

KML LAW GROUP, P.C.

Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

April 16, 2014

SHERIFF OF COLUMBIA COUNTY

Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: GREEN TREE SERVICING LLC vs. KAREN A. CRAGLE
Sale Book/Writ No.: /
Docket Number: 2013-CV-1236
Sale Date: 04/02/2014
Property Address: 57 Foundryville Road 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.

Lisa A. Lanci, Legal Assistant
FC Special Services/Post Sale
215-825-6384 (Direct Phone)
215-825-6444 (Fax)
llanci@kmlawgroup.com

Loretta Crespo, Paralegal
FC Special Services/Post Sale
215-825-6344 (Direct Phone)
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 #1237021C

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280503
Harrisburg, PA 17128-0503**REALTY 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 DATAGrantor(s)/Lessor(s)
SHERIFF OF COLUMBIA COUNTYStreet Address
Sheriff's Office, PO Box 380

City Bloomsburg	State PA	Zip 17815
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C. DATE OF ACCEPTANCE OF DOCUMENT April 16, 2014Grantee(s)/Lessee(s)
FEDERAL NATIONAL MORTGAGE ASSOCIATIONStreet Address
14221 Dallas Parkway, Suite 1000,

City Dallas	State TX	Zip 75254-
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D. REAL ESTATE LOCATIONStreet Address
57 Foundryville RoadCity, Township, Borough
Berwick - Township of Briar Creek

County Columbia	School District	Tax Parcel Number 07-03-031
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E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$2,031.98	2. Other Consideration + -0-	3. Total Consideration = \$2,031.98
4. County Assessed Value \$23,230.00	5. Common Level Ratio Factor X 3.55	6. Fair Market Value = \$ 82,466.50

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.C (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

April 16, 2014

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

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT OBSTRUCTION CIRCLE REVEALS A LOGO WHEN TESTED

770065

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

06/30/2014

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$5,681.73**

DOLLARS

FIVE THOUSAND SIX HUNDRED EIGHTY-ONE AND 73 / 100

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

6.18 - MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO 123702/ Cragle

⑈00770065⑈ ⑆23607380⑆ 70 1107112⑈

Security features. Details on back.

Granite Cons. Dist. Co. vs Karan Cragle

DATE/TIME OF SALE: Apr 2 2:00

POUNDAGE - 2% OF BID \$ 137,88

MISC. COSTS	\$
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PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

LESS DEPOSIT: \$ 150,00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 5681.73

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
GREEN TREE CONSUMER DISCOUNT
COMPANY

vs.

Defendant
KAREN A CRAGLE

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

Sheriff's Sale Date: Wednesday, April 2, 2014

Writ of Execution No. : 2013CV1236

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 57 FOUNDRYVILLE ROAD, 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
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	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

Total Sheriff Costs **\$2,031.98**

Municipal Costs

Sewer	\$4,806.87
-------	------------

Total Municipal Costs **\$4,806.87**

Distribution Costs

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

Grand Total: **\$6,893.85**

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 County and Sheriff, Bloomsburg, Pa.

**KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734**

February 4, 2014

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: GREEN TREE SERVICING LLC
vs.
KAREN A. CRAGLE
No. 2013-CV-1236

Property address:

**57 Foundryville Road
Berwick, PA 18603**

Sheriff's Sale Date: February 05, 2014

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for February 05, 2014 to April 02, 2014.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.


Michael T. McKeever, Esq.

By: Genevieve Mautz, Supervisor
Robert Murray, Legal Assistant
Veronica Cosme, Legal Assistant
Paul Boccuti, Legal Assistant

cc:

KAREN A. CRAGLE
268 Foundryville Road
Berwick, PA 18603

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</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>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>481.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1150.98</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1375.98</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>4806.87</u>	
WATER 20	\$	
TOTAL *****		\$ <u>4806.87</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$4873.85

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1236

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 05, 2014
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 parcel of land and improvements thereon situate in Brier Creek Township, Columbia County, Pennsylvania and designated as Parcel No. 07-03-031 and more fully described in a Deed dated 10/16/1998 and recorded in Columbia County Deed/Record Book Volume 706 page 685.

ALSO DESCRIBED AS:

ALL that tract of land together with a two story frame dwelling and additional improvements erected thereon situate in the Township of Brier Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the public road leading from Berwick to Foundryville; thence north 81 3/4 degrees west 41 feet; thence south 56 degrees 40 feet west; thence south 81 degrees west 135 feet to corner of land now or late of Berger and Harman; thence south 89 1/4 degrees west 22 feet to a gum; thence north 87 degrees west 193 feet; thence south 78 degrees west 165 feet to corner of land formerly of Wallace Seybert; thence by the same south 83 degrees east 582 feet to a stone corner; thence South 4 1/4 degrees west 196 feet to the middle of public road; thence by the same north 49 degrees east 81 feet; thence north 29 1/2 degrees east 139 feet; thence north 6 degrees east 91 feet; thence north 32 3/4 degrees west 38 feet; thence north 53 degrees

west 115 feet to the place of beginning.

CONTAINING one and 66/100 acres of land.

TAX PARCEL # 07-03-031

BEING KNOWN AS: 57 Foundryville Road, Berwick, PA 18603

PROPERTY ADDRESS: 57 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03-031

Seized and taken into execution to be sold as the property of KAREN A CRAGLE 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

aw deposes and says that Press Enterprise is al office and place of business at 3185 umbia and State of Pennsylvania, and was s been published daily, continuously in said attached notice January 15, 22, 29, 2014 that signed agent of the owner or publisher of said ished; that neither the affiant nor Press d notice and advertisement and that all of the place, and character of publication are true.

30th day of January 2014

(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



Plaintiff
GREEN TREE CONSUMER DISCOUNT
COMPANY

vs.

Defendant
KAREN A CRAGLE

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

Sheriff's Sale Date: Wednesday, February 5, 2014

Writ of Execution No. : 2013CV1236

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 57 FOUNDRYVILLE ROAD, 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
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	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

Total Sheriff Costs **\$2,031.98**

Municipal Costs

Sewer	\$4,806.87
-------	------------

Total Municipal Costs **\$4,806.87**

Distribution Costs

Recording Fees	\$55.00
----------------	---------

Total Distribution Costs **\$55.00**

Grand Total: **\$6,893.85**

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.

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

January 27, 2014

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

RE: No. 2013-CV-1236
KAREN A. CRAGLE

Real Estate Division:

The above case may be sold on February 05, 2014. 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

123702FC
CF: 09/19/2013
SD: 02/05/2014
\$59,912.70

Attorney for Plaintiff

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

Plaintiff

vs.

KAREN A. CRAGLE
Mortgagor(s) and
Record Owner(s)

57 Foundryville Road
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-1236

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



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

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

V.

KAREN A. CRAGLE; et al.
Defendant (Respondent)

CASE and/or DOCKET No.: 2013-CV-1236

Sheriff's Sale Date: 2/5/14

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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 KAREN A. CRAGLE the above process on the 15 day of January, 2014, at 1:00 o'clock, PM, at 268 FOUNDRYVILLE ROAD BERWICK, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 56-60 Height 5'3" Weight 230 Race WHITE Sex FEMALE Hair RED

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of PA)
) SS:
County of Berks)

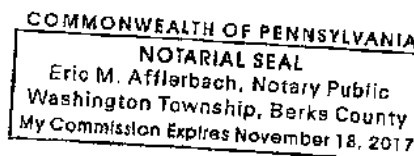
Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle to me known, who being duly sworn according to law, deposes the following:

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 16 day of Jan, 2014

File Number: 123702FC
Case ID #: 3852007



Notary Public

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
KAREN A CRAGLE

Case Number
2013CV1236

SHERIFF'S RETURN OF SERVICE

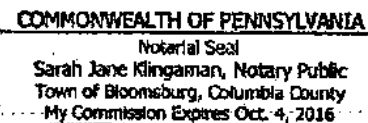
11/20/2013 11:41 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: KAREN A CRAGLE AT 268 FOUNDRYVILLE ROAD, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 20, 2013



NOTARY

Affirmed and subscribed to before me this

20TH day of NOVEMBER, 2013

Sarah Jane Klingaman

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

(c) CountySuite 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.
KAREN A CRAGLE

Case Number
2013CV1236

SHERIFF'S RETURN OF SERVICE

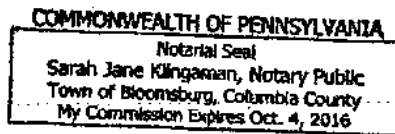
01/02/2014 09:30 AM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 57 FOUNDRYVILLE ROAD, BERWICK, PA 18603.

Tyler Hinojosa
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2014



NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2014

Sarah Jane Klingaman

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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1236

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 05, 2014
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 parcel of land and improvements thereon situate in Briar Creek Township, Columbia County, Pennsylvania and designated as Parcel No. 07-03-031 and more fully described in a Deed dated 10/16/1998 and recorded in Columbia County Deed/Record Book Volume 706 page 685.

ALSO DESCRIBED AS:

ALL that tract of land together with a two story frame dwelling and additional improvements erected thereon situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the public road leading from Berwick to Foundryville; thence north 81 3/4 degrees west 41 feet; thence south 56 degrees 40 feet west; thence south 81 degrees west 135 feet to corner of land now or late of Berger and Harman; thence south 89 1/4 degrees west 22 feet to a gum; thence north 87 degrees west 193 feet; thence south 78 degrees west 165 feet to corner of land formerly of Wallace Seybert; thence by the same south 83 degrees east 582 feet to a stone corner; thence South 4 1/4 degrees west 196 feet to the middle of public road; thence by the same north 49 degrees east 81 feet; thence north 29 1/2 degrees east 139 feet; thence north 6 degrees east 91 feet; thence north 32 3/4 degrees west 38 feet; thence north 53 degrees west 115 feet to the place of beginning.

CONTAINING one and 66/100 acres of land.

TAX PARCEL # 07-03-031

BEING KNOWN AS: 57 Foundryville Road, Berwick, PA 18603

PROPERTY ADDRESS: 57 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03-031

Seized and taken into execution to be sold as the property of KAREN A CRAGLE 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

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

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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

Postmark and
Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	SC	SH	RD	RR
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	COLUMBIA COUNTY REDEVELOPMENT AUTHORITY 700 Sawmill Road, Ste 101 Bloomsburg, PA 17815									
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	TENANTS/OCCUPANTS 57 Foundryville Road Berwick, PA 18603									
3.	CITIBANK SOUTH DAKOTA NA 701 East 60th Street North Sioux Falls, SD 57117	BERWICK AREA JOINT SEWER AUTHORITY 208 E. 2nd Street Berwick, PA 18603									
4.	CITIBANK SOUTH DAKOTA, N.A. c/o Derek Cory Blasker, Esq./Burton Neil & Associates, P.C. 1060 ANDREW DR STE 170 WEST CHESTER, PA 19380	BERWICK AREA JOINT SEWER AUTHORITY 1108 Freas Avenue Berwick, PA 18603									
5.		BERWICK AREA JOINT SEWER AUTHORITY c/o Anthony J. McDonald, Esquire, 208 East Second Street Berwick, PA 18603									
6.		DAVID ALLEN CRAGLE 57 Foundryville Road Berwick, PA 18603									
7.											
8.											

02 1M
\$ 04.800
JAN 02 2014
MAILED FROM ZIP CODE 19106
UNITED STATES POSTAGE
0004285957



Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

See Privacy Act Statement on Reverse

Completed by Typewriter, Ink, or Ball Point Pen

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

123702FC Columbia County Sale Date: 02/05/2014

KAREN A. CRAGLE

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:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp
(If issued as a
certificate of m
or for addition
of this bill)
Postmark an
Date of Rec

Article Number		Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	SH	RD	RR
					Fee	Fee	Fee
1.		TRAVIS GEORGE c/o Patrick T. O'Connell, Esquire 14 W. Main Street Bloomsburg, PA 17815					
2.							
3.							
4.							
5.							
6.							
7.							
8.							

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

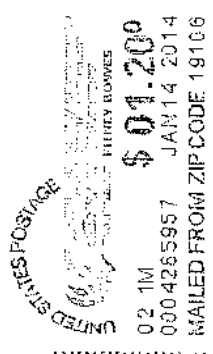
See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

123702FC Columbia County Sale Date: 02/05/2014

KAREN A. CRAGLE



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:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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

Postmark and
Date of Receipt

Fee
Hano
Chai

Article Number

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

Postage

1.

TRAVIS GEORGE
612 Butternut Street
POB 205
Berwick, PA 18603

2.

3.

4.

5.

6.

7.

8.

Total Number of Pieces
Listed by Sender

Postmaster, Per (Name of receiving employee)

Total Number of Pieces
Received at Post Office

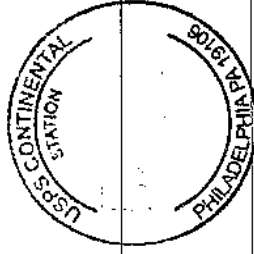
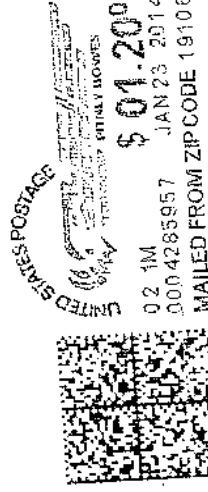
See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

123702FC Columbia County Sale Date: 02/05/2014

KAREN A. CRAGLE



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.

KAREN A. CRAGLE
Mortgagor(s) and Record Owner(s)

57 Foundryville Road
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-1236

SUPPLEMENTAL 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:

57 Foundryville Road
Berwick, PA 18603

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

KAREN A. CRAGLE
268 Foundryville Road
Berwick, PA 18603

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

KAREN A. CRAGLE
268 Foundryville Road
Berwick, PA 18603

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

CITIBANK SOUTH DAKOTA NA
701 East 60th Street
North Sioux Falls, SD 57117

CITIBANK SOUTH DAKOTA, N.A.
c/o Derek Cory Blasker, Esq./Burton Neil & Associates, P.C.
1060 ANDREW DR STE 170
WEST CHESTER, PA 19380

TRAVIS GEORGE
c/o Patrick T. O'Connell, Esquire
14 W. Main Street
Bloomsburg, PA 17815

TRAVIS GEORGE
612 Butternut Street
POB 205
Berwick, PA 18603

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

COLUMBIA COUNTY REDEVELOPMENT AUTHORITY
700 Sawmill Road, Ste 101
Bloomsburg, PA 17815

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
57 Foundryville Road
Berwick, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY
208 E. 2nd Street
Berwick, PA 18603

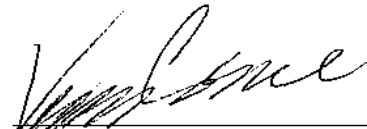
BERWICK AREA JOINT SEWER AUTHORITY
1108 Freas Avenue
Berwick, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY
c/o Anthony J. McDonald, Esquire
208 East Second Street
Berwick, PA 18603

DAVID ALLEN CRAGLE
57 Foundryville Road
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: January 27, 2014



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

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

Date: 01/28/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 16998

CRAGLE KAREN A
57 FOUNDRYVILLE ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 0299 -0817
Location: 57 FOUNDRYVILLE RD
Parcel Id:07 -03 -031-00,000

Assessment: 23,230
Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: _____ Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
KAREN A CRAGLE

Case Number
2013CV1236

SHERIFF'S RETURN OF SERVICE

01/02/2014 09:30 AM - DEPUTY TYLER HINOJOSA, 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 57 FOUNDRYVILLE ROAD, BERWICK, PA 18603.

Tyler Hinojosa
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

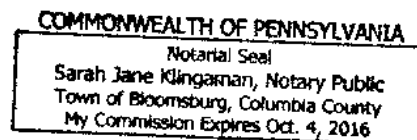
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2014

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2014



Sarah Jane Klingaman

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.
KAREN A CRAGLE

Case Number
2013CV1236

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires: 12/13/2013

Zone:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 57 FOUNDRYVILLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 1/2/14

Time: 04:30

Deputy: 17

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)

2013CV1236

57 FOUNDRYVILLE ROAD, BERWICK, PA 18603

EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
KAREN A CRAGLE

Case Number
2013CV1236

SHERIFF'S RETURN OF SERVICE

11/20/2013 11:41 AM - DEPUTY MICHAEL BEYER, 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: KAREN A CRAGLE AT 268 FOUNDRYVILLE ROAD, BERWICK, PA 18603.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 20, 2013

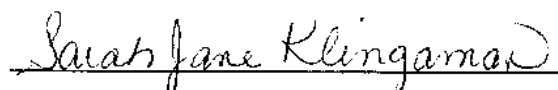
NOTARY

Affirmed and subscribed to before me this

20TH day of NOVEMBER, 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.
KAREN A CRAGLE

Case Number
2013CV1236

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone:
Manner: < Not Specified > Expires: 12/13/2013 Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: KAREN A CRAGLE
Primary Address: 268 FOUNDRYVILLE ROAD
BERWICK, PA 18603
Phone: DOB:
Alternate Address: 57 FOUNDRYVILLE ROAD
BERWICK, PA 18603
Phone:

Final Service:

Served: Personally Adult In Charge Posted Other
Adult In Charge: Karen A. Cragle
Relation:
Date: 11/20/13 Time: 11:41
Deputy: 6 Mileage:

Attorney / Originator:

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

Service Attempts:

Date:	<u>11/19/13</u>					
Time:	<u>2:59</u>					
Mileage:						
Deputy:	<u>6</u>					

Service Attempt Notes:

1. L/C
2. _____
3. _____
4. _____
5. _____
6. _____

CRAGLE, KAREN A

2013CV1236

268 FOUNDRYVILLE ROAD, BERWICK, PA 18603

EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Post c
57 Foundryville
Rd.

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
KAREN A CRAGLE

Number
3CV1236

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/13/2013

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 57 FOUNDRYVILLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Noted Other

Adult In Charge:

Relation:

Date: 11/20/13

Time: 11:30

Deputy: 6

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date: 11/19/13

Time: 2:50

Mileage:

Deputy: 6

Service Attempt Notes:

1. Vacant House

2.

3.

4.

5.

6.

OCCUPANT

2013CV1236

57 FOUNDRYVILLE ROAD, BERWICK, PA 18603

EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
KAREN A CRAGLE

Case Number
2013CV1236

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/13/2013

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:

Barry Rothery

Relation:

Husband

Date:

11/20/13

Time:

12:24

Deputy:

6

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.

2013CV1236

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
KAREN A CRAGLE

Case Number
2013CV1236

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/13/2013

Warrant:

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

Serve To:

Name: DAVID CRAGLE

Primary Address: 57 FOUNDRYVILLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult in Charge · Posted · Other

Adult in Charge:

Relation:

Date: 11-20-13

Time: 12:50

Deputy: 6

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	11/19/13	11/20/13				
Time:	2:50	12:50				
Mileage:						
Deputy:	6	6				

Service Attempt Notes:

1. Vacant House
2. - No Address found e Berwick Post office
- 3.
- 4.
- 5.
- 6.

CRAGLE, DAVID

2013CV1236

57 FOUNDRYVILLE ROAD, BERWICK, PA 18603

EXP: 12/13/2013

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.

KAREN A. CRAGLE
Mortgagor(s) and Record Owner(s)
57 Foundryville Road
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-1236

185 ED 2013

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: CRAGLE, KAREN A.
KAREN A. CRAGLE
268 Foundryville Road
Berwick, PA 18603

Your house at 57 Foundryville Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Feb. 5, 2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$59,912.70 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.



November 20, 2013

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

GREEN TREE SERVICING LLC

VS.

KAREN A. CRAGLE

NO: 2013-CV-1236

NO: 2013-ED-185

Dear Timothy:

The amount due on the sewer account #200390 for the property located at 57 Foundryville Road, Berwick, Pa through March 31, 2014 is **\$4806.87**. This amount includes fees to satisfy a lien on the property.

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

Sincerely,

A handwritten signature in cursive script that reads "Kelly Morris".

Kelly Morris
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.
KAREN A CRAGLE

Case Number
2013CV1236

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 12/13/2013

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:

Kristy Hart

Relation:

Authority Clerk

Date:

11/19/13

Time:

2:28

Deputy:

6

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

2013CV1236

1108 FREAS AVE, BERWICK, PA 18603

EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
KAREN A CRAGLE

Case Number
2013CV1236

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 12/13/2013

Zone:

Warrant:

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

Serve To:

Name: COLUMBIA COUNTY REDEVELOPMENT AUTHORITY

Primary Address: 700 SAWMILL ROAD STE. 101
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Richard K. Kiser

Relation:

Executive Director

Date:

11/19/13

Time:

12:15

Deputy:

6

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 REDEVELOPMENT AUTHORITY

2013CV1236

700 SAWMILL ROAD STE. 101, BLOOMSBURG, PA 17815 EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
KAREN A CRAGLE

Case Number
2013CV1236

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 12/13/2013

Zone:

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:

SHERRY EVANS

Relation:

CLERK

Date:

11/18/13

Time:

1500

Deputy:

6

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

2013CV1236

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
KAREN A CRAGLE

Case Number
2013CV1236

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 12/13/2013

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: 11-18-13

Time: 3:05

Deputy: 6

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

2013CV1236

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 12/13/2013

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

GREEN TREE SERVICING LLC
Plaintiff

vs.

KAREN A. CRAGLE
Defendant(s)

NO. 2013-CV-1236

**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/scra/home.do>) for the following individual(s): KAREN A. CRAGLE, has a last known residence of 268 Foundryville Road, Berwick, PA 18603. 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

11/14/13

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. ID 205047

☐ Salvatore Filippello Pa. ID 313897

☐ Jill P. Jenkins Pa. ID 306588

☐ Alyk L. Oflazian Pa. ID 312912

Attorneys for Plaintiff



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CRAGLE

First Name: KAREN

Middle Name: A.

Active Duty Status As Of: Nov-13-2013

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. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.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: M5TD79B91029S30

Document Receipt

Trans #	1412	Carrier / service	USPS Server	First-Class Mail®	11/18/2013 12:30:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3258

Tracking #: 71901140006000014158

Doc Ref #: 185ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1411	Carrier / service:	USPS Server	First-Class Mail®	11/18/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000014141

Doc Ref #: 185ED2013

Postage 4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	1410	Carrier / service:	USPS Server	First-Class Mail®	11/18/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8018

Tracking #: 71901140006000014134

Doc Ref #: 185ED2013

Postage 4 8100

HARRISBURG PA 17105

Document Receipt

Trans #	1409	Carrier / service:	USPS Server	First-Class Mail®	11/18/2013 12:00:00 AM
<hr/>					
Ship to					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 261230					
		Tracking #	71901140006000014127		
		Doc Ref #	185ED2013		
		Postage	4.8100		
HARRISBURG PA 17128					

Document Receipt

Trans #	1408	Carrier / service:	USPS Server	First-Class Mail®	11/18/2013 12:00:00 AM
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Ship to:

CITIBANK SOUTH DAKOTA NA

C/O DEREK BLASKER, ESQ

1060 ANDREW DR STE 170

Tracking #: 719C1140006000014110

Doc Ref #: 185ED2C13

Postage 4.8100

WEST CHESTER PA 19380

Document Receipt

Trans #	1407	Carrier / service:	USPS Server	First-Class Mail®	11/18/2013 12:00:00 AM
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Ship to:

CITIBANK SOUTH DAKOTA NA

701 EAST 60TH STREET

Tracking # /1901140006000014103

Doc Ref #: 185ED2013

Postage 4.8100

NORTH SIOUX SD 57117
FALLS

Document Receipt

Trans #	1406	Carrier / service	USPS Server	First-Class Mail®	11/18/2013 12:00:00 AM
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Ship to:

PA DEPT OF PUBLIC WELFARE

PO BOX 2675

HARRISBURG PA 17105

Tracking #: 71901140006000014097

Doc Ref #: 185ED2013

Postage 4.8100

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1236

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 05, 2014
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 parcel of land and improvements thereon situate in Briar Creek Township, Columbia County, Pennsylvania and designated as Parcel No. 07-03-031 and more fully described in a Deed dated 10/16/1998 and recorded in Columbia County Deed/Record Book Volume 706 page 685.

ALSO DESCRIBED AS:

ALL that tract of land together with a two story frame dwelling and additional improvements erected thereon situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the public road leading from Berwick to Foundryville; thence north 81 3/4 degrees west 41 feet; thence south 56 degrees 40 feet west; thence south 81 degrees west 135 feet to corner of land now or late of Berger and Harman; thence south 89 1/4 degrees west 22 feet to a gum; thence north 87 degrees west 193 feet; thence south 78 degrees west 165 feet to corner of land formerly of Wallace Seybert; thence by the same south 83 degrees east 582 feet to a stone corner; thence South 4 1/4 degrees west 196 feet to the middle of public road; thence by the same north 49 degrees east 81 feet; thence north 29 1/2 degrees east 139 feet; thence north 6 degrees east 91 feet; thence north 32 3/4 degrees west 38 feet; thence north 53 degrees west 115 feet to the place of beginning.

CONTAINING one and 66/100 acres of land.

TAX PARCEL # 07-03-031

BEING KNOWN AS: 57 Foundryville Road, Berwick, PA 18603

PROPERTY ADDRESS: 57 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03-031

Seized and taken into execution to be sold as the property of KAREN A CRAGLE 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

REAL ESTATE OUTLINE

ED # 185-13

DATE RECEIVED 11-15-13
DOCKET AND INDEX 11-18-15

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 checked="" type="checkbox"/>	
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>752516</u>

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

SALE DATE	<u>Feb 5, 14</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 3, 14</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 15</u>	
	2 ND WEEK <u>Jan 22</u>	
	3 RD WEEK <u>Jan 29</u>	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY
vs.
KAREN A CRAGLE

Case Number
2013CV1236

SHERIFF'S RETURN OF SERVICE

09/27/2013 01:10 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: KAREN A CRAGLE AT 268 FOUNDRYVILLE ROAD, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

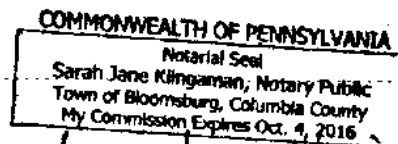
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 30, 2013

Affirmed and subscribed to before me this

NOTARY

30TH day of SEPTEMBER 2013



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

(c) County/Sheriff, Telesoft, Inc.

Deputy

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

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.

KAREN A. CRAGLE
Mortgagor(s) and Record Owner(s)
57 Foundryville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2013 - ED - 185

No. 2013-CV-1236

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$59,912.70

Interest from

11/14/2013 to Date of
Sale at 8.1250%

(Costs to be added)

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2013 NOV 15 A 11:54

FILED
PROTHONOTARY

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

Andrew F. Gornall Pa. ID 92382

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 SERVICING LLC

7360 S. Kyrene Road

Mail Stop: T-208

Tempe, AZ 85283

Plaintiff

vs.

KAREN A. CRAGLE

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

57 Foundryville Road

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1236

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:

57 Foundryville Road

Berwick, PA 18603

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

KAREN A. CRAGLE

268 Foundryville Road

Berwick, PA 18603

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

KAREN A. CRAGLE

268 Foundryville Road

Berwick, PA 18603

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

CITIBANK SOUTH DAKOTA NA

701 East 60th Street

North Sioux Falls, SD 57117

CITIBANK SOUTH DAKOTA, N.A.
c/o Derek Cory Blasker, Esq./Burton Neil & Associates, P.C.
1060 ANDREW DR STE 170
WEST CHESTER, PA 19380

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

COLUMBIA COUNTY REDEVELOPMENT AUTHORITY
700 Sawmill Road, Ste 101
Bloomsburg, PA 17815

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
57 Foundryville Road
Berwick, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY
208 E. 2nd Street
Berwick, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY
1108 Freas Avenue
Berwick, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY
c/o Anthony J. McDonald, Esquire
208 East Second Street
Berwick, PA 18603

DAVID ALLEN CRAGLE
57 Foundryville Road
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: 11/14/13

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

☐ Andrew F. Gornall Pa. ID 92382

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

vs.

KAREN A. CRAGLE
Mortgagor(s) and Record Owner(s)
57 Foundryville Road
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-1236

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: CRAGLE, KAREN A.
KAREN A. CRAGLE
268 Foundryville Road
Berwick, PA 18603

Your house at 57 Foundryville Road, 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 \$59,912.70 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 123702FC.

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.

KAREN A. CRAGLE
Mortgagor(s) and Record Owner(s)
57 Foundryville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2013-CV-1236

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 Puleo Pa. ID 27615

☐ Joshua I. Goldman Pa. 205047

☐ Jill P. Jenkins Pa. ID 306588

☐ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

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701 Market Street
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of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1236

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.

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Lisa Lee Pa. ID 78020

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Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

KML Law Group, P.C.
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701 Market Street
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215-627-1322
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Plaintiff

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Attorneys for Plaintiff

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Attorney for Plaintiff

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Attorneys for Plaintiff

All that certain parcel of land and improvements thereon situate in Briar Creek Township, Columbia County, Pennsylvania and designated as Parcel No. 07-03-031 and more fully described in a Deed dated 10/16/1998 and recorded in Columbia County Deed/Record Book Volume 706 , page 685.

ALSO DESCRIBED AS:

ALL that tract of land together with a two story frame dwelling and additional improvements erected thereon situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the public road leading from Berwick to Foundryville; thence north $81 \frac{3}{4}$ degrees west 41 feet; thence south 56 degrees 40 feet west; thence south 81 degrees west 135 feet to corner of land now or late of Berger and Harman; thence south $89 \frac{1}{4}$ degrees west 22 feet to a gum; thence north 87 degrees west 193 feet; thence south 78 degrees west 165 feet to corner of land formerly of Wallace Seybert; thence by the same south 83 degrees east 582 feet to a stone corner; thence South $4 \frac{1}{4}$ degrees west 196 feet to the middle of public road; thence by the same north 49 degrees east 81 feet; thence north $29 \frac{1}{2}$ degrees east 139 feet; thence north 6 degrees east 91 feet; thence north $32 \frac{3}{4}$ degrees west 38 feet; thence north 53 degrees west 115 feet to the place of beginning.

CONTAINING one and 66/100 acres of land.

TAX PARCEL # **07-03-031**

BEING KNOWN AS: 57 Foundryville Road, 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

November 13, 2013
Docket #2013-CV-1236

ATTENTION: COLUMBIA COUNTY SHERIFF

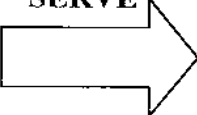
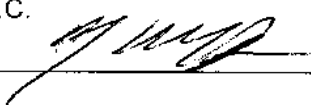
We would like to bring to your attention that defendant(s):

KAREN A. CRAGLE 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-1236	
DEFENDANT/S/ KAREN A. CRAGLE		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE KAREN A. CRAGLE		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 57 Foundryville Road, 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 November 13, 2013
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

752516

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

11/13/2013

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

6.18 - MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO *cragle 123702fc*

⑈00752516⑈ ⑆236073801⑆ 70 1107112⑈