

SHERIFF'S REAL ESTATE FINAL COST SHEET

NO. 103-2014 ED NO. 550-2014 JD

BID PRICE (INCLUDES COST) \$ 2643.58

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2698.49

PURCHASER(S) SIGNATURE(S):

TOTAL DUE IN 8 DAYS \$ 1348.49

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
GREEN TREE SERVICING LLC

vs.

Defendant
NIUSHA HOUSEMANDARAGHI
MEHD FARD

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

Sheriff's Sale Date: Wednesday, December 17, 2014

Writ of Execution No. : 2014CV550

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1402 TREELINE DRIVE, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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	\$240.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00
Total Sheriff Costs	\$2,349.60

Municipal Costs

Sewer	\$227.98
Total Municipal Costs	\$227.98

Distribution Costs

Recording Fees	\$68.00
Total Distribution Costs	\$68.00

Grand Total: **\$2,645.58**

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)

(c) Columbia County Sheriff, Bloomsburg, PA

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

December 23, 2014

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

RE: GREEN TREE SERVICING LLC vs. MEHD N. FARID and NIUSIA
HOUSHMANDARAGHI
Sale Book/Writ No.: /
Docket Number: 2014-cv-550
Sale Date: 12/17/2014
Property Address: 1402 Treeline Drive Bloomsburg, PA 17815

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.
Denise Boccella, Legal Assistant
FC Special Services/Post Sale
215-825-6454 (Direct Phone)
215-825-6444 (Fax)
dboccella@kmllawgroup.com

Loretta Crespo, Paralegal
FC Special Services/Post Sale
215-825-6344 (Direct Phone)
215-825-6444 (Fax)
lcrespo@kmllawgroup.com

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #126426FC

Assignment of Bid

NO. 2014-cv-550 – FARD
1402 Treeline Drive
Bloomsburg, PA 17815

I, the undersigned, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated December 17, 2014 to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254-2942

Date: December 23, 2014

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

____ Jill P. Jenkins Pa. ID 306588

____ Jennifer Lynn Frechie Pa. ID 316160

/ Attorneys for Plaintiff

✓ Victoria W. Chen Pa. ID 317741

**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 December 23, 2014

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
1402 Treeline Drive

City, Township, Borough
Bloomsburg - Scott Township

County
Columbia

School District

Tax Parcel Number
31-3D3-048

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

1. Actual Cash Consideration

\$2,698.49

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,698.49

4. County Assessed Value

\$60,984.00

5. Common Level Ratio Factor
X 3.61

6. Fair Market Value

= \$ 220,152.24

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.

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

December 23, 2014

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

FIRSTTRUST
800.220.BANK / firsttrust.com
3-7380-2360

12/29/2014

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$1,348.49**

ONE THOUSAND THREE HUNDRED FORTY-EIGHT AND 49 / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

6.18 - MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO 126426/ Fard

⑈00784678⑈ ⑆23607380⑆ 70 1107112⑈

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

December 10, 2014

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2014-CV-550

1402 Treeline Drive, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Medhi Nikparvar & Niusha Houshmandaraghi, for the property located at 1402 Treeline Drive, Bloomsburg, PA 17815, Columbia County in the amount of \$227.98. Services dates for the fees in question are from August 19 – December 17, 2014.

Per your website the sale is to take place on Wednesday, December 17, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

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

November 19, 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.
MEHD N. FARD and NIUSHA HOUSHMANDARAGHI
Term No. 2014-cv-550

Property address:

1402 Treeline Drive
Bloomsburg, PA 17815

Sheriff's Sale Date: November 19, 2014


Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for November 19, 2014 to December 17, 2014.

This is a second postponement as allowed pursuant to Pa. R.C.P 3129.3(b) amended effective January 1, 2007.

Thank you for your cooperation.

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



Michael T. McKeever, Esq.
By: Paul Boccuti, Supervisor

cc:

MEHD N. FARD
400 Fairview Road
Narbeth, PA 19072

NIUSHA HOUSHMANDARAGHI
1402 Treeline Drive
Bloomsburg, PA 17815

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Green Tree Servicing vs Nizish Housemandar Singh + Mohd Fird

NO. 103-14 ED NO. 550-14 JD

DATE/TIME OF SALE: SEPTEMBER 17, 2014 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

September 15, 2014

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2014-CV-550

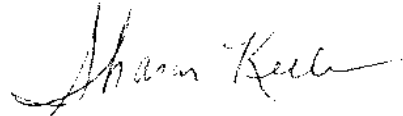
1402 Treeline Drive, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Medhi Nikparvar & Niusha Houshmandaraghi, for the property located at 1402 Treeline Drive, Bloomsburg, PA 17815, Columbia County in the amount of \$110.63. Services dates for the fees in question are from July 17 – September 15, 2014.

Per your website the sale is to take place on Wednesday, September 17, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

September 15, 2014

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

Reference Docket # 2014-CV-550
1402 Treeline Drive, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Medhi Nikparvar & Niusha Houshmandaraghi, for the property located at 1402 Treeline Drive, Bloomsburg, PA 17815, Columbia County in the amount of \$188.46. Services dates for the fees in question are from August 19 – November 19, 2014.

Per your website the sale is to take place on Wednesday, November 19, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

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

October 28, 2014

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

RE: No. 2014-cv-550
MEHD N. FARD and NIUSHA HOUSHMANDARAGHI

Real Estate Division:

The above case may be sold on November 19, 2014. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

1/19/15

KML LAW GROUP, P.C.
Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

126426FC
CF: 04/11/2014
SD: 11/19/2014
\$160,533.11

Attorney for Plaintiff

GREEN TREE SERVICING LLC
345 St Peter Street
1100 Landmark Towers
St Paul, MN 55102

Plaintiff

vs.

MEHD N. FARD
NIUSHA HOUSHMANDARAGHI
**Mortgagor(s) and
Record Owner(s)**

1402 Treeline Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2014-cv-550

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

Andrew Hauck, 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).
- ☒ (X) Certified mail by KML Law Group, P.C. (copy of 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.

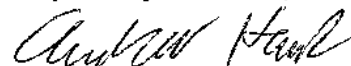
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ () 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. (copy of 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: Andrew Hauck
Legal Assistant

IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

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

CASE and/or DOCKET No.: 2014-CV-550

Sheriff's Sale Date: 9/17/2014

V.

MEHD N. FARD; 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 MEHD N. FARD the above process on the 23 day of September, 2014, at 8:28 o'clock, PM, at (Advanced Urgent Care Clinic), 305 Mulberry Street Scranton, PA 18503, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ 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: ED MARCYONIAK

Relationship/Title/Position: OFFICE MANAGER OF DEFENDANT'S PLACE OF BUSINESS

Description: Approximate Age 36-40 Height 6'2 Weight 205 Race WHITE Sex MALE 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.

X Denise Hinkle

(Signature of Affiant)

File Number: 126426FC

Case ID #: 4091626

Subscribed and sworn to before me
this 24 day of Sept, 2014

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017



Date: September 11, 2014

kalilah osei:

The following is in response to your September 11, 2014 request for delivery information on your Certified Mail™ item number 9171999991703513222678. The delivery record shows that this item was delivered on September 10, 2014 at 4:51 pm in NARBERTH, PA 19072. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	Niusha
Printed Name	Niusha Houshmand

Address of Recipient :

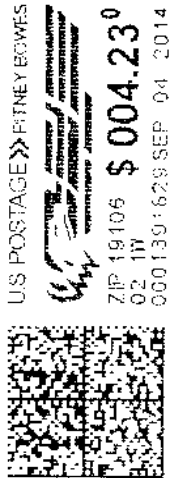
Address	700 Fairview Road
---------	-------------------

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

Name and Address of Sender KML LAW GROUP, P.C. SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532	Article Number	Check type of mail or service: <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Registered <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee	Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		
														Postmark and Date of Receipt	Fee	
1.			Shenaz Mohsin, MD c/o Darryl R. Slimak, Esq., 811 University Drive, State College, Pa. 16801	PNC Bank, National Association 201 Penn Avenue, Scranton, Pa. 18503												
2.			Federal Realty Investment Trust 1626 East Jefferson Street, Rockville, Md. 20852-4041	TENANTS/OCCUPANTS 1402 Treeline Drive Bloomsburg, PA 17815												
3.			Marcos Sanchez MD 100 North Park Road, Apt. #1322, Reading, Pa. 19610													
4.			PNC Bank National Association 8800 Tinticum Boulevard, Philadelphia, Pa. 19153													
5.			DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815													
6.			PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675													
7.			Wells Fargo Bank, N.A. 600 Penn Street, Reading, Pa. 19601													
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										



Complete by Typewriter, Ink, or Ball Point Pen

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"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured		Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt		Due Sender if COD		DC Fee		SC Fee		SH Fee		RD Fee		RR Fee	
Article Number		Addressee (Name, Street, City, State, & ZIP Code)		Postage		Handling Charge		Actual Value if Registered		Insured Value		ZIP 19106 02 1W 0001391029 OCT 06 2014							
1.		Federal Realty Investment Trust c/o David M. Giles, Esquire 1635 Market Street, 7th Floor Philadelphia, PA 19103																	
2.																			
3.																			
4.																			
5.																			
6.																			
7.																			
8.																			
Total Number of Places Listed by Sender		Total Number of Places 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)		126426FC		Columbia County		Sale Date: 11/19/2014		MEHD N. FARD & NIUSHA HOUSHMANDARAGHI											

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

345 St Peter Street
1100 Landmark Towers
St Paul, MN 55102

Plaintiff

vs.

MEHD N. FARD

NIUSHA HOUSHMANDARAGHI
Mortgagor(s) and Record Owner(s)

1402 Treeline Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2014-cv-550

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:

1402 Treeline Drive
Bloomsburg, PA 17815

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

MEHD N. FARD
400 Fairview Road
Narbeth, PA 19072

NIUSHA HOUSHMANDARAGHI
1402 Treeline Drive
Bloomsburg, PA 17815

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

MEHD N. FARD
400 Fairview Road
Narbeth, PA 19072

NIUSHA HOUSHMANDARAGHI
1402 Treeline Drive
Bloomsburg, PA 17815

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

Shenaz Mohsin, MD
c/o Darryl R. Slimak, Esq.,
811 University Drive,
State College, Pa. 16801

Federal Realty Investment Trust
1626 East Jefferson Street,
Rockville, Md. 20852-4041

Marcos Sanchez MD
100 North Park Road, Apt. #1322,
Reading, Pa. 19610

PNC Bank National Association
8800 Tinicum Boulevard,
Philadelphia, Pa. 19153


Federal Realty Investment Trust
c/o David M. Giles, Esquire
1635 Market Street, 7th Floor
Philadelphia, PA 19103

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

Wells Fargo Bank, N.A.
600 Penn Street,
Reading, Pa. 19601

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

 PNC Bank, National Association
201 Penn Avenue,
Scranton, Pa. 18503

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:

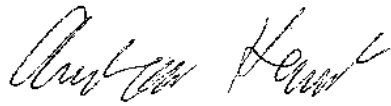
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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
1402 Treeline Drive
Bloomsburg, PA 17815

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: October 28, 2014



KML Law Group, P.C.
BY: Andrew Hauck
Legal Assistant

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

September 16, 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.
MEHD N. FARD and NIUSHA HOUSHMANDARAGHI
Term No. 2014-cv-550

Property address:

1402 Treeline Drive
Bloomsburg, PA 17815

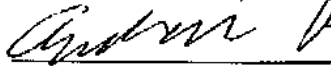
Sheriff's Sale Date: September 17, 2014

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for September 17, 2014 to November 19, 2014.

Thank you for your cooperation.

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


Michael T. McKeever, Esq.
By: Andrew Hauck

cc:

MEHD N. FARD
400 Fairview Road
Narbeth, PA 19072

NIUSHA HOUSHMANDARAGHI
1402 Treeline Drive
Bloomsburg, PA 17815

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
 345 St Peter Street
 1100 Landmark Towers
 St Paul, MN 55102

Plaintiff

vs.

MEHD N. FARD
NIUSHA HOUSHMANDARAGHI
 Mortgagor(s) and Record Owner(s)
 1402 Treeline Drive
 Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
 of Columbia County

CIVIL ACTION - LAW


ACTION OF MORTGAGE FORECLOSURE

No. 2014-cv-550

Book:
 Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for September 17, 2014 at 9:00 AM in the above matter has been continued until **November 19, 2014 at 9:00 AM**

Date: 9/16/14 By: 
 KML LAW GROUP, P.C.
 701 Market Street, Suite 5000
 Philadelphia, PA 19106
 (215) 825-6332
 _____ Michael McKeever Pa. ID 56129
 _____ David Fein Pa. ID 82628
 _____ Jill P. Jenkins Pa. ID 306588
 _____ Alyk L. Oflazian Pa. ID 312912
 _____ Salvatore Filippello Pa. ID 313897
_____ Jennifer Lynn Frechie Pa. ID 316160
 Attorneys for Plaintiff

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
345 St Peter Street
1100 Landmark Towers
St Paul, MN 55102

Plaintiff

vs.

MEHD N. FARD
NIUSHA HOUSHMANDARAGHI
Mortgagor(s) and
Record Owner(s)
1402 Treeline Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2014-cv-550

Book:
Writ:

CERTIFICATE OF FILING

I hereby certify that matter was filed or sent for filing with the prothonotary and was served the Notice of Continued Sheriff's Sale in the above upon the following parties on the date listed below:

MEHD N. FARD
400 Fairview Road
Narberth, PA 19072
NIUSHA HOUSHMANDARAGHI
1402 Treeline Drive
Bloomsburg, PA 17815 defendant(s)

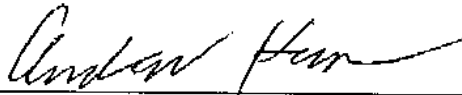
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815
(via e-filing if applicable)

Date:

9/16/14

By:



KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 825-6332
Andrew Hauck

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

September 15, 2014

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

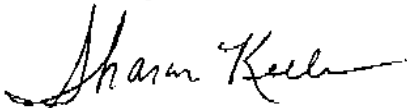
Reference Docket # 2014-CV-550
1402 Treeline Drive, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Medhi Nikparvar & Niusha Houshmandaraghi, for the property located at 1402 Treeline Drive, Bloomsburg, PA 17815, Columbia County in the amount of \$110.63. Services dates for the fees in question are from July 17 – September 15, 2014.

Per your website the sale is to take place on Wednesday, September 17, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2014

Fee: \$5.00

Cert. NO: 18926

FARD MEHDI NIKPARVAR
NIUSHA HOUSHMANDARAGHI
1402 TREELINE DRIVE
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20050 -6013
Location: 1402 TREELINE DR
Parcel Id:31 -3D3-048-00,000

Assessment: 60,984
Balances as of 09/11/2014

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

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>503.50</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>68.00</u>	
TOTAL *****		\$ <u>78.00</u>

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

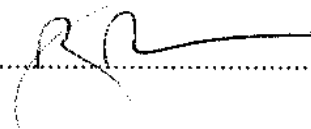
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>170.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3417.60

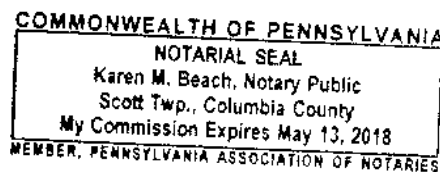
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 27 and September 3, 10, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 10th day of September, 2014.

.....Karen M. Beach.....
(Notary Public)



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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SHERIFF'S RETURN OF SERVICE

08/11/2014 I, DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: MEHD FARD, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 121 BIRCH AVENUE, BALA CYNWYD, PA 19004.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

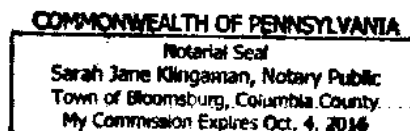

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2014

NOTARY

Affirmed and subscribed to before me this

11TH day of AUGUST, 2014





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

cc: CountySergeant@ColumbiaCountyPA.gov

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SHERIFF'S RETURN OF SERVICE

08/11/2014 I, DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: NIUSHA HOUSEMANDARAGHI, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 121 BIRCH AVENUE, BALA CYNWYD, PA 19004.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


August 11, 2014

NOTARY

Affirmed and subscribed to before me this

11TH day of AUGUST, 2014

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

(cc) County Date Sheriff: 10/25/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SHERIFF'S RETURN OF SERVICE

08/11/2014 09:00 AM - DEPUTY MARTIN BOUDMAN, 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 1402 TREELINE DRIVE, BLOOMSBURG, PA 17816


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

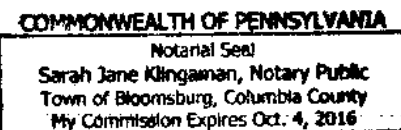

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2014

NOTARY

Affirmed and subscribed to before me this

11TH day of AUGUST, 2014





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

Notary Public, State of Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1402 TREELINE DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Front Door

Date: 8-11-14

Time: 0900

Deputy: 8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2014CV550

1402 TREELINE DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

14005378

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyGREEN TREE SERVICING LLC
VS.
NIUSHA HOUSEMANDARAGHI (et al.)

#191465

Case Number
2014CV550

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

** YES **

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

Serve To:

Name: MEHD FARD

Primary Address: 121 BIRCH AVENUE
BALA CYNWYD, PA 19004

Phone: DOB: 08/14/1975

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7/9/14

Time:

0730

Deputy:

Walker

Mileage:

129448

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Return: Pet Neighbor DEFERRED LAST WEEK. VACANT

Now, June 23, 2014 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montgomery 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, SHERIFF

FARD, MEHD

2014CV550

121 BIRCH AVENUE, BALA CYNWYD, PA 19004

NO EXPIRATION

RECEIVED
14 JUN 30 AM 10:14
OFFICE OF THE
SHERIFF
MONTGOMERY CO. PA

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

RECEIVED

14 JUN 30 AM 10:04

OFFICE OF THE SHERIFF
MOT'G CO. OF PA.

GREEN TREE SERVICING LLC
345 St Peter Street
1100 Landmark Towers
St Paul, MN 55102
Plaintiff

vs.

MEHD N. FARD
NIUSHA HOUSHMANDARAGHI
Mortgagor(s) and Record Owner(s)
1402 Treeline Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2014-cv-550

2014-ED-163

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: FARD, MEHDIN.
MEHD N. FARD
121 Birch Avenue
Bala Cynwyd, PA 19004

Your house at 1402 Treeline Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Sept 17th 2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$160,533.11 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 126426FC.

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

Columbia County, ss:

THE COMMONWEALTH OF PENNSYLVANIA:
BENCH WARRANT

To the Sheriff of said County, Greeting:

You are hereby commanded by the Court of Common Pleas, Civil Division, for the said County to take:

Name: **Medhi Nikparvar a/k/a Mehdi Nikparvar a/k/a Mehdi Nikparvar-Fard**
Case No: 2012-CV-1674
Last known address: 1402 TreeLine Drive
Bloomsburg, PA 17815
Date of Birth: 09/20/1969
Social Security No:
Driver No: PA 28 520 636

who stands indicted in said Court for willful and wanton and contemptuous disregard of this Court's Orders dated June 16, 2013 and August 2nd, 2013, and forthwith bring before the Court, of said County, to be dealt with according to law.

And have you then and there this precept.

WITNESS the Honorable THOMAS A. JAMES, JR,
Judge of our said Court, August 16, 2013.

BARBARA N. SILVETTI,
Acting Prothy, & Clerk of Courts

Barbara N. Silveti, Acting
Barbara N. Silveti, Acting Prothonotary
August 26, 2013.

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

W. R. R. Judge

Columbia County, ss:

**THE COMMONWEALTH OF PENNSYLVANIA:
BENCH WARRANT**

To the Sheriff of said County, Greeting:

You are hereby commanded by the Court of Common Pleas, Civil Division, for the said
County to take:

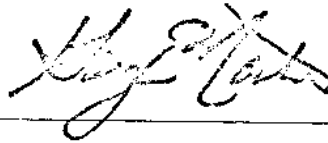
Dr. Mehdi Nikparvarfard
Case No: 2012-CV-0000907-JU
Last known address: 1402 Treeline Dr
Bloomsburg, PA 17815

upon Order of the Judge, who stands indicted in said Court for failure to appear in Columbia
County Court for two hearings and forthwith bring before the Court, or the Judge, of said
County, to be dealt with according to law.

And have you then and there this precept.

WITNESS the Honorable Gary E Norton

Presiding Judge of our said Court, April 3, 2013



Judge

4/4/2013

#14005378

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

2014

GREEN TREE SERVICING LLC
VS.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

** YES **

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

Serve To:

Name: NIUSHA HOUSEMANDARAGHI

Primary Address: 121 BIRCH AVENUE
BALA CYNWYD, PA 19004

Phone: DOB: 08/14/1975

Alternate Address: 1402 TREELINE DRIVE
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

Relation:

Date:

7/9/14

Time:

0730

Deputy:

Waller

Mileage:

129.448

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Return: Vacant. Refs moved last week per neighbor

Now, June 23, 2014 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montgomery 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

RECEIVED
14 JUN 30 AM 10:00
OFFICE OF THE SHERIFF
MONTGOMERY CO. OF PA.

HOUSEMANDARAGHI, NIU

2014CV550

121 BIRCH AVENUE, BALA CYNWYD, PA 19004

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: ** YES **

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

Serve To:

Name: NIUSHA HOUSEMANDARAGHI

Primary Address: 1402 TREELINE DRIVE
BLOOMSBURG, PA 17815

Phone: DOB: 08/14/1975

Alternate Address: 121 BIRCH AVENUE
BALA CYNWYD, PA 19004

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-1-14

Time: 11:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

6-26-14	7-1-14				
09:13	11:00				
8	3				

Service Attempt Notes:

1. NO ONE WERE HERE
2. Winterized stickers on the kitchen sink
3. No one here for a long time
- 4.
- 5.
- 6.

HOUSEMANDARAGHI, NIU

2014CV550

1402 TREELINE DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

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

GREEN TREE SERVICING LLC
345 St Peter Street
1100 Landmark Towers
St Paul, MN 55102

vs.

MEHD N. FARD
NIUSHA HOUSHMANDARAGHI
1402 Treeline Drive
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2014-cv-550

2014-ED-103

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: 1402 Treeline Drive Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$160,533.11

Interest From **6/20/2014**
Through Date of Sale

(Costs to be added)

Dated:

6-23-14

Barbara D. Silvestri

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Kelly P. Brewer

Protb & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

No. 2014-cv-550

IN THE COURT OF COMMON PLEAS

GREEN TREE SERVICING LLC

vs.

MEHD N. FARD and
NIUSHA HOUSHMANDARAGHI
Mortgagor(s)
1402 Treeline Drive Bloomsburg, PA 17815

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	
INTEREST from	
COSTS PAID:	\$160,533.11
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

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000031087

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

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
345 St Peter Street
1100 Landmark Towers
St Paul, MN 55102

Plaintiff

vs.

MEHD N. FARD
NIUSHA HOUSHMANDARAGHI
Mortgagor(s) and Record Owner(s)
1402 Treeline Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Docket No. 2014-cv-550

2014-ED-103

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: FARD, MEHDIN.
MEHD N. FARD
1402 Treeline Drive
Bloomsburg, PA 17815

Your house at 1402 Treeline Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Sept 17th 2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$160,533.11 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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

** YES **

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

Serve To:

Name: MEHD FARD

Primary Address: 1402 TREELINE DRIVE
BLOOMSBURG, PA 17815

Phone: DOB: 08/14/1975

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7-1-14

Time:

11:00

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

6-26-14

7-1-14

Time:

09:13

11:00

Mileage:

Deputy:

8

3

Service Attempt Notes:

1. NOT HOME NO ONE LIVES THERE

2. Winterized Sticks on Kitchen Sink

3. No one here for long time.

4.

5.

6.

FARD, MEHD

2014CV550

1402 TREELINE DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

103

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

school hours 8-2

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

TERRI MUMAW

Relation:

RECEPTIONIST

Date:

6/30/14

Time:

1008

Deputy:

14

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.

CENTRAL COLUMBIA SD

2014CV550

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 103

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

Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-26-14

Time: 1027

Deputy: 8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

HOCK, H. JAMES

2014CV550

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SERVICE COVER SHEET

103

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 1402 TREELINE DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

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.

OCCUPANT

2014CV550

1402 TREELINE DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 103

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

Serve To:

Name: Domestic Relations Office of Columbia County

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:

Debra Welter

Relation:

Conference Officer

Date:

6-24-14

Time:

11:25

Deputy:

3

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

2014CV550

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
NIUSHA HOUSEMANDARAGHI (et al.)

Case Number
2014CV550

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 103

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:

SHERIDY EVANS

Relation:

CLERK

Date:

6/23/14

Time:

15:15

Deputy:

4

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

2014CV550

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 06/23/14

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 996083
Description: **Fard/Houshmandaraghi**
2014cv550
Run Dates: **08/27/14 to 09/10/14**
Class: **2**
Agate Lines: **270**
Blind Box:

Total Ad Cost \$1,436.10
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/27/14	09/10/14	3	\$1,436.10

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2014CV550

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and in 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, SEPTEMBER 17, 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 objections are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:
BEGINNING at a point on the Southern right-of-way of Highland Drive, said point being at the Northeast corner of Lot No. 86 of Shawnee Hills Development; THENCE along the Southern right-of-way of Highland Drive, North 80 degrees 00 minutes 00 seconds East 110.00 feet to a point at the North-west corner of Lot No. 86 of Shawnee Hills; THENCE along the Westerly line of said Lot No. 86, South 10 degrees 00 minutes 00 seconds East 250.00 feet to a point on the Northern line of Lot No. 105 of Shawnee Hills.

THENCE along the Northern line of said Lot No. 105, South 80 degrees 00 minutes 00 seconds West 65.60 feet to a point at the Southeast corner of Lot No. 104 of Shawnee Hills; THENCE along the easterly line of said Lot No. 104, North 29 degrees 33 minutes 23 seconds West 132.65 feet to a point at the Southeast corner of Lot No. 88 of Shawnee Hills; THENCE along the easterly line of said Lot No. 88, North 10 degrees 00 minutes 00 seconds West 125.00 feet to the place of BEGINNING.

CONTAINING 24,726.00 square feet of land in all, BEING Lot No. 87 of Shawnee Hills as recited in Map Book 1, Page 684.

TRACT NO. 2:
BEGINNING at a point at the Southeast corner of Lot No. 104 of Shawnee Hills; THENCE along the southerly line of Lot No. 87 of Shawnee Hills, North 80 degrees 00 minutes 00 seconds East 65.60 feet to a point at the Southwest corner of Lot No. 86 of Shawnee Hills; THENCE through Lot No. 105 of Shawnee Hills, South 10 degrees 00 minutes 00 seconds East 250 feet to a point on the Northern right-of-way of Pine Hollow Road; THENCE along the Northern right-of-way of Pine Hollow Road, South 84 degrees 38 minutes 00 seconds West 63.26 feet to a point; THENCE through Lot No. 105 of Shawnee Hills, North 29 degrees 33 minutes 23 seconds West 125.00 feet to the place of beginning, CONTAINING 621.76 square feet of land in all, BEING a portion of Lot No. 105 of Shawnee Hills as recorded in Map Book 1, Page 684.

The above described two tracts of land were taken from a deed prepared by T. Bryan James, Reg. Surveyor No. 4708-E. The within conveyance is subject to Restrictions applicable to Shawnee Hills Development recorded at Miscellaneous Book 46, Page 642, in the Office for the Recording of Deeds and for Columbia County, Pennsylvania TAX PARCEL # 31-3D3-048.

BEING KNOWN AS, 1402 TreeLine Drive, Bloomsburg, PA 17815

PROPERTY ADDRESS: 1402 TREELINE DRIVE, BLOOMSBURG, PA 17815

UP / TAX PARCEL NUMBER: 31-3D3-048

Seized and taken into execution to be sold as the property of NUSHA HOUSEMAN-DARAGHI, MEHDI FARD in suit of GREEN TREE SERVICES LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (excluding tax at sale). Minimum payment is to be paid in cash, certified check or cashiers check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid once is to be paid within eight (8) days after the sale in cash, certified check or cashiers check. IMPORTANT NOTICE FOR BIDDERS 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 re-sell the bidder for the balance due without a resale of the property, or to re-sell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
KIM LADY GROUP, P.C.
HILLDALE, PA

Document Receipt

Trans #	3108	Carrier / service:	USPS Server	First-Class Mail®	6/23/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000031063

Doc Ref #: 2014ED103

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3109	Carrier / service:	USPS Server	First-Class Mail®	6/23/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000031070

Doc Ref #: 2014ED103

Postage 5 3400

HARRISBURG PA 17105

103

Document Receipt

Trans #	3109	Carrier / service:	USPS Server	First-Class Mail®	6/23/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000031070

Doc Ref #: 2014ED103

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3110	Carrier / service:	USPS Server	First-Class Mail®	6/23/2014 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 #:	71901140006000031087
Doc Ref #:	2014ED103
Postage	5.3400

PHILADELPHIA PA 19107

103

Document Receipt

Trans #	3111	Carrier / service:	USPS Server	First-Class Mail®	6/23/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000031094

Doc Ref #: 2014ED103

Postage 5.3400

PHILADELPHIA PA 19106

103

Document Receipt

Trans #	3112	Carrier / service:	USPS Server	First-Class Mail®	6/23/2014 12:00:00 AM
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Ship to:

SHENAZ MOHSIN M.D.

C/O DARRYL SLIMAK

811 UNIVERSITY DRIVE

Tracking #: 71901140006000031100

Doc Ref #: 2014ED103

Postage 5 3400

STATE COLLEGE PA 16801

103

Document Receipt

Trans #	3113	Carrier / service:	USPS Server	First-Class Mail®	6/23/2014 12:00:00 AM
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Ship to:

FEDERAL REALTY INVESTMENT TRUST

1626 EAST JEFFERSON STREET

Tracking #: 71901140006000031117

Doc Ref #: 2014ED103

Postage 5.3400

ROCKVILLE MD 20852

Document Receipt

Trans #	3114	Carrier / service:	USPS Server	First-Class Mail®	6/23/2014 12:00:00 AM
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Ship to:

MARCOS SANCHEZ MD

100 NORTH PARK ROAD

APT 1322

Tracking #: 71901140006000031124

Doc Ref #: 2014ED103

Postage 5.3400

READING PA 19610

103

Document Receipt

Trans #	3115	Carrier / service:	USPS Server	First-Class Mail®	6/23/2014 12:00:00 AM
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Ship to:

WELLS FARGO BANK N.A.

600 PENN AVENUE

Tracking #: 71901140006000031131

Doc Ref #: 2014ED103

Postage 5.3400

READING PA 19601

Document Receipt

Trans #	3115	Carrier / service:	USPS Server	First-Class Mail®	6/23/2014 12:00:00 AM
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Ship to:

WELLS FARGO BANK N.A.

600 PENN AVENUE

Tracking #: 71901140006000031131

Doc Ref #: 2014ED103

Postage 5.3400

READING PA 19601

103

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV550

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, SEPTEMBER 17, 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 piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the Southerly right-of-way of Highland Drive, said point being at the Northeast corner of Lot No. 88 of Shawnee Hills Development; THENCE along the Southerly right-of-way of Highland Drive, North 80 degrees 00 minutes 00 seconds East 110.00 feet to a point at the Northwest corner of Lot no. 86 of Shawnee Hills; THENCE along the Westerly line of said Lot No. 86, South 10 degrees 00 minutes 00 seconds East 250.00 feet to a point on the Northerly line of Lot No. 105 of Shawnee Hills; THENCE along the Northerly line of said Lot No. 105, South 80 degrees 00 minutes 00 seconds West 65.60 feet to a point at the Southeast corner of Lot No. 104 of Shawnee Hills; THENCE along the easterly line of said Lot No. 104, North 29 degrees 33 minutes 23 seconds West 132.65 feet to a point at the Southeast corner of Lot No. 88 of Shawnee Hills; THENCE along the easterly line of said Lot No. 88, North 10 degrees 00 minutes 00 seconds West 125.00 feet to the place of BEGINNING.

CONTAINING 24,725.00 square feet of land in all. BEING Lot No. 87 of Shawnee Hills as recorded in Map Book 1, Page 684.

TRACT NO. 2:

BEGINNING at a point at the Southeast corner of Lot No. 104 of Shawnee Hills; THENCE along the southerly line of Lot No. 87 of Shawnee Hills, North 80 degrees 00 minutes 00 seconds East 65.60 feet to a point at the Southwest corner of Lot No. 86 of Shawnee Hills; THENCE through Lot No. 105 of Shawnee Hills, South 10 degrees 00 minutes 00 seconds East 12.50 feet to a point on the Northerly right-of-way of Pine Hollow Road; THENCE along the Northerly right-of-way of Pine Hollow Road, South 84 degrees 36 minutes 00 seconds West 63.26 feet to a point; THENCE through Lot No. 105 of Shawnee Hills, North 29 degrees 33 minutes 23 seconds West 7.62 feet to the place of beginning. CONTAINING 621.76 square feet of land in all. BEING a portion of Lot No. 105 of Shawnee Hills as recorded in Map Book 1, Page 684.

The above described two tracts of land were taken from a draft prepared by T. Bryce James, Reg. Surveyor No. 4708-E.

The within conveyance is subject to Restrictions applicable to Shawnee Hills Development recorded at Miscellaneous Book 46, Page 542, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania.

TAX PARCEL # 31-3D3-048

BEING KNOWN AS: 1402 Treeline Drive, Bloomsburg, PA 17815

PROPERTY ADDRESS: 1402 TREELINE DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3D3-048

Seized and taken into execution to be sold as the property of NIUSHA HOUSEMANDARAGHI, MEHD FARD in suit of GREEN TREE SERVICING LLC.

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

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

345 St Peter Street
1100 Landmark Towers
St Paul, MN 55102

Plaintiff

vs.

MEHD N. FARD
NIUSHA HOUSHMANDARAGHI
(Mortgagor(s) and Record Owner(s))
1402 Treeline Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-cv-550

2014-ED-103

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:

1402 Treeline Drive
Bloomsburg, PA 17815

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

MEHD N. FARD
121 Birch Avenue
Bala Cynwyd, PA 19004

NIUSHA HOUSHMANDARAGHI
121 Birch Avenue
Bala Cynwyd, PA 19004

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

MEHD N. FARD
121 Birch Avenue
Bala Cynwyd, PA 19004

NIUSHA HOUSHMANDARAGHI
121 Birch Avenue
Bala Cynwyd, PA 19004

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

Shenaz Mohsin, MD
c/o Darryl R. Slimak, Esq.,
811 University Drive,
State College, Pa. 16801

6.00
10/1/2014

Federal Realty Investment Trust
1626 East Jefferson Street,
Rockville, , Md. 20852-4041

Marcos Sanchez MD
100 North Park Road, Apt. #1322,
Reading,, Pa. 19610

PNC Bank National Association
8800 Tincum Boulevard,
Philadelphia, Pa. 19153

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

Wells Fargo Bank, N.A.
600 Penn Street,
Reading, , Pa. 19601

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

PNC Bank, National Association
201 Penn Avenue,
Scranton,, Pa. 18503

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
1402 Treeline Drive
Bloomsburg, PA 17815

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: 6/19/14

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

✓ Tennifer Freche 31660

REAL ESTATE OUTLINE

ED # 2014 EO 103

DATE RECEIVED 6/23/2014
DOCKET AND INDEX 2014 CV 550

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u> </u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>769333</u>

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

SALE DATE Sept. 17th TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

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345 St Peter Street
1100 Landmark Towers
St Paul, MN 55102

Plaintiff

vs.

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Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2014-cv-550

2014-ED-103

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 McKee 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



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

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1100 Landmark Towers
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ACTION OF MORTGAGE FORECLOSURE

No. 2014-cv-550

2014-ED-103

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 McKee 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

✓ Jennifer Feeley 316160

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

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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

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c/o Darryl R. Slimak, Esq.,
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State College, Pa. 16801

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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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600 Penn Street,
Reading, , Pa. 19601

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201 Penn Avenue,
Scranton,, Pa. 18503

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
1402 Treeline Drive
Bloomsburg, PA 17815

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: 6/19/14

By:

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Jay E. Kivitz Pa. ID 26769
____ Lisa Lee Pa. ID 78020
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____ Joshua I. Goldman Pa. 205047
____ Jill P. Jenkins Pa. ID 306588
____ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

✓ Jennifer Freche 31660

ALL THAT CERTAIN picce, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the Southerly right-of-way of Highland Drive, said point being at the Northeast corner of Lot No. 88 of Shawnee Hills Development; THENCE along the Southerly right-of-way of Highland Drive, North 80 degrees 00 minutes 00 seconds East 110.00 feet to a point at the Northwest corner of Lot no. 86 of Shawnee Hills; THENCE along the Westerly line of said Lot No. 86, South 10 degrees 00 minutes 00 seconds East 250.00 feet to a point on the Northerly line of Lot No. 105 of Shawnee Hills; THENCE along the Northerly line of said Lot No. 105, South 80 degrees 00 minutes 00 seconds West 65.60 feet to a point at the Southeast corner of Lot No. 104 of Shawnee Hills; THENCE along the easterly line of said Lot No. 104, North 29 degrees 33 minutes 23 seconds West 132.65 feet to a point at the Southeast corner of Lot No. 88 of Shawnee Hills; THENCE along the easterly line of said Lot No. 88, North 10 degrees 00 minutes 00 seconds West 125.00 feet to the place of BEGINNING. CONTAINING 24,725.00 square feet of land in all. BEING Lot No. 87 of Shawnee Hills as recorded in Map Book 1, Page 684.

TRACT NO. 2:

BEGINNING at a point at the Southeast corner of Lot No. 104 of Shawnee Hills; THENCE along the southerly line of Lot No. 87 of Shawnee Hills, North 80 degrees 00 minutes 00 seconds East 65.60 feet to a point at the Southwest corner of Lot No. 86 of Shawnee Hills; THENCE through Lot No. 105 of Shawnee Hills, South 10 degrees 00 minutes 00 seconds East 12.50 feet to a point on the Northerly right-of-way of Pine Hollow Road; THENCE along the Northerly right-of-way of Pine Hollow Road, South 84 degrees 36 minutes 00 seconds West 63.26 feet to a point; THENCE through Lot No. 105 of Shawnee Hills, North 29 degrees 33 minutes 23 seconds West 7.62 feet to the place of beginning. CONTAINING 621.76 square feet of land in all. BEING a portion of Lot No. 105 of Shawnee Hills as recorded in Map Book 1, Page 684.

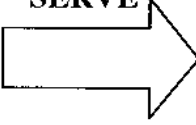
The above described two tracts of land were taken from a draft prepared by T. Bryce James, Reg. Surveyor No. 4708-E.

The within conveyance is subject to Restrictions applicable to Shawnee Hills Development recorded at Miscellaneous Book 46, Page 542, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania.

TAX PARCEL # 31-3D3-048

BEING KNOWN AS: 1402 Treeline Drive, Bloomsburg, PA 17815

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ GREEN TREE SERVICING LLC		COURT NUMBER 2014-cv-550	2014-ED-403
DEFENDANT/S/ MEHD N. FARD and NIUSHA HOUSHMANDARAGHI		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE MEHD N. FARD & NIUSHA HOUSHMANDARAGHI		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1402 Treeline Drive, Bloomsburg, PA 17815		
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 June 19, 2014
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
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

June 19, 2014
Docket #2014-cv-550

ATTENTION: COLUMBIA COUNTY SHERIFF

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

MEHD N. FARD and NIUSHA HOUSHMANDARAGHI 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

00769333 236073801 70 107112

MEMO

126426/Tard

Bloomsburg PA, 17815

P.O. Box 380
Sheriff's Office

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

SHERIFF OF COLUMBIA COUNTY

PAY TO THE
ORDER OF

info@kmlawgroup.com
(215) 627-1322

KML LAW GROUP, P.C.
SUITE 5000, MELTON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106

800.220.BANK / firsttrust.com

3-7380-2360

06/19/2014

FIRSTTRUST

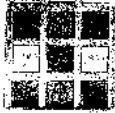
MORTGAGE DISBURSEMENT ACCOUNT

6.18 -

\$ **1,350.00

DOLLARS

AUTHORIZED SIGNATURE



Security features. Details on back.

769333