

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/10/2014	Advance Fee	Advance Fee	770838	\$0.00	\$1,350.00
07/10/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/10/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/10/2014	Crying Sale			\$10.00	\$0.00
07/10/2014	Docketing			\$15.00	\$0.00
07/10/2014	Levy			\$15.00	\$0.00
07/10/2014	Mailing Costs			\$42.00	\$0.00
07/10/2014	Posting Handbill			\$15.00	\$0.00
07/10/2014	Press Enterprise Inc.			\$1,293.54	\$0.00
07/10/2014	Sheriff Automation Fund			\$50.00	\$0.00
07/10/2014	Web Posting			\$100.00	\$0.00
09/10/2014	Service			\$165.00	\$0.00
09/10/2014	Service Mileage			\$10.00	\$0.00
09/10/2014	Copies			\$5.50	\$0.00
09/10/2014	Notary Fee			\$15.00	\$0.00
09/10/2014	Tax Claim Search			\$5.00	\$0.00
09/10/2014	Surcharge			\$120.00	\$0.00
12/15/2014	Poundage			\$57.36	\$0.00

\$1,950.90 \$1,350.00

TOTAL BALANCE: **\$ (600.90)**

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

12/24/2014

PAY TO THE
 ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ **600.90

SIX HUNDRED AND 90 / 100 ~~~~~DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

6.18 - MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
 AUTHORIZED SIGNATURE

MEMO **127149/ Potora**

⑈00784651⑈ ⑆236073801⑆ 70 1107112⑈

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF**

Fax

To: Michael McKeever, Esq.

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: December 15, 2014

Re: Potora

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$600.90.

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

December 15, 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.
STACEY L. POTORA and MARK T. POTORA
Term No. 2014-cv-529

Property address:

92 Pony Trail Drive
Bloomsburg, PA 17815


Sheriff's Sale Date: December 17, 2014

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter. Please forward an updated cost sheet, summary of outstanding costs and return of any unused costs. I collected \$2,868.12 towards my client's debt.

Thank you for your cooperation.

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



Michael T. McKeever, Esq.

By: Genevieve Mautz
Paul Boccuti
Veronica Cosme
Andrew Hauck

cc:

STACEY L. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

MARK T. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
GREEN TREE SERVICING LLC

vs.

Defendant
STACEY POTORA
MARK POTORA

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. : 2014CV529

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 92 PONY TRAIL 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs **\$2,063.54**

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **~~\$2,130.54~~**

pos. 57.36

1950.90

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

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

©1 County of Columbia Sheriff's Office, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
GREEN TREE SERVICING LLC

vs.

Defendant
STACEY POTORA
MARK POTORA

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. : 2014CV529

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 92 PONY TRAIL 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs \$2,063.54

Distribution Costs

Recording Fees	\$67.00
----------------	---------

Total Distribution Costs \$67.00

Grand Total: \$2,130.54

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)

For Court to State Sheriff, Please call 1-800-332-1111

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Green Tree Services LLC vs Stacey & Mark Potorsky

NO. 114-2014 ED NO. 529-2014 JD

DATE/TIME OF SALE: DECEMBER 17, 2014 @ 9:00A M

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 \$ _____

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.

STACEY L. POTORA**MARK T. POTORA****Mortgagor(s) and Record Owner(s)**

92 Pony Trail 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-529

Book:

Writ:

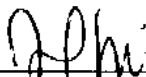
NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for October 15, 2014 at 9:00 AM in the above matter has been continued until
December 17, 2014 at 9:00 AM

Date:

10/10/14

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.

STACEY L. POTORA
MARK T. POTORA
Mortgagor(s) and
Record Owner(s)
92 Pony Trail 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-529

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:

STACEY L. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

MARK T. POTORA
92 Pony Trail 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: 10/10/14

By: Veronica Cosme

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

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

October 2, 2014

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

RE: No. 2014-cv-529
STACEY L. POTORA and MARK T. POTORA

Real Estate Division:

The above case may be sold on October 15, 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
Attorney for Plaintiff

127149FC
CF: 04/10/2014
SD: 10/15/2014
\$119,324.92

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

Plaintiff

vs.

STACEY L. POTORA
MARK T. POTORA
**Mortgagor(s) and
Record Owner(s)**

92 Pony Trail 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-529

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).
- () 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.

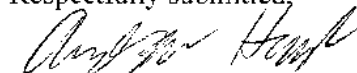
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- () 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SHERIFF'S RETURN OF SERVICE

07/29/2014 08:10 AM - DEPUTY MARTIN BOUDMAN, 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 STACEY POTORA HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARK POTORA AT 92 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

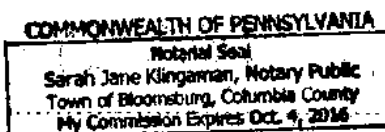

TIMOTHY T. CHAMBERLAIN, SHERIFF

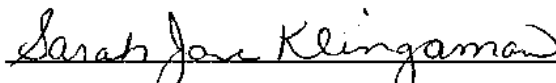
July 29, 2014

NOTARY

Affirmed and subscribed to before me this

29TH day of JULY, 2014





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

(c) CountyScribe Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SHERIFF'S RETURN OF SERVICE

07/24/2014 10:10 AM - 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: STACEY POTORA AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


DEPUTY ARTER,

SO ANSWERS,

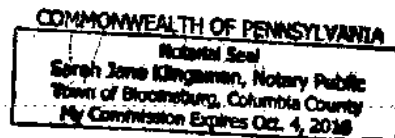

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SHERIFF'S RETURN OF SERVICE

08/11/2014 03:48 PM - 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 92 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815 (FRONT DOOR)


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

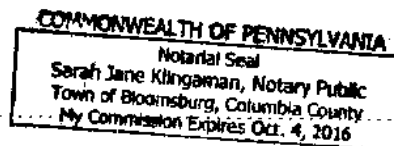

TIMOTHY T. CHAMBERLAIN, SHERIFF

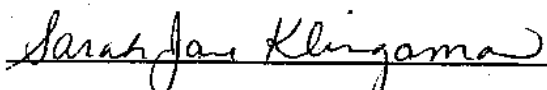
August 12, 2014

NOTARY

Affirmed and subscribed to before me this

12TH day of AUGUST, 2014





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

(c) CountySuite Sheriff, Telesoft, Inc.

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:

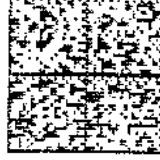
- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

- ☐ 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

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Se if CO	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	Mortgage Electronic Registration System as nominated for Countrywide Bank, N.A. 1199 North Fairfax Street, Ste 500, Alexandria, VA 22314							
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 92 Pony Trail Drive Bloomsburg, PA 17815							
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						



U.S. POSTAGE PITNEY BOWES
ZIP 19106
02 1W
\$001.88⁰
0001391825 SEP 04 2014

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

Complete by Typewriter, Ink, or Ball Point Pen

127149FC Columbia County Sale Date: 09/17/2014

STACEY L. POTORA & MARK T. POTORA

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

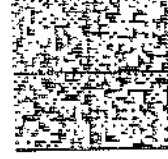
Check type of mail or service:

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

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

Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWHFQ, Inc., Home Equity Loan Asset Backed Certificates, Series 2006-S6 c/o BAC, M/C: CAG-914-01-43 1800 Tapo Canyon Road Simi Valley, CA 93063											
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									



ZIP 19106 \$ 001.30⁰
02 1W
0001391829 OCT 01 2014

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

Complete by Typewriter, Ink, or Ball Point Pen

127149FC Columbia County Sale Date: 10/15/2014

STACEY L. POTORA & MARK T. POTORA

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.

STACEY L. POTORA
MARK T. POTORA
Mortgagor(s) and Record Owner(s)

92 Pony Trail 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-529

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:

92 Pony Trail Drive
Bloomsburg, PA 17815

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

STACEY L. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

MARK T. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

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

STACEY L. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

MARK T. POTORA
92 Pony Trail 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:

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

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

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

Mortgage Electronic Registration System as nominee for Countrywide Bank, N.A.
1199 North Fairfax Street,
Ste 500,
Alexandria, VA 22314

The Bank of New York Mellon fka The Bank of New York, as Trustee for the
Certificateholders of CWHEQ, Inc., Home Equity Loan Asset Backed Certificates, Series
2006-S6
c/o BAC, M/C: CA6-914-01-43
1800 Tapo Canyon Road
Simi Valley, CA 93063

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
92 Pony Trail 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 2, 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

October 7, 2014

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

Columbia

BOOK WRIT

RE: GREEN TREE SERVICING LLC
vs.
STACEY L. POTORA and MARK T. POTORA
Term No. 2014-cv-529

Property address:

92 Pony Trail Drive
Bloomsburg, PA 17815

Sheriff's Sale Date: October 15, 2014

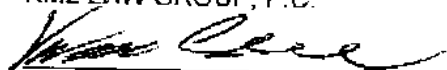
Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for October 15, 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: Andrew Hauck
Veronica Cosme
Paul Boccuti
Genevieve Mautz-Supervisor

cc:

STACEY L. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815
MARK T. POTORA
92 Pony Trail 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.

STACEY L. POTORA
 MARK T. POTORA
 Mortgagor(s) and Record Owner(s)
 92 Pony Trail 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-529

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 **October 15, 2014 at 9:00 AM**

Date: 10/15/14 By: [Signature]

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.

STACEY L. POTORA
MARK T. POTORA
 Mortgagor(s) and
 Record Owner(s)
 92 Pony Trail 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-529

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:

STACEY L. POTORA
 92 Pony Trail Drive
 Bloomsburg, PA 17815

MARK T. POTORA
 92 Pony Trail 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: 9/19/2014 By: Veronica Cosme

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

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 15, 2014

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

Columbia

BOOK WRIT

RE: GREEN TREE SERVICING LLC
vs.
STACEY L. POTORA and MARK T. POTORA
Term No. 2014-cv-529

Property address:

92 Pony Trail Drive
Bloomsburg, PA 17815

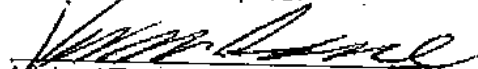
Sheriff's Sale Date: September 17, 2014

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for September 17, 2014 to October 15, 2014.

Thank you for your cooperation.

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



Michael T. McKeever, Esq.

By: Andrew Hauck

Veronica Cosme

Paul Boccuti

Genevieve Mautz-Supervisor

cc:

STACEY L. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815
MARK T. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

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

Date: 09/11/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 18930

POTORA MARK T & STACEY L
92 PONY TRAIL DRIVE
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 20020 -1864
Location: 92 PONY TRAIL DR
Parcel Id:18 -06 -022-09,000

Assessment: 47,497

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>165.00</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>10.00</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>8.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>410.00</u>	

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

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</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>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 2130.54

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

vs.

STACEY L. POTORA
MARK T. POTORA
Mortgagor(s) and Record Owner(s)
92 Pony Trail 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-529

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: POTORA, MARK T.
MARK T. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

Your house at 92 Pony Trail Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on 9-17-2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$119,324.92 obtained by GREEN TREE SERVICING LLC against you.

NOTICE OF OWNER'S RIGHTS

BLOOMSBURG SCHOOL DISTRICT		2014 SCHOOL REAL ESTATE DATE 07/01/2014 BILL# 005025		TAXPAYER COPY			
HEMLOCK TWP		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO: DENISE D OTTAVIANI 116 FROSTY VALLEY RD BLOOMSBURG, PA 17815		Real Estate	47497	39.7000	1679.18	1713.45	1884.80
HOURS JULY & AUGUST TU & TH 1PM - 6PM OCT 23, 28 & 30 1PM-6PM PHONE 570-784-9310		ASSESSED VALUE	47497	1885.631	1679.18	1713.45	1884.80
		HOMESTEAD REDUCTION	-4337	-172.179			
		TAXABLE ASSESSMENT	43160	1713.452	IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31
M A I L POTORA MARK T & STACEY L 92 PONY TRAIL DRIVE BLOOMSBURG PA 17815		SCHOOL PENALTY @ 10%					
T O CL		PROPERTY DESCRIPTION PARCEL 18 06 02209000 92 PONY TRAIL DR 20020-1864 1.00 ACRES			ACCT. 17018 TAXES BECOME DELINQUENT 120 DAYS AFTER BILLING		

NAME & ADDRESS CORRECTIONS REQUESTED.

Tim, 2014 School TAX - Now Paid
Thought you might need a copy of tax receipt.
Denise D

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

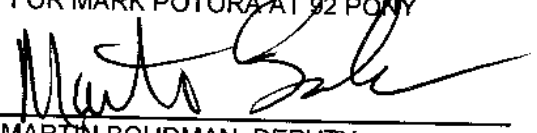


GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SHERIFF'S RETURN OF SERVICE

07/29/2014 08:10 AM - DEPUTY MARTIN BOUDMAN, 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 STACEY POTORA HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARK POTORA AT 92 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

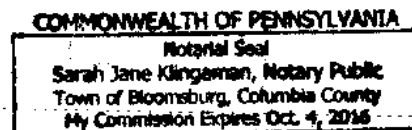

TIMOTHY T. CHAMBERLAIN, SHERIFF

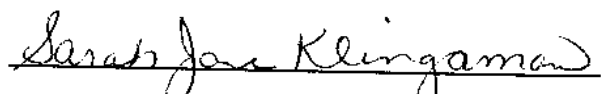
July 29, 2014

NOTARY

Affirmed and subscribed to before me this

29TH day of JULY, 2014





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

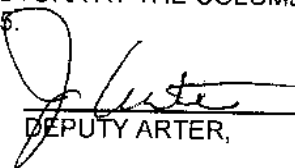


GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SHERIFF'S RETURN OF SERVICE

07/24/2014 10:10 AM - 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: STACEY POTORA AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


DEPUTY ARTER,

SO ANSWERS,

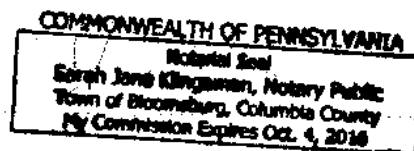

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

for County Seal chart, to assist in

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SHERIFF'S RETURN OF SERVICE

08/11/2014 03:48 PM - 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 92 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815, (FRONT DOOR)


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

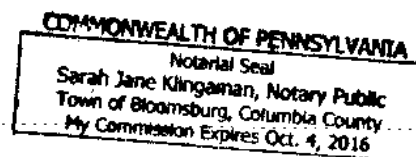

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 12, 2014

NOTARY

Affirmed and subscribed to before me this

12TH day of AUGUST, 2014





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

By Countywide Sheriff's Association, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone: 114

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 92 PONY TRAIL 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: 1548

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)

2014CV529

92 PONY TRAIL 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.
STACEY POTORA (et al.)

Case Number
2014CV529

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 114

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

Serve To:

Name: MARK POTORA

Primary Address: 92 PONY TRAIL DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: STACEY POTORA

Relation: WIFE

Date: 7-29-14

Time: 0810

Deputy: 8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	7-11-14	7/17/14	7-21-14			
Time:	13:03	0130	1344			
Mileage:						
Deputy:	4	14	14			

Service Attempt Notes:

- 7-11-14 HC
- will pickup 7/18 around 1600
- HC
-
-
-

POTORA, MARK

2014CV529

92 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000032626

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.

STACEY L. POTORA
MARK T. POTORA
Mortgagor(s) and Record Owner(s)
92 Pony Trail 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-529

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: POTORA, MARK T.
MARK T. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

Your house at 92 Pony Trail Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on 9-17-2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$119,324.92 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.

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.

STACEY L. POTORA
MARK T. POTORA
Mortgagor(s) and Record Owner(s)
92 Pony Trail 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-529

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: POTORA, MARK T.
MARK T. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

*See
Attached
2014 TAXES*

Your house at 92 Pony Trail Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on 9-17-2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$119,324.92 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.

Tax Notice 2014 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS MARCH & APRIL: TUE & THUR 1PM TO 6PM
JUNE 24, 26, 30: 1 PM TO 6 PM
OR BY APPOINTMENT

PHONE: 717-784-9310

FOR: COLUMBIA County

DATE 03/01/2014

BILL NO. 20132

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING	47,497	9.146	425.72	434.41	477.85
FIRE		1.345	62.60	63.88	70.27
TWP RE		1.65	76.80	78.37	86.21
LIGHT		7.5	349.11	356.23	391.85
FLAT			78.19	79.79	87.77

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

992.42
April 30 If paid on or before
1,012.68
June 30 If paid on or before
1,113.95
June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

POTORA MARK T & STACEY L
92 PONY TRAIL DRIVE
BLOOMSBURG PA 17815

Discount 2%
Penalty 10%
PARCEL: 18-06-022-09.000
92 PONY TRAIL DR
1 Acres
Land
Buildings
Total Assessment
47,497

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

FILE COPY

BLOOMSBURG SCHOOL DISTRICT

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

DENISE D OTTAVIANI
116 FROSTY VALLEY RD
BLOOMSBURG, PA 17815

2014 SCHOOL REAL ESTATE DATE 07/01/2014 BILL# 005025 TAXCOLLECTOR COPY

DESCRIPTION ASSESSMENT RATE 2% DISC FACE AMOUNT 10% PENALTY

Real Estate 47497 39.7000 1679.18 1713.45 1884.80

INSTALLMENT PLAN

Face	Penalty	ASSESSED VALUE	HOMESTEAD REDUCTION	IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31
FIRST INSTALLMENT 571.15	571.15	47497	-4337	1679.18	1713.45	1884.80
SECOND 571.15	628.27		-172.179			
THIRD INSTALLMENT 571.15	628.27					

A POTORA MARK T & STACEY L
I 92 PONY TRAIL DRIVE
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 18 06 02209000	17018

TAXES BECOME DELINQUENT 120 DAYS AFTER BILLING
92 PONY TRAIL DR 10860.00
20020-1864 36637.00
1.00 ACRES

NAME & ADDRESS CORRECTIONS REQUESTED.

Due

Paid April 25, 2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 114

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

Serve To:

Name: OCCUPANT

Primary Address: 92 PONY TRAIL DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone: CC 50

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: STACEY POTORA

Relation: OCCUPANT

Date: 7-24-14 Time: 1010

Deputy: ARTER Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	7-11-14	7/17/14	7-21-14			
Time:	13:03	0730	1344			
Mileage:						
Deputy:	4	14	14			

Service Attempt Notes:

- 7-11-14 L/C
- WRL PICK UP 7/18 AROUND 1600
- L/C
-
-
-

OCCUPANT

2014CV529

92 PONY TRAIL 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.
STACEY POTORA (et al.)

Case Number
2014CV529

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 114

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

Serve To:

Name: STACEY POTORA

Primary Address: 92 PONY TRAIL DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone: C C S O

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: STACEY POTORA

Relation: D & P

Date: 7-24-14

Time: 1010

Deputy: ARTA

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	7-11-14	7/17/14	7-21-14			
Time:	13:03	0730	1344			
Mileage:						
Deputy:	4	14	14			

Service Attempt Notes:

- 7-11-14 L/C
- Will Pickup 7/18 AROUND 1600
- L/C
-
-
-

POTORA, STACEY

2014CV529

92 PONY TRAIL 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.
STACEY POTORA (et al.)

Case Number
2014CV529

SHERIFF'S RETURN OF SERVICE

07/24/2014 10:10 AM - 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: STACEY POTORA AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


DEPUTY ARTER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 24, 2014

NOTARY

Affirmed and subscribed to before me this

24TH day of JULY, 2014

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

(If County/State/County/Notary Seal)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SHERIFF'S RETURN OF SERVICE

07/24/2014 10:10 AM - 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: STACEY POTORA /OCCUPANT AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380 , BLOOMSBURG, PA 17815.

ARTER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

July 24, 2014

NOTARY

Affirmed and subscribed to before me this

24TH day of JULY, 2014

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

(By Countywide Search - Electronic only)

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



71901140006000032640

MORTGAGE ELECTRRONIC REG SYSTEM
1199 NORTH FAIRFAX STREET
SUITE 500
ALEXANDRIA VA 22314

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.

STACEY L. POTORA

MARK T. POTORA

Mortgagor(s) and Record Owner(s)

92 Pony Trail 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-529

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: POTORA, MARK T.
MARK T. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

Your house at 92 Pony Trail Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on 9-17-2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$119,324.92 obtained by GREEN TREE SERVICING LLC against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to GREEN TREE SERVICING LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 714

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 Rickendrofer

Relation: Clerk II

Date: 7-11-14

Time: 11:25

Deputy: 14

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2014CV529

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 7/14

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: Denise Siegel

Relation: Tax Claim/assessment Clerk

Date: 7/11/14 Time: 11:21 am

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.

COLUMBIA COUNTY TAX C

2014CV529

PO BOX 380, 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.
STACEY POTORA (et al.)

Case Number
2014CV529

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 114

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

Serve To:

Name: Denise D. Ottaviani
Primary Address: 116 Frosty Valley Road
Bloomsburg, PA 17815

Phone: 570-784-9310 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

TAX COLLECTOR

Date:

7/11/14

Time:

1144

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.

OTTAVIANI, DENISE D.

2014CV529

116 FROSTY VALLEY ROAD, 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 07/11/14

Account:

Name:

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

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

Ad ID: **998668**
Description: **2014cv529**
Run Dates: **08/27/14 to 09/10/14**
Class: **2**
Agate Lines: **243**
Blind Box:

Total Ad Cost \$1,293.54
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/27/14	09/10/14	3	\$1,293.54

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2014CV529

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 objections are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece parcel and tract of land situate in Hunters Chase North Phase I, in Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a rebar set on the Northern right-of-way of Township Route No. 346, said rebar being at the Southeast corner of Lot No. 6 of Hunters Chase North, Phase I; THENCE along the Easterly line of said Lot No. 6 North One (01) degree forty-five (45) minutes forty-one (41) second West, a distance of Two hundred ninety and thirty-seven hundredths (290.37) feet to a rebar set on the Southern line of other lands of Pinebrook Homes, Inc.; THENCE along the Southern line of lands of said Pinebrook Homes, Inc., North Eighty-nine (89) degrees twenty-three (23) minutes forty-two (42) seconds East, a distance of One hundred fifty and three hundredths (150.03) feet to rebar set at a corner of lands of said Pinebrook Homes, Inc.; THENCE along the Westerly line of lands of Pinebrook Homes, Inc., South One (1) degree forty-five (45) minutes forty-one (41) seconds East, a distance of Two hundred ninety-one and ninety-nine hundredths (291.99) feet to a rebar set on the Northern right-of-way of Township Route No. 346; THENCE along said right-of-way North Eighty-nine (89) degrees fifty-nine (59) minutes fifteen (15) seconds West a distance of One hundred fifty and seven hundredths (150.07) feet to the place of BEGINNING CONTAINING one (1.00) acre of land in all and being Lot No. 7. The above-described parcel of land being subject to that portion of a 20 foot wide Drainage Easement as located on said parcel. Said Easement being located along the Northern line of said parcel and extends from the Easterly line of said parcel to the Westerly line of said parcel. The above-described parcel of land also being subject to that portion of a 20 foot wide Utility Easement as located on said parcel. Said Easement being located along the Southern line of said parcel and extends from the Easterly line of said parcel to the Westerly line of said parcel. The above-described parcel of land also being subject to a 25 foot wide Sanitary Sewer Easement. Said Easement being located along the Westerly line of said parcel and extends from the Northern right-of-way of Township Route No. 346 Northwesterly for a distance of 40 feet. The above-described parcel of land being designated as Lot No. 7 as more fully shown on a draft prepared by Drumheller Surveying dated September 30, 1996, and last revised February 6, 1997. Also under and subject to the Restriction and Covenants recorded on March 2, 1998, in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Record Book 680, Page 79.

TAX PARCEL # 18-06-022-09

BEING KNOWN AS 92 Pony Trail Drive, Bloomsburg, PA 17815

PROPERTY ADDRESS: 92 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-06-022-09

Seized and taken into execution to be sold as the property of STACEY POTORA, MARK POTORA in a suit of GREEN TREE SERVING 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.

**TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania**

Attorney for the Plaintiff
KML LAW GROUP, PC
PHILADELPHIA, PA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV529

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 and tract of land situate in Hunters Chase-North Phase I, in Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a rebar set on the Northerly right-of-way of Township Route No. 346, said rebar being at the Southeast corner of Lot No. 6 of Hunters Chase North, Phase I; THENCE along the Easterly line of said Lot No. 6 North One (01) degree forty-five (45) minutes forty-one (41) second West, a distance of Two hundred ninety and thirty-seven hundredths (290.37) feet to a rebar set on the Southerly line of other lands of Pinebrook Homes, Inc., Grantor herein; THENCE along the Southerly line of lands of said Pinebrook Homes, Inc., North Eighty-nine (89) degrees twenty-three (23) minutes forty-two (42) seconds East, a distance of One hundred fifty and three hundredths (150.03) feet to rebar set at a corner of lands of said Pinebrook Homes, Inc.; THENCE along the Westerly line of lands of Pinebrook Homes, Inc., South One (1) degree forty-five (45) minutes forty-one (41) seconds East, a distance of Two hundred ninety-one and ninety-nine hundredths (291.99) feet to a rebar set on the Northerly right-of-way of Township Route No. 346; THENCE along said right-of-way North Eighty-nine (89) degrees fifty-nine (59) minutes fifteen (15) seconds West a distance of One hundred fifty and seven hundredths (150.07) feet to the place of BEGINNING. CONTAINING one (1.00) acre of land in all and being Lot No. 7.

The above-described parcel of land being subject to that portion of a 20 foot wide Drainage Easement as located on said parcel Said Easement being located along the Northerly line of said parcel and extends from the Easterly line of said parcel to the Westerly line of said parcel.

The above-described parcel of land also being subject to that portion of a 20 foot wide Utility Easement as located on said parcel Said Easement being located along the Southerly line of parcel and extends from the Easterly line of said parcel to the Westerly line of said parcel.

The above-described parcel of land also being subject to a 25 foot wide Sanitary Sewer Easement. Said Easement being located along the Westerly line said parcel and extends from the Northerly right-of-way of Township Route No. 346 Northwardly for a distance of 40 feet.

The above-described parcel of land being designated as Lot No. 7 as more fully shown on a draft prepared by Drumheller Surveying dated September 30, 1996, and last revised February 6, 1997. Also under and subject to the Restriction and Covenants recorded on March 2, 1998, in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Record Book 680, Page 79.

TAX PARCEL # 18-06-022-09

BEING KNOWN AS: 92 Pony Trail Drive, Bloomsburg, PA 17815

PROPERTY ADDRESS: 92 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-06-022-09

Seized and taken into execution to be sold as the property of STACEY POTORA, MARK POTORA 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

REAL ESTATE OUTLINE

ED # 2014 ED 114

DATE RECEIVED 7-10-2014
DOCKET AND INDEX 2014 CV 529

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>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>770838</u>

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

SALE DATE Sept. 17th TIME 9:00 AM
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

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.

STACEY L. POTORA
MARK T. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2014-cv-529

2014-ED-114

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: 92 Pony Trail Drive Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE	\$119,324.92
Interest From 7/9/2014 Through Date of Sale	
(Costs to be added)	

Dated: July 10, 2014

Barbara N. Silvestri

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy *Rosalie Centorello*

Prothonotary of Sec. Courts
July Court, Ex. 1st Monday in 2016

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.

STACEY L. POTORA

MARK T. POTORA

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

92 Pony Trail 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-529

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:

92 Pony Trail Drive
Bloomsburg, PA 17815

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

STACEY L. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

MARK T. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

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

STACEY L. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

MARK T. POTORA
92 Pony Trail 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:

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

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

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

Mortgage Electronic Registration System as nominee for Countrywide Bank, N.A.
1199 North Fairfax Street,
Ste 500,
Alexandria, VA 22314

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
92 Pony Trail 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: 7/8/14

By: *S. Filippello*

KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129

___ Jay E. Kivitz Pa. ID 26769

___ Lisa Lee Pa. ID 78020

___ Kristina Murtha Pa. ID 61858

___ David Fein Pa. ID 82628

___ Thomas Pulco Pa. ID 27615

___ Joshua I. Goldman Pa. 205047

___ Jill P. Jenkins Pa. ID 306588

___ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

x *Salvatore Filippello 313897*

KML Law Group, P.C.

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

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

vs.

STACEY L. POTORA
MARK T. POTORA
Mortgagor(s) and Record Owner(s)
92 Pony Trail 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-529

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: POTORA, MARK T.
MARK T. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

Your house at 92 Pony Trail Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on 9-17-2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$119,324.92 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 127149FC.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STACEY POTORA (et al.)

Case Number
2014CV529

SHERIFF'S RETURN OF SERVICE

04/22/2014 01:35 PM - DEPUTY SCOTT MAYERNICK, 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: STACEY POTORA AT 92 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

04/22/2014 01:35 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE STACEY POTORA HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARK POTORA AT 92 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 23, 2014

NOTARY

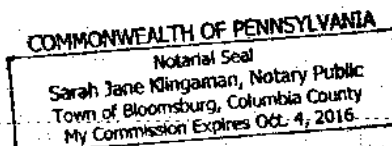
Affirmed and subscribed to before me this

23RD

day of

APRIL

2014





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

(c) County Suite Sheriff, Teleosoft, Inc.

ALL THAT CERTAIN piece parcel and tract of land situate in Hunters Chase-North Phase I, in Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a rebar set on the Northerly right-of way of Township Route No. 346, said rebar being at the Southeast corner of Lot No. 6 of Hunters Chase North, Phase I; THENCE along the Easterly line of said Lot No. 6 North One (01) degree forty-five (45) minutes forty-one (41) second West, a distance of Two hundred ninety and thirty-seven hundredths (290.37) feet to a rebar set on the Southerly line of other lands of Pinebrook Homes, Inc., Grantor herein; THENCE along the Southerly line of lands of said Pinebrook Homes, Inc., North Eighty-nine (89) degrees twenty-three (23) minutes forty-two (42) seconds East, a distance of One hundred fifty and three hundredth (150.03) feet to rebar set at a corner of lands of said Pinebrook Homes, Inc.; THENCE along the Westerly line of lands of Pinebrook Homes, Inc., South One (1) degree forty-five (45) minutes forty-one (41) seconds East, a distance of Two hundred ninety-one and ninety-nine hundredth (291.99) feet to a rebar set on the Northerly right-of way of Township Route No.346; THENCE along said right-of-way North Eighty-nine (89) degrees fifty-nine (59) minutes fifteen (15) seconds West a distance of One hundred fifty and seven hundredths (150.07) feet to the place of BEGINNING. CONTAINING one (1.00) acre of land in all and being Lot No. 7.

The above-described parcel of land being subject to that portion of a 20 foot wide Drainage Easement as located on said parcel Said Easement being located along the Northerly line of said parcel and extends from the Easterly line of said parcel to the Westerly line of said parcel.

The above-described parcel of land also being subject to that portion of a 20 foot wide Utility Easement as located on said parcel Said Easement being located along the Southerly line of parcel and extends from the Easterly line of said parcel to the Westerly line of said parcel.

The above-described parcel of land also being subject to a 25 foot wide Sanitary Sewer Easement. Said Easement being located along the Westerly line said parcel and extends from the Northerly right-of-way of Township Route No. 346 Northwardly for a distance of 40 feet.

The above-described parcel of land being designated as Lot No. 7 as more fully shown on a draft prepared by Drumheller Surveying dated September 30, 1996, and last revised February 6, 1997.

Also under and subject to the Restriction and Covenants recorded on March 2, 1998, in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Record Book 680, Page 79.

TAX PARCEL # 18-06-022-09

BEING KNOWN AS: 92 Pony Trail Drive, Bloomsburg, PA 17815

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.

STACEY L. POTORA

MARK T. POTORA

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

92 Pony Trail 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-529

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:

92 Pony Trail Drive
Bloomsburg, PA 17815

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

STACEY L. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

MARK T. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

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

STACEY L. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

MARK T. POTORA
92 Pony Trail 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:

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

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

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

Mortgage Electronic Registration System as nominee for Countrywide Bank, N.A.
1199 North Fairfax Street,
Ste 500,
Alexandria, VA 22314

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
92 Pony Trail 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: 7/8/14

By: *S. Filippello*

KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129

___ Jay E. Kivitz Pa. ID 26769

___ Lisa Lee Pa. ID 78020

___ Kristina Murtha Pa. ID 61858

___ David Fein Pa. ID 82628

___ Thomas Puleo Pa. ID 27615

___ Joshua I. Goldman Pa. 205047

___ Jill P. Jenkins Pa. ID 306588

___ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

x *Salvatore Filippello 313897*

KML Law Group, P.C.

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

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

vs.

STACEY L. POTORA
MARK T. POTORA
Mortgagor(s) and Record Owner(s)
92 Pony Trail 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-529

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: POTORA, STACEY L.
STACEY L. POTORA
92 Pony Trail Drive
Bloomsburg, PA 17815

Your house at 92 Pony Trail Drive, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on 9-17-14, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$119,324.92 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 127149FC.

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

Plaintiff
vs.

STACEY L. POTORA
MARK T. POTORA
Mortgagor(s) and Record Owner(s)
92 Pony Trail Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

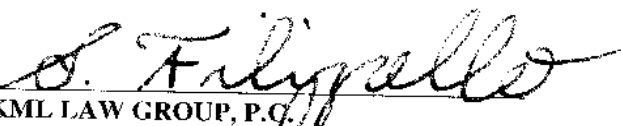
ACTION OF
MORTGAGE FORECLOSURE

NO. 2014-cv-529

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 36129

___ Jay E. Kivitz Pa. ID 26769

___ Lisa Lee Pa. ID 78020

___ Kristina Murtha Pa. ID 61858

___ David Fein Pa. ID 82628

___ Thomas Puleo Pa. ID 27615

___ Joshua I. Goldman Pa. 205047

___ Jill P. Jenkins Pa. ID 306588

___ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff


x Salvatore Filippello 315897

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.

STACEY L. POTORA
MARK T. POTORA
Mortgagor(s) and Record Owner(s)

92 Pony Trail Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

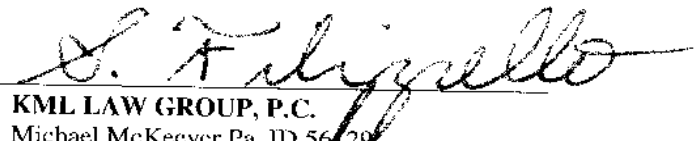
ACTION OF MORTGAGE FORECLOSURE

No. 2014-cv-529

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By:



KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129

___ Jay E. Kivitz Pa. ID 26769

___ Lisa Lee Pa. ID 78020

___ Kristina Murtha Pa. ID 61858

___ David Fein Pa. ID 82628

___ Thomas Puleo Pa. ID 27615

___ Joshua I. Goldman Pa. 205047

___ Jill P. Jenkins Pa. ID 306588

___ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

X Salvatore Filippello 313897

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

GREEN TREE SERVICING LLC

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

Plaintiff

vs.

STACEY L. POTORA

MARK T. POTORA

Mortgagor(s) and Record Owner(s)

92 Pony Trail Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

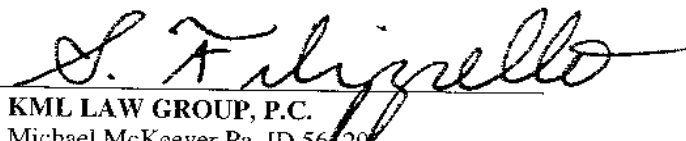
ACTION OF MORTGAGE FORECLOSURE

No. 2014-cv-529

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By:



KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129

___ Jay E. Kivitz Pa. ID 26769

___ Lisa Lee Pa. ID 78020

___ Kristina Murtha Pa. ID 61858

___ David Fein Pa. ID 82628

___ Thomas Puleo Pa. ID 27615

___ Joshua I. Goldman Pa. 205047

___ Jill P. Jenkins Pa. ID 306588

___ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

X Salvatore Filippello 313897

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

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

Plaintiff

vs.

STACEY L. POTORA
MARK T. POTORA
Mortgagor(s) and Record Owner(s)

92 Pony Trail Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

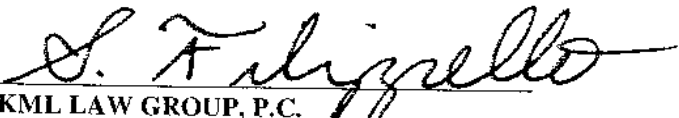
ACTION OF MORTGAGE FORECLOSURE

No. 2014-cv-529

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By:



KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129

___ Jay E. Kivitz Pa. ID 26769

___ Lisa Lee Pa. ID 78020

___ Kristina Murtha Pa. ID 61858

___ David Fein Pa. ID 82628

___ Thomas Puleo Pa. ID 27615

___ Joshua I. Goldman Pa. 205047

___ Jill P. Jenkins Pa. ID 306588

___ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

X Salvatore Filippello 313897

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

July 8, 2014
Docket #2014-cv-529

ATTENTION: COLUMBIA COUNTY SHERIFF

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

STACEY L. POTORA and MARK T. POTORA 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

Document Receipt

Trans #	3266	Carrier / service:	USPS Server	First-Class Mail®	7/10/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

MORTGAGE ELECTRRONIC REG
SYSTEM1199 NORTH FAIRFAX STREET
SUITE 500

ALEXANDRIA VA 22314

Tracking #:	71901140006000032640
Doc Ref #:	2014ED114
Postage	5.3400

Document Receipt

Trans #	3265	Carrier / service:	USPS Server	First-Class Mail®	7/10/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000032633

Doc Ref #: 2014ED114

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	3265	Carrier / service:	USPS Server	First-Class Mail®	7/10/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000032633

Doc Ref #: 2014ED114

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	3264	Carrier / service:	USPS Server	First-Class Mail®	7/10/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000032626

Doc Ref #: 2014ED114

Postage 5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3262	Carrier / service:	USPS Server	First-Class Mail®	7/10/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000032602
Doc Ref #: 2014ED114
Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3263	Carrier / service:	USPS Server	First-Class Mail®	7/10/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000032619

Doc Ref #: 2014ED114

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3266	Carrier / service:	USPS Server	First-Class Mail®	7/10/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

MORTGAGE ELECTRONIC REG
SYSTEM1199 NORTH FAIRFAX STREET
SUITE 500

ALEXANDRIA VA 22314

Tracking #:	71901140006000032640
Doc Ref #:	2014ED114
Postage	5 3400

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

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

07/09/2014

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$1,350.00**

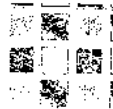
ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 DOLLARS

*Sheriff's Office
PO Box 380
Bloomsburg PA, 17815*

6.18 - MORTGAGE DISBURSEMENT ACCOUNT

MEMO

127149/ Potora



[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈00770838⑈ ⑆236073801⑆ 70 1107112⑈