISBURSEMENT ACCOUNT

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈00022730⑈ ⑆23607380⑆ 70 1107112⑈