

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
GREEN TREE CONSUMER DISCOUNT
COMPANY

vs.

Defendant
JOHN O RUBENSTEIN

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

Sheriff's Sale Date: Wednesday, October 9, 2013

Writ of Execution No. : 2013CV655

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 369 GRANT STREET, BERWICK, PA 18603

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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Other	\$75.00
Surcharge	\$130.00

Total Sheriff Costs **\$2,303.60**

Municipal Costs

Sewer	\$418.89
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Total Municipal Costs **\$418.89**

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs **\$55.00**

Grand Total: **\$2,777.49**

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)

and Columbia County Sheriff, Bloomsburg, PA

SHERIFF'S SALE COST SHEET

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

— DOCKET/RETURN	\$15.00	
— SERVICE PER DEF.	\$ <u>180.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>30.00</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>6.00</u>	
— NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>422.50</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1436.10</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1661.10</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	\$ <u>418.89</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>418.89</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>42, 60.</u>	\$ <u>75.00</u>
TOTAL *****	\$ <u>75.00</u>

TOTAL COSTS (OPENING BID) \$ 2776.49

**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 USEState 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 October 11, 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
369 Grant Street

 City, Township, Borough
Berwick - BOROUGH OF BERWICK

 County
Columbia

School District

 Tax Parcel Number
04B-04-021
E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration

\$2,303.60

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,303.60

4. County Assessed Value

\$15,494.00

5. Common Level Ratio Factor

X 3.55

6. Fair Market Value

= \$ 55,003.70**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

October 11, 2013

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

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

October 11, 2013

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

RE: GREEN TREE SERVICING, LLC vs. JOHN O. RUBENSTEIN
Sale Book/Writ No.: /
Docket Number: 2013-CV-655
Sale Date: 10/09/2013
Property Address: 369 Grant Street Berwick, PA 18603

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 75254-2942

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 #119704PC

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

September 26, 2013

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

RE: No. 2013-CV-655
JOHN O. RUBENSTEIN

Real Estate Division:

The above case may be sold on October 09, 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

119704FC
CF: 05/21/2013
SD: 10/09/2013
\$42,452.00

Attorney for Plaintiff

GREEN TREE SERVICING, LLC
7360 S. Kyrene Road
Mail Stop: T-208
Tempe, AZ 85283

Plaintiff

vs.

JOHN O. RUBENSTEIN
Mortgagor(s) and
Record Owner(s)

369 Grant Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2013-CV-655

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

Veronica Cosme, 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:

- ☒ (X) 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 Pa. C.S.A. Section 4904.

Respectfully submitted,



BY: Veronica Cosme
Legal Assistant

Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- | | |
|--|--|
| <input type="checkbox"/> Certified | <input type="checkbox"/> Recorded Delivery (International) |
| <input type="checkbox"/> COD | <input type="checkbox"/> Registered |
| <input type="checkbox"/> Delivery Confirmation | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Express Mail | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Insured | |

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



Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge
1.	DISCOVER BANK C/O MATTHEW DAVID URBAN/ WELTMAN WEINBERG & REIS CO 436 7TH AVE STE 1400 PITTSBURGH, PA 15219	TENANTS/OCCUPANTS 369 Grant Street Berwick, PA 18603		
2.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815			
3.	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.				
5.				
6.				
7.				
8.				

Total Number of Pieces Listed by Sender: **4**
 Total Number of Pieces Received at Post Office: **4**
 Postmaster, or (Name of receiving employee): **RK**

See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

119704FC Columbia County Sale Date: 10/09/2013

JOHN O. RUBENSTEIN



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

GREEN TREE SERVICING, LLC; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2013-CV-655

Sheriff's Sale Date: 10/9/2013

V.

JOHN O. RUBENSTEIN; et al.
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served JOHN O. RUBENSTEIN the above process on the 28 day of August, 2013, at 9:28 o'clock, PM, at 113 POND HILL MOUNTAIN ROAD WAPWALLOPEN, PA 18660, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

- ☒ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found *
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides *
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof *

* Name: JEN GRIMES

Relationship/Title/Position: Co-Resident

Remarks: JEN GRIMES INFORMED SERVER SHE IS DEFENDANT'S LIVE-IN CARETAKER. DEFENDANT IS DISABLED.

Description: Approximate Age 46-50 Height 5'3 Weight 190 Race WHITE Sex FEMALE Hair BROWN

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of PA)

) SS:

County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle to me known, who being duly sworn according to law, deposes the following:

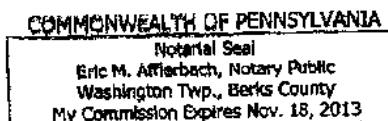
I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Denise Hinkle
(Signature of Affiant)

Subscribed and sworn to before me
this 28 day of Aug, 2013

File Number: 119704FC
Case ID #: 3738429

Notary Public



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

Plaintiff

vs.

JOHN O. RUBENSTEIN
Mortgagor(s) and Record Owner(s)

369 Grant Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2013-CV-655

AFFIDAVIT PURSUANT TO RULE 3129

GREEN TREE SERVICING, LLC, 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:

369 Grant Street
Berwick, PA 18603

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

JOHN O. RUBENSTEIN
113 Pond Hill Mountain Road
Wapwallopen, PA 18660

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

JOHN O. RUBENSTEIN
113 Pond Hill Mountain Road
Wapwallopen, PA 18660

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

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

DISCOVER BANK
C/O MATTHEW DAVID URBAN/ WELTMAN WEINBERG & REIS CO
436 7TH AVE STE 1400
PITTSBURGH, PA 15219

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.

TENANTS/OCCUPANTS
369 Grant Street
Berwick, PA 18603

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: September 26, 2013



KML Law Group, P.C.
BY: Veronica Cosme
Legal Assistant

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV655

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, OCTOBER 09, 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 TRACT OF LAND SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT NO. 41 ON THE WESTERLY SIDE OF GRANT STREET; THENCE IN A NORTHERLY DIRECTION ALONG SAID STREET A DISTANCE OF 49 1/2 FEET TO THE SOUTHEASTERLY CORNER OF LOT NO. 39; THENCE IN A WESTERLY DIRECTION ALONG SAID LOT A DISTANCE OF 120 FEET MORE OR LESS TO THE EASTERLY SIDE OF AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 49 1/2 FEET TO THE NORTHWESTERLY CORNER OF LOT NO. 41; THENCE IN AN EASTERLY DIRECTION ALONG SAID LOT A DISTANCE OF 120 FEET MORE OR LESS TO GRANT STREET, THE PLACE OF BEGINNING.

BEING LOT NO. 40

PARCEL NO. 04B04 02100000

NOTICE-THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

TAX PARCEL #04B-04-021

BEING KNOWN AS: 369 Grant Street, Berwick, PA 18603

PROPERTY ADDRESS: 369 GRANT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-021

Seized and taken into execution to be sold as the property of JOHN O RUBENSTEIN 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 faults 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
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is principal office and place of business at 3185 Columbia and State of Pennsylvania, and was has been published daily, continuously in said the attached notice September 18, 25 and October

or designated agent of the owner or publisher of is published; that neither the affiant nor Press said notice and advertisement and that all of the , place, and character of publication are true.

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and
....for publishing the foregoing notice, and the

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
JOHN O RUBENSTEIN

Case Number
2013CV655

SHERIFF'S RETURN OF SERVICE

09/05/2013 09:45 AM - 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 369 GRANT STREET, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 06, 2013

NOTARY

Affirmed and subscribed to before me this

6TH day of SEPTEMBER, 2013

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.
JOHN O RUBENSTEIN

Case Number
2013CV655

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 08/16/2013

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 369 GRANT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *POSTED*

Relation:

Date: 09/05/13 Time: 0945

Deputy: *DANGELLO* 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)

2013CV655

369 GRANT STREET, BERWICK, PA 18603

EXP: 08/16/2013

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

REAL ESTATE TAX CERTIFICATION

Date: 08/07/2013

Fee: \$5.00

Cert. NO: 16332

RUBENSTEIN JOHN O
369 GRANT STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0279 -0489
Location: 369 GRANT ST L 40
Parcel Id: 04B-04 -021-00,000

Assessment: 15,494
Balances as of 08/07/2013

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

Handwritten signature/initials

Luzerne County Sheriff's Department
Luzerne County Courthouse

200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY
655-CV-13
GREEN TREE CONSUMER DISCOUNT COMPANY

VS

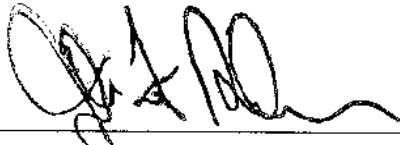
JOHN O. RUBENSTEIN

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

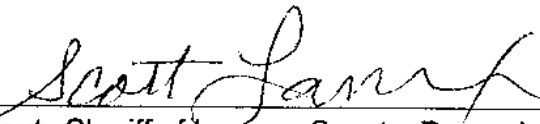
SCOTT LAMOREAUX, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on FRIDAY the 26TH day of JULY 20 13 at 9:45 A. M., prevailing time, he served the within NOTICE OF SHERIFF SALE OF REAL PROPERTY, WRIT OF EXECUTION upon JOHN O. RUBENSTEIN the within named, by handing to HIM personally, at GIVEN ADDRESS, 113 POND HILL MOUNTAIN ROAD, WAPWALLOPEN

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

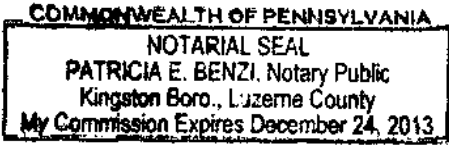
Sworn to and subscribed before me
this 1st day of August 20 13
Notary



Sheriff of Luzerne County

by 

Deputy Sheriff of Luzerne County, Pennsylvania



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
JOHN O RUBENSTEIN

Case Number
2013CV655

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 08/16/2013

Zone:

Warrant:

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

Serve To:

Name: JOHN O RUBENSTEIN

Primary Address: 113 POND HILL MOUNTIAN ROAD
WAPWALLOPEN, PA 18660

Phone: DOB:

Alternate Address: 369 GRANT STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

Now, July 22, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

RUBENSTEIN, JOHN O

2013CV655

113 POND HILL MOUNTIAN ROAD, WAPWALLOPEN, PA EXP: 08/16/2013

PAYMENT DATE
07/30/2013

X

COLLECTION STATION
Sheriff- Carol

BATCH NO.
2013-07000351

RECEIVED FROM
columbia county sheriff

RECEIPT NO.
2013-00003964

DESCRIPTION
655-13

PAYMENT CODE

RECEIPT DESCRIPTION

TRANSACTION AMOUNT

Civil Proc Form

Civil Process Form

\$2.00

Civil Proc DC

Other County Civ Proc Fee

\$39.00

CIVIL-OVER/UNDER

CIVIL-OVER/UNDER

\$4.00

Mileage Only Veh

Mileage Only Vehicle

\$25.00

Payments:

Type **Detail**

Amount

Check

6186

\$70.00

Total Cash

\$0.00

Total Check

\$70.00

Total Charge

\$0.00

Total Other

\$0.00

Total Remitted

\$70.00

Change

\$0.00

Total Received

\$70.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
JOHN O RUBENSTEIN

Case Number
2013CV655

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/16/2013

Warrant:

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

Post on door

Serve To:

Name: OCCUPANT

Primary Address: 369 GRANT STREET
BERWICK, PA 18603

Phone: *Moved to* ✓ DOB:

Alternate Address: 113 Pond Hill Mt Rd

Phone: ~~Wapahop~~ Wapahop

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Posted ON Front Screen Door*

Relation:

Date: 7-24-13

Time: 1225

Deputy: 16

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	7-23-13					
Time:	1150					
Mileage:						
Deputy:	16					

Service Attempt Notes:

1. ~~MOVED~~ MOVED OUT NOV 1 2012 BERWICK PD 752-4181
2. 752-1816
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2013CV655

369 GRANT STREET, BERWICK, PA 18603

EXP: 08/16/2013



July 24, 2013

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

GREEN TREE SERVICING, LLC

VS.

JOHN O. RUBENSTEIN

NO: 2013-CV-655

NO: 2013-ED-125

Dear Timothy:

The amount due on the sewer account #110122 for the property located at 369 Grant Street, Berwick Pa through December 31, 2013 is **\$418.89**.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Johnson", is written over the typed name.

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
JOHN O RUBENSTEIN

Case Number
2013CV655

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/16/2013

Warrant:

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

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

CONNIE GINGHER

Relation:

DEF

Date:

7-23-13

Time:

1125

Deputy:

160

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. _____

GINGHER, CONNIE C.

2013CV655

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 08/16/2013

BERWICK AREA SCHOOL DISTRICT

2

SCHOOL REAL ESTATE DATE 07/01/2013

ALL 003400

TAXPAYER COPY

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE GINGHER

1615 LINCOLN AVE

BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	15494	44.7500	504.42	514.71	566.18

HOURS MON. TUE. THUR. 9:30AM-4:00PM

CLOSED WEDNESDAY & FRIDAY

CLOSED HOLIDAYS

PHONE 570-752-7442

ASSESSED VALUE					
	15494	693.357	504.42	514.71	566.18
GAMING REVENUE	-3992	-178.642	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
TAXABLE ASSESSMENT	11502	514.715	Aug. 31	Oct. 31	Nov. 1

M

A

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L

T

O

RUBENSTEIN JOHN O

369 GRANT STREET

BERWICK PA 18603

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
PARCEL 04B04 02100000	6746
369 GRANT ST	2490.00
0686-0592	13004.00
0.14 ACRES	

DELINQUENT TAX TO COLLECTIONS DEC.16

NO PERSONAL CHECKS AFTER DEC. 1, 2013

Tax Notice 2013 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher

1615 Lincoln Avenue

Berwick PA 18603

HOURS MON. TUE. THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE:570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

RUBENSTEIN JOHN O

369 GRANT 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

DATE 03/01/2013

BILL NO. 5686

FOR: COLUMBIA County

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,494	9.146	138.88	141.71	155.88
SINKING		1.345	20.42	20.84	22.92
FIRE		1.25	18.98	19.37	20.34
LIGHT		1.75	26.57	27.11	28.47
BORO RE			168.54	171.98	180.58
The discount & penalty have been calculated for your convenience			373.39	381.01	408.19
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

CNTY: TWP

Discount 2 % 2 % 373.39

Penalty 10 % 5 % 453.64 # 5887

PARCEL: 04B-04 -021-00,000

369 GRANT ST

.1377 Acres Land 2,490

Buildings 13,004

Total Assessment 15,494

This tax returned to courthouse on: January 1, 2014

QBE

FILE COPY

4-18 13 8

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

Plaintiff

vs.

JOHN O. RUBENSTEIN
Mortgagor(s) and Record Owner(s)
369 Grant Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Docket No. 2013-CV-655

2013-ED-125

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: RUBENSTEIN, JOHN O.
JOHN O. RUBENSTEIN
369 Grant Street
Berwick, PA 18603

Your house at 369 Grant Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on October 9, 2013, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$42,452.00 obtained by GREEN TREE SERVICING, LLC 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 SERVICING, LLC, 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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
JOHN O RUBENSTEIN

Case Number
2013CV655

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 08/16/2013

Zone:

Warrant:

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

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: _____ DOB: _____

Alternate Address: _____

Phone: _____

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Johnson

Relation: Clerk

Date: 7-23-13 Time: 1138

Deputy: 16 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. _____

BERWICK SEWER AUTHORITY

2013CV655

1108 FREAS AVE, BERWICK, PA 18603

EXP: 08/16/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
JOHN O RUBENSTEIN

Case Number
2013CV655

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 08/16/2013

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co

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: Karen Richendrfer

Relation: Clerk II

Date: 7-23-13 Time: 8:25

Deputy: IC 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

2013CV655

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/16/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
VS.
JOHN O RUBENSTEIN

Case Number
2013CV655

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/16/2013

Warrant:

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 · Adult In Charge · Posted · Other

Adult In Charge: Deborah Miller

Relation: Clerk

Date: 7-23-13 Time: 0820

Deputy: IC Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2013CV655

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/16/2013

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Green Tree Cons, LLC, Co. vs John Rubenstein

NO. 125-13 ED NO. 685-13 JD

DATE/TIME OF SALE: Oct 9 15

BID PRICE (INCLUDES COST) \$ 2777.49

POUNDAGE -- 2% OF BID \$ 55.55

TRANSFER TAX -- 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2833.04

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Rubenstein

TOTAL DUE: \$ 2833.04

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1483.04

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

11/20/2013

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MEMO 119704/ Rubenstein

\$ **1,483.04

DOLLARS

ONE THOUSAND FOUR HUNDRED EIGHTY-THREE AND 04 / 100

6.18 - MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

⑈00752889⑈ ⑆236073801⑆ 70 1107112⑈

752889

Security Features. Details on back

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
JOHN O RUBENSTEIN

Case Number
2013CV655

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/22/2013	Advance Fee	Advance Fee	742511	\$0.00	\$1,350.00
07/22/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/22/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/22/2013	Crying Sale			\$10.00	\$0.00
07/22/2013	Docketing			\$15.00	\$0.00
07/22/2013	Levy			\$15.00	\$0.00
07/22/2013	Mailing Costs			\$30.00	\$0.00
07/22/2013	Posting Handbill			\$15.00	\$0.00
07/22/2013	Poundage			\$55.55	\$0.00
07/22/2013	Press Enterprise Inc.			\$1,436.10	\$0.00
07/22/2013	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
07/22/2013	Sheriff Automation Fund			\$50.00	\$0.00
07/22/2013	Sheriff's Deed			\$35.00	\$0.00
07/22/2013	Solicitor Services			\$75.00	\$0.00
07/22/2013	Transfer Tax Form			\$25.00	\$0.00
07/22/2013	Web Posting			\$100.00	\$0.00
07/22/2013	Deputize Advance Fee		6186	\$70.00	\$0.00
07/22/2013	Deputize Advance Fee		6185	\$5.00	\$0.00
10/04/2013	Service			\$180.00	\$0.00
10/04/2013	Service Mileage			\$24.00	\$0.00
10/04/2013	Distribution Form			\$25.00	\$0.00
10/04/2013	Copies			\$6.00	\$0.00
10/04/2013	Notary Fee			\$10.00	\$0.00
10/04/2013	Tax Claim Search			\$5.00	\$0.00
10/04/2013	Sewer			\$418.89	\$0.00
10/04/2013	Recording Fees			\$55.00	\$0.00
10/04/2013	Surcharge			\$130.00	\$0.00

\$2,833.04 \$1,350.00

TOTAL BALANCE: \$(1,483.04)

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

October 11, 2013

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

RE: GREEN TREE SERVICING, LLC vs. JOHN O. RUBENSTEIN
Sale Book/Writ No.: /
Docket Number: 2013-CV-655
Sale Date: 10/09/2013
Property Address: 369 Grant Street Berwick, PA 18603

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 75254-2942

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)
L.Crespo@kmlawgroup.com

Enclosed: (if applicable)

Sheriff's Costs Sheet showing Balance Due of \$ _____

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #119704FC

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

GREEN TREE SERVICING, LLC
7360 S. Kyrene Road
Mail Stop: T-208
Tempe, AZ 85283

vs.

JOHN O. RUBENSTEIN
369 Grant Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2013-CV-655

2013-ED-125

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: 369 Grant Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	\$42,452.00
Interest From 7/13/2013 Through Date of Sale	
(Costs to be added)	

Dated: 7-16-13

Barbara N. Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelly F. Bruner

From & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2014

No. 2013-CV-655

IN THE COURT OF COMMON PLEAS

GREEN TREE SERVICING, LLC

vs.

JOHN O. RUBENSHEIN

Mortgagor(s)

369 Grant Street Berwick, PA 18603

WRIT OF EXECUTION

(Mortgage Foreclosure)

REAL DEBT
INTEREST from
COSTS PAID: \$42,452.00

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 TRACT OF LAND SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT NO. 41 ON THE WESTERLY SIDE OF GRANT STREET; THENCE IN A NORTHERLY DIRECTION ALONG SAID STREET A DISTANCE OF 49-1/2 FEET TO THE SOUTHEASTERLY CORNER OF LOT NO. 39; THENCE IN A WESTERLY DIRECTION ALONG SAID LOT A DISTANCE OF 120 FEET MORE OR LESS TO THE EASTERLY SIDE OF AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 49-1/2 FEET TO THE NORTHWESTERLY CORNER OF LOT NO. 41; THENCE IN AN EASTERLY DIRECTION ALONG SAID LOT A DISTANCE OF 120 FEET MORE OR LESS TO GRANT STREET, THE PLACE OF BEGINNING.

BEING LOT NO. 40.

PARCEL NO. 04B04 02100000

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

TAX PARCEL # 04B-04-021

BEING KNOWN AS: 369 Grant Street, Berwick, PA, 18603

Document Receipt

Trans #	421	Carrier / service	USPS Server	First-Class Mail®	7/22/2013 12:00:00 AM
---------	-----	-------------------	-------------	-------------------	-----------------------

Ship to:

MATTHEW URBAN, ESQ.

DISCOVER BANK

WELTMAN, WEINBERG & REIS

436 7TH AVE STE 1400

Tracking #: 71901140006000004227

Doc Ref #: 125ED2013

Postage 4.8100

PITTSBURGH PA 15219

Document Receipt

Trans #	419	Carrier / service:	USPS Server	First-Class Mail®	7/22/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000004203

Doc Ref #: 125ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	418	Carrier / service:	USPS Server	First-Class Mail®	7/22/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #: 71901140006000004197

Doc Ref #: 125ED2013

Postage 4.8100

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WELFARE

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Tracking #: 71901140006000004180

Doc Ref #: 125ED2013

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HARRISBURG PA 17105

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 7190114C0060000C4173

Doc Ref #: 125ED2013

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HARRISBURG PA 17128

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV655

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, OCTOBER 09, 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 TRACT OF LAND SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT;
BEGINNING AT THE NORTHEASTERLY CORNER OF LOT NO. 41 ON THE WESTERLY SIDE OF GRANT STREET; THENCE IN A NORTHERLY DIRECTION ALONG SAID STREET A DISTANCE OF 49 1/2 FEET TO THE SOUTHEASTERLY CORNER OF LOT NO. 39; THENCE IN A WESTERLY DIRECTION ALONG SAID LOT A DISTANCE OF 120 FEET MORE OR LESS TO THE EASTERLY SIDE OF AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 49 1/2 FEET TO THE NORTHWESTERLY CORNER OF LOT NO. 41; THENCE IN AN EASTERLY DIRECTION ALONG SAID LOT A DISTANCE OF 120 FEET MORE OR LESS TO GRANT STREET, THE PLACE OF BEGINNING.

BEING LOT NO. 40

PARCEL NO. 04B04 02100000

NOTICE-THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

TAX PARCEL #04B-04-021

BEING KNOWN AS: 369 Grant Street, Berwick, PA 18603

PROPERTY ADDRESS: 369 GRANT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-021

Seized and taken into execution to be sold as the property of JOHN O RUBENSTEIN 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

Columbia County Sheriff's Office, Inc.

REAL ESTATE OUTLINE

ED # 125-13

DATE RECEIVED 7-16-13
DOCKET AND INDEX 7-22-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input type="checkbox"/>	left mess. 7-22
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>742511</u>

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

SALE DATE	<u>Oct. 9, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Sept 5, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Sept. 18</u>	
	2 ND WEEK <u>25</u>	
	3 RD WEEK <u>Oct. 2, 13</u>	

LUZERNE
COUNTY

SHERIFF'S DEPARTMENT

200 NORTH RIVER STREET • WILKES-BARRE, PENNSYLVANIA 18711

Fax (570) 825-1849
(570) 825-1651

SHERIFF SERVICE PROCESS RECEIPT, and AFFIDAVIT OF RETURN

INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for EACH DEFENDANT. Please type or print legibly. Do Not detach any copies.

1. PLAINTIFF(S) <u>Green Tree Servicing, LLC</u>	2. COURT NUMBER <u>655-13</u>
3. DEFENDANT(S) <u>John O. Rubenstein</u>	4. TYPE OF WRIT or COMPLAINT <u>Writ of Habeas Corpus</u>
5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD. <u>John O. Rubenstein</u>	
6. ADDRESS (Street, or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>113 Pond Hill Mountain Rd. Wapwallopen PA 18660</u>	
7. INDICATE UNUSUAL SERVICE: <input type="checkbox"/> CERT MAIL <input type="checkbox"/> DEPUTIZE <input type="checkbox"/> POST <input type="checkbox"/> OTHER	

SERVE
→
AT

Now, 20 11, SHERIFF OF LUZERNE COUNTY, PA, do hereby deputize the Sheriff of
County to execute this writ and make return thereof according to law.
This deputation being made at the request and risk of the plaintiff.

SHERIFF OF LUZERNE COUNTY

8. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

Let and occupied, serve copy on hand.
Please serve in accordance with Pa. RSP.

AMOUNT PAID

9. PRINT/TYPE NAME AND ADDRESS OF ATTORNEY/ORIGINATOR

BNY Mellon Independence Center
701 Market Street, Suite 5000
Pittsburgh, PA 15205

SIGNATURE

TELEPHONE NUMBER-EXT

615-825-6345

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMEN—Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomsoever is found in possession, after notifying person of 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.

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

10. I acknowledge receipt of the writ or complaint as indicated above.	SIGNATURE of Authorized LCSD Deputy	11. Date Filed	12. Expiration/Hearing Date
--	-------------------------------------	----------------	-----------------------------

TO BE COMPLETED BY SHERIFF

13. Served and made known to John O. Rubenstein Defendant(s)
on the 29th day of May, 2013, at 11:15 o'clock AM
at 113 Pond Hill Mountain Rd, Wapwallopen County of Luzerne

Commonwealth of Pennsylvania, in the manner described below:

- ☒ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s). Relationship is _____
- ☐ Adult in charge of Defendant's residence.
- ☐ 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.

☐ Other _____

On the _____ day of _____, 20____, at _____ o'clock, _____ M.

Defendant not found because:

- ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other _____

REMARKS:

RETURNED:

14. AFFIRMED and subscribed to before me this <u>29th</u>	15. Signature of Deputy Sheriff <u>Scott Lamoignon</u>		16. Date <u>5-29-13</u>
17. day of <u>MAY</u> , 20 <u>13</u>	18. Signature of Sheriff <u>[Signature]</u>		19. Date
20. <u>[Signature]</u> NOTARY PUBLIC MY COMMISSION EXPIRES <u>10-21-14</u>	21. I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF AUTHORIZED ISSUING AUTHORITY AND TITLE.		
			22. Date Received

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
JOHN O RUBENSTEIN

Case Number
2013CV655

SHERIFF'S RETURN OF SERVICE

05/21/2013 SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: JOHN O RUBENSTEIN, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE DEPUTIZES THE SHERIFF OF LUZERNE, PENNSYLVANIA TO SERVE THE WITHIN COMPLAINT & NOTICE ACCORDING TO LAW.

05/22/2013 10:00 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: JOHN O RUBENSTEIN AT 369 GRANT STREET, BERWICK, PA 18603. THE DEFENDANT WAS FOUND TO HAVE MOVED. MOVED TO WAPWALLPEN AREA.

PAUL D'ANGELO, DEPUTY

05/29/2013 11:15 AM - THE REQUESTED COMPLAINT & NOTICE SERVED BY THE SHERIFF OF LUZERNE COUNTY UPON JOHN O RUBENSTEIN, PERSONALLY, AT 113 POND HILL MOUNTAIN ROAD, WAPWALLOPEN, PA 18660. SHERIFF GILLIGAN, SHERIFF, RETURN OF SERVICE ATTACHED TO AND MADE PART OF THE WITHIN RECORD.

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 07, 2013

NOTARY

Affirmed and subscribed to before me this

2ND day of JULY 2013

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

(c) County of Columbia, Pennsylvania, 19106

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

GREEN TREE SERVICING, LLC

7360 S. Kyrene Road

Mail Stop: T-208

Tempe, AZ 85283

Plaintiff

vs.

JOHN O. RUBENSTEIN

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

369 Grant Street

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-655

2013-ED-125

AFFIDAVIT PURSUANT TO RULE 3129

GREEN TREE SERVICING, LLC, 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:

369 Grant Street
Berwick, PA 18603

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

JOHN O. RUBENSTEIN
113 Pond Hill Mountain Road
Wapwallopen, PA 18660

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

JOHN O. RUBENSTEIN
113 Pond Hill Mountain Road
Wapwallopen, PA 18660

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

DISCOVER BANK
C/O MATTHEW DAVID URBAN/ WELTMAN WEINBERG & REIS CO
436 7TH AVE STE 1400
PITTSBURGH, PA 15219

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.

TENANTS/OCCUPANTS
369 Grant Street
Berwick, PA 18603

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: 7/12/13

By: *S. Filippello*

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

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

x Salvatore Filippello 313897

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

GREEN TREE SERVICING, LLC

7360 S. Kyrene Road

Mail Stop: T-208

Tempe, AZ 85283

Plaintiff

vs.

JOHN O. RUBENSTEIN

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

369 Grant Street

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-655

2013-ED-125

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C/O MATTHEW DAVID URBAN/ WELTMAN WEINBERG & REIS CO
436 7TH AVE STE 1400
PITTSBURGH, PA 15219

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

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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.

TENANTS/OCCUPANTS
369 Grant Street
Berwick, PA 18603

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: 7/12/13

By: S. Filippello

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Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

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David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

x Salvatore Filippello 313897

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

Plaintiff

vs.

JOHN O. RUBENSTEIN
Mortgagor(s) and Record Owner(s)
369 Grant Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Docket No. 2013-CV-655

2013-ED-145

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: RUBENSTEIN, JOHN O.
JOHN O. RUBENSTEIN
369 Grant Street
Berwick, PA 18603

Your house at 369 Grant Street, Berwick, PA 18603 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 \$42,452.00 obtained by GREEN TREE SERVICING, LLC 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 SERVICING, LLC, 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 119704FC.

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

Plaintiff

vs.

JOHN O. RUBENSTEIN
Mortgagor(s) and Record Owner(s)
369 Grant Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE


NO. 2013-CV-655

2013-ED-125

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

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Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

x Salvatore Filippello 313897

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

GREEN TREE SERVICING, LLC

7360 S. Kyrene Road

Mail Stop: T-208

Tempe, AZ 85283

Plaintiff

vs.

JOHN O. RUBENSTEIN

Mortgagor(s) and Record Owner(s)

369 Grant Street

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-655

2013-ED-125

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:



KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

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Attorneys for Plaintiff

x Salvatore Filippello 313897

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

GREEN TREE SERVICING, LLC
7360 S. Kyrene Road
Mail Stop: T-208
Tempe, AZ 85283

Plaintiff

vs.

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369 Grant Street
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Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE


No. 2013-CV-655

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By:



KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

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Attorneys for Plaintiff

x Salvatore Filippello 313897

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Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

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7360 S. Kyrene Road
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Plaintiff

vs.

JOHN O. RUBENSTEIN
Mortgagor(s) and Record Owner(s)

369 Grant Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-655

2013-ED-125

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:



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. ID 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

x Salvatore Filippello 313897

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT NO. 41 ON THE WESTERLY SIDE OF GRANT STREET; THENCE IN A NORTHERLY DIRECTION ALONG SAID STREET A DISTANCE OF 49-1/2 FEET TO THE SOUTHEASTERLY CORNER OF LOT NO. 39; THENCE IN A WESTERLY DIRECTION ALONG SAID LOT A DISTANCE OF 120 FEET MORE OR LESS TO THE EASTERLY SIDE OF AN ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 49-1/2 FEET TO THE NORTHWESTERLY CORNER OF LOT NO. 41; THENCE IN AN EASTERLY DIRECTION ALONG SAID LOT A DISTANCE OF 120 FEET MORE OR LESS TO GRANT STREET, THE PLACE OF BEGINNING.

BEING LOT NO. 40.

PARCEL NO. 04B04 02100000

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

TAX PARCEL # 04B-04-021

BEING KNOWN AS: 369 Grant Street, Berwick, PA, 18603

KML LAW GROUP, P.C.
SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

July 12, 2013

Docket #2013-CV-655 2013-ED-125

ATTENTION: COLUMBIA COUNTY SHERIFF

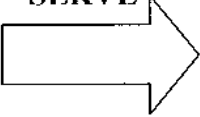
We would like to bring to your attention that defendant(s):

JOHN O. RUBENSTEIN will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ GREEN TREE SERVICING, LLC		COURT NUMBER 2013-CV-655	2013-ED-125
DEFENDANT/S/ JOHN O. RUBENSTEIN		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JOHN O. RUBENSTEIN		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 369 Grant Street, Berwick, PA 18603		
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 July 12, 2013
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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

07/12/2013

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$1,350.00

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

6.14 - MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO 119704/ Rubenstein

⑈00742511⑈ ⑆236073801⑆ 70 1107112⑈

TRUE WATERMARK PAPER HOLD TO LIGHT TO VIEW HEAT SENSITIVE INK IMAGE DISAPPEARS WITH HEAT

742511

Security features. Details on back

KML LAW GROUP, P.C.

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

FIRSTTRUST

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