

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Green Tree Services vs Stephen Byrrell

NO. 27-14 ED NO. 21-12 JD

DATE/TIME OF SALE: Apr 2 2010

BID PRICE (INCLUDES COST) \$ 3299.88

POUNDAGE - 2% OF BID \$ 66.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3365.88

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Samie R

SAMIE BINKER

TOTAL DUE: \$ 3365.88

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 2015.88

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
GREEN TREE SERVICING LLC

vs.

Defendant
STEPHEN C TYRRELL, II

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

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

Writ of Execution No. : 2012CV21

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1546 FREAS AVENUE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$45.00
Mailing Costs	\$84.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,101.38
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	\$330.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$11.00
Notary Fee	\$10.00
Tax Claim Search	\$15.00
Surcharge	\$230.00
Total Sheriff Costs	\$3,242.88

Distribution Costs

Recording Fees	\$57.00
Total Distribution Costs	\$57.00

Grand Total: **\$3,299.88**

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)



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
Kinyon.Lanier@phelanhallinan.com

KINYON LANIER
Legal Assistant,

May 10, 2014

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: STEPHEN C. TYRRELL
1546 FREAS AVENUE, BERWICK, PA 18603-1523
2012-CV-21-MF

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, PO Box 650043, Dallas, TX 75265.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

KINYON LANIER
On behalf of Phelan Hallinan, LLP

cc: GREEN TREE SERVICING LLC

PH # 768822

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Id
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Records of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number		
Phelan Hallinan, LLP	Area Code 215-563-7000		
Street Address	City	State	Zip Code
1617 JFK Boulevard, Suite 1400	Philadelphia	PA	19103
One Penn Center Plaza			

B. TRANSFER DATA

Grantor(s)/Lessor(s)	C. Date of Acceptance of Document		
Timothy Chamberlain	8/12/14		
Street Address	Grantee(s)/Lessee(s)		
PO Box 380, W. Main Street	FEDERAL NATIONAL MORTGAGE ASSOCIATION		
City	State	Zip Code	
Bloomsburg	PA	17815	
Street Address	City	State	Zip Code
PO Box 650043	Dallas	TX	75265

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough	
1546 FREAS AVENUE, BERWICK, PA 18603-1523	BOROUGH OF BERWICK	
County	School District	Tax Parcel Number
COLUMBIA	BERWICK	04D-06-110-00,000, 04D-06-110-01,000, 04D-06-110-00,000

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

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$3,299.88 (winning bid)	+ -0-	= \$3,299.88
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$83,502.00	x 3.55	= \$296,432.10

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1b. Percentage of Grantor's Interest in Real Estate
100%	100%	100%

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) Estate File Number
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☒ *Other (Please explain exemption claimed, if other than listed above.)
- This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1723a.(c)(2). This is a Government Instrumentality.

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
KINYON LANIER	8/12/14

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

Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001439296

DATE
7/17/2014

AMOUNT
****\$2,015.88

PAY TWO THOUSAND FIFTEEN AND 88 / 100 Dollars

TO THE
ORDER
OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

EJJ [768822] 1546 FREAS AVENUE (2012-CV-21-MF)


AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈001439296⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STEPHEN C TYRRELL, II

Case Number
2012CV21

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
02/04/2014	Advance Fee	Advance Fee	0001388051	\$0.00	\$1,350.00
02/04/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/04/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/04/2014	Crying Sale			\$10.00	\$0.00
02/04/2014	Docketing			\$15.00	\$0.00
02/04/2014	Levy			\$45.00	\$0.00
02/04/2014	Mailing Costs			\$84.00	\$0.00
02/04/2014	Posting Handbill			\$15.00	\$0.00
02/04/2014	Poundage			\$66.00	\$0.00
02/04/2014	Press Enterprise Inc.			\$2,101.38	\$0.00
02/04/2014	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
02/04/2014	Sheriff Automation Fund			\$50.00	\$0.00
02/04/2014	Sheriff's Deed			\$35.00	\$0.00
02/04/2014	Solicitor Services			\$75.00	\$0.00
02/04/2014	Transfer Tax Form			\$25.00	\$0.00
02/04/2014	Web Posting			\$100.00	\$0.00
03/26/2014	Service			\$350.00	\$0.00
03/26/2014	Service Mileage			\$24.00	\$0.00
03/26/2014	Distribution Form			\$25.00	\$0.00
03/26/2014	Copies			\$11.00	\$0.00
03/26/2014	Notary Fee			\$10.00	\$0.00
03/26/2014	Tax Claim Search			\$15.00	\$0.00
03/26/2014	Surcharge			\$230.00	\$0.00
03/26/2014	Recording Fees			\$57.00	\$0.00
				\$3,365.88	\$1,350.00

TOTAL BALANCE:	\$(2,015.88)
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SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>230.00</u>	
LEVY (PER PARCEL	\$15.00	$\times 3 = 45.00$
MAILING COSTS	\$ <u>84.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>11.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>661.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>2106.38</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>2326.38</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>57.00</u>	
TOTAL *****		\$ <u>67.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____
SCHOOL DIST.	20	\$ _____
DELINQUENT	20	\$ <u>15.00</u>
TOTAL *****		\$ <u>15.00</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ _____

SURCHARGE FEE (DSTE)	\$ <u>230.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID)

\$ 5297.88

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

REAL ESTATE TAX CERTIFICATION

Date: 03/19/2014

Fee: \$5.00

Cert. NO: 17327

TYRRELL STEPHEN C
1546 FREAS AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20000 -9519
Location: LOT 1070
Parcel Id:04D-06 -110-01,000

Assessment: 1,440
Balances as of 03/19/2014

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

By: Columbia County Sheriff

Per: dm.

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

REAL ESTATE TAX CERTIFICATION

Date: 03/19/2014

Fee: \$5.00

Cert. NO: 17328

TYRRELL STEPHEN C
1546 FREAS AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20000 -9519
Location: 1546 FREAS AVE
Parcel Id:04D-06 -111-00,000

Assessment: 38,871
Balances as of 03/19/2014

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

By: Columbia County Sheriff

Per: dm.

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

REAL ESTATE TAX CERTIFICATION

Date: 03/19/2014

Fee: \$5.00

Cert. NO: 17326

TYRRELL STEPHEN C
1546 FREAS AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20000 -9519
Location: LOT 1069
Parcel Id:04D-06 -110-00,000

Assessment: 1,440
Balances as of 03/19/2014

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

By: Columbia County Sheriff Per: dm.

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2012-CV-21-
MF
No.: 2014-ED-24

Re: **GREEN TREE SERVICING LLC VS. STEPHEN C. TYRRELL**
No.: 2012-CV-21-MF, No.: 2014-ED-24

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 04/02/2014 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No. 203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

GREEN TREE SERVICING LLC
Plaintiff,

v.

STEPHEN C. TYRRELL
Defendant(s)

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

No.: 2012-CV-21-MF

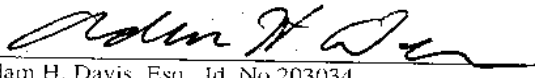
No.: 2014-ED-24

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY)

SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


Adam H. Davis, Esq., Id. No. 203034
Attorney for Plaintiff

Date:

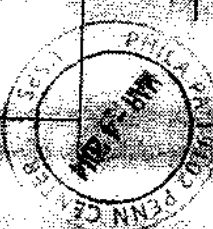
3/13/14

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.



Line	Attire Number	Name of Addressee, Street and Post Office Address	County	Amount
1	****	TENANT/OCCUPANT 1546 FRELS AVENUE BERWICK, PA 18603-1053	DADE	\$0.45
2	****	BARRY RENOVOLIS AND JOSHUA REYNOLDS PO BOX 834 BERWICK, PA 18603	DADE	\$0.45
3	****	BARRY RENOVOLIS AND JOSHUA REYNOLDS 240 SOUTH EATON STREET BERWICK, PA 18603	DADE	\$0.45
4	****	BARRY RENOVOLIS AND JOSHUA REYNOLDS 121 WEST FRONT STREET BERWICK, PA 18603	DADE	\$0.45
5	****	COMMONWEALTH OF PENNSYLVANIA 6TH FLOOR, STRAWBERRY SQ. DEPT 386601 HARRISBURG, PA 17123	DADE	\$0.45
6	****	COMMONWEALTH OF PENNSYLVANIA 35 WEST MAIN STREET BLOOMSBURG, PA 17815	DADE	\$0.45
7	****	COMMONWEALTH OF PENNSYLVANIA OF COURTS 25 WEST MAIN STREET PO BOX 380 BLOOMSBURG, PA 17815	DADE	\$0.45
8	****	DEPARTMENT OF PUBLIC WELFARE P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486	DADE	\$0.45
9	****	GREENPOINT MORTGAGE FUNDING INC 7931 PRESTON ROAD PLANO, TX 75024	DADE	\$0.45
10	****	GREENPOINT MORTGAGE FUNDING INC 1100 EAKSPUR LANDING CIRCL LAKESIDE, CA 94039	DADE	\$0.45
11	****	GREENPOINT MORTGAGE FUNDING INC 300 ATLANTIC WAY, SUITE 400 MT LAUREL, NJ 08054-9911	DADE	\$0.45
12	****	GREENPOINT MORTGAGE FUNDING INC 1728 RADCLIFFE STREET BRISTOL, PA 19007	DADE	\$0.45
13	****	INDYMAC BANK F.S.B. 145 NORTH LAKE AVENUE PASADENA, CA 91101	DADE	\$0.45
14	****	INDYMAC BANK F.S.B. CO-MORTGAGE FUNDING 139 DENING WAY, 3RD FLOOR MIDDLETON, WI 53622	DADE	\$0.45
15	****	INDYMAC BANK F.S.B. CO-MORTGAGE FUNDING 33 MADISON LANE	DADE	\$0.45

Total Number of
Pieces Used by Sender

[illegible]

U.S. POSTAGE  FIFTY DOWNS
ZIP 19103 \$ 008.35⁰
02 1W
0001881191 MAR 04 2014



Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1410
One Penn Center Plaza
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office	Postage
1	****	JODI TYRRELL 1546 FREAS AVENUE BERWICK, PA 18603-1522	\$0.45
2	****	MERS, AS NOMINEE FOR GREENBOND P.O. BOX 2026 FLINT, MI 48501-2026	\$0.45
3	****	MERS, AS NOMINEE FOR GREENBOND P.O. BOX 2026 FLINT, MI 48501-2026	\$0.45
4	****	MERS, INC. FORMERLY - 3300 SW 34TH AVE AS OF 12/6/10 - 1901 E. WOODBURN DANVILLE, IL 61834	\$0.45
5	****	STEVEN C. TYRRELL, II 116 WEST 2ND STREET BERWICK, PA 18603	\$0.45
6	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
7	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.45
8	****	INTERNAL REVENUE SERVICE 1000 LIBERTY AVENUE ROOM 700 PITTSBURGH, PA 15222	\$0.45
9	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA FEDERAL BUILDING 728 WALNUT STREET SUITE 200 P.O. BOX 11754 HARRISBURG, PA 17106-1175	\$0.45

Printed on all domestic and international registered mail. The maximum insurability payable is \$50,000 per piece. The maximum insurability payable on Priority Mail is \$50,000 per piece. The maximum insurability payable on Priority Mail Express is \$50,000 per piece.

Form 3877 Facsimile

Domestic Mail Manual and International registered mail. The maximum indemnity payable on a domestic letter Express Mail International® insurance is \$50,000 per \$500.00 of contents. The maximum indemnity payable on Express Mail International is \$500,000 for registered mail, sent with optional insurance. See Domestic Mail Manual, Insurance of Contents.



U.S. POSTAGE & PAYMENT BY FIRST CLASS PERMIT NO. 1000 PITNEY BOWES

ZIP 19103 \$ 005.53^D
02 19
0001381191MAR 04 2014

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

GREEN TREE SERVICING LLC	:	Court of Common Pleas
Plaintiff	:	
	:	
vs.	:	Civil Division
	:	
STEPHEN C. TYRRELL	:	COLUMBIA County
	:	
Defendant	:	No.: 2012-CV-21-MF
	:	No.: 2014-ED-24

ORDER

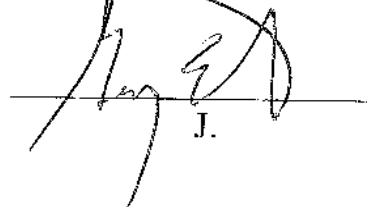
AND NOW, this 12 day of MARCH, 2014 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$72,419.24
Interest Through April 2, 2014	\$13,771.71
Late Charges	\$64.14
Legal fees	\$2,125.00
Cost of Suit and Title	\$669.00
Sheriff's Sale Costs	\$3,820.12
Property Inspections	\$132.00
Escrow Deficit	\$9,536.71
	<hr/>
TOTAL	\$102,537.92

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT


J.

FILED
2014 MAR 13 P 2:23
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

768822

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV21

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, APRIL 02, 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.

PREMISES A: (LOT 1069):

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 270 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 270 feet to the southwest corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid; the place of beginning. BEING Lots No. 1065, 1066, 1067, 1068, 1069 and 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick. BEING the same premises which August DeFrank and Clara DeFrank, his wife, by deed dated October 26, 1962 and recorded in Columbia County, Pennsylvania in Deed Book 216 page 139, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

EXCEPTING THEREOUT AND THEREFROM:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence, in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lot No. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick. BEING the same premises which Peter J. Furek and Mildred Furek, his wife, by deed dated May 7, 1976 and recorded in Columbia County, Pennsylvania in Deed Book 276 page 939, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

AND ALSO EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeast corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwest corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick. BEING the same premises which Mildred Furek, Widow, by deed dated December 29, 1989 and recorded in Columbia County, Pennsylvania in Deed Book 443 page 934, granted and conveyed unto Darlene Bloom, in fee.
THE REMAINING LOT BEING 1069 KNOWN AS COUNTY PARCEL NO. 04D-06-110.
PREMISES B: (LOT 1070)

ing to law deposes and says that Press Enterprise is principal office and place of business at 3185 of Columbia and State of Pennsylvania, and was and has been published daily, continuously in said on the attached notice March 12, 19, 26, 2014 that r or designated agent of the owner or publisher of said is published; that neither the affiant nor Press r of said notice and advertisement and that all of the time, place, and character of publication are true.

[Handwritten signature]

26th day of March 2014

[Handwritten signature]

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

ALL that tract of land, situate in the Village of Alameda, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING on the south side of the State Highway leading from Bloomsburg to Berwick at the northeast corner of land conveyed by Florence P. White to Benjamin D. Shuman and Lena M. Shuman, his wife; thence running along said highway, North 82 degrees East 33 feet to an iron pin corner; thence by land now or late of E.R. Hartzel and Charles Hagendorf, South 24 degrees East 208 feet to an iron pin corner in line of land now or late of Mrs. Herbert Hoffman; thence along said lands, South 82 degrees West 66 feet (remonously stated as 67 feet in prior deeds) to the southeast corner of land now or late of said Benjamin D. Shuman and Lena M. Shuman, his wife; thence along lands now or late of said Shuman, North 14 degrees, 30 minutes West 200 feet to the PLACE OF BEGINNING.
TITLE TO SAID PREMISES IS VESTED IN Jarrin D. Labour and Shannon M. Labour, his wife, by Deed from Lesley H. Samsel, Jr. and Wynne A. Samsel, his wife, dated 09/22/2006, recorded 09/25/2006 in Instrument Number 200610086.
Tax Parcel 31 4C102300000
Premises Being 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344
PROPERTY ADDRESS: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STEPHEN C TYRRELL, II (et al.)

Case Number
2012CV21

SHERIFF'S RETURN OF SERVICE

02/11/2014 12:55 PM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1546 FREAS AVENUE, BERWICK, PA 18603.


TYLER HINOJOSA, DEPUTY

SO ANSWERS,

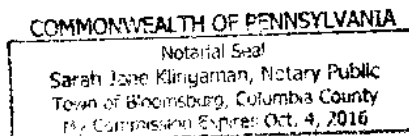

TIMOTHY T. CHAMBERLAIN, SHERIFF

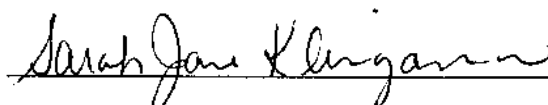
February 12, 2014

NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2014





PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STEPHEN C TYRRELL, II (et al.)

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1546 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-11-14

Time: 1255

Deputy: 3-17

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV21

1546 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
STEPHEN C TYRRELL, II (et al.)

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: TENANTS/ OCCUPANTS

Primary Address: 1546 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Melony Szepesi*

Relation: *Occupant*

Date: *2/11/14* Time: *12:55*

Deputy: *17 8* Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	<i>2/10/14</i>					
Time:	<i>11:35</i>					
Mileage:						
Deputy:	<i>17 8</i>					

Service Attempt Notes:

1. *No one home*

2.

3.

4.

5.

6.

TENANTS/ OCCUPANTS

2012CV21

1546 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
STEPHEN C TYRRELL, II (et al.)

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: JODI TYRELL

Primary Address: 1546 FREAS AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. Not home / 1546 Freas Ave
2. Lives somewhere in Nescopeck

3.

4.

5.

6.

TYRELL, JODI

2012CV21

1546 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

GREEN TREE SERVICING LLC

Plaintiff

vs.

STEPHEN C. TYRRELL

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-21-MF

COLUMBIA COUNTY

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: STEPHEN C. TYRRELL
1546 FREAS AVENUE
BERWICK, PA 18603-1523

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **1546 FREAS AVENUE, BERWICK, PA 18603-1523** is scheduled to be sold at the Sheriff's Sale on April 2nd 2014 at 9:00 in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of **\$80,468.65** obtained by **GREEN TREE SERVICING LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

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 on page two 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 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 by calling 215-563-7000.

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

GREEN TREE SERVICING LLC

vs.

STEPHEN C. TYRRELL

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-21-MF

2014 - ED - 24
COLUMBIA COUNTY

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 property (specifically described property below):

PREMISES: 1546 FREAS AVENUE, BERWICK, PA 18603-1523
(See Legal Description attached)

Amount Due

\$80,468.65

Interest from 06/21/2012 to Date of Sale

\$_____ and costs.

@ \$13.23 per diem

Barbara R. Silvestri
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated

11-31-14
(SEAL)

PH # 768832

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
STEPHEN C TYRRELL, II (et al.)

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: JAMES REYNOLDS TRANSPORT INC.

Primary Address: BARRY REYNOLDS & JOSHUA READLER
360 SOUTH EATON STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Josh Readler

Relation:

Date: 2/10/14 **Time:** 10:40

Deputy: 17 **Mileage:**

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

JAMES REYNOLDS TRANS

2012CV21

BARRY REYNOLDS & JOSHUA READLER, 360 SOUTH E, NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
STEPHEN C TYRRELL, II (et al.)

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

Warrant:

Serve To:

Name: ALICE CORBA, ESQ.

Primary Address: 123 WEST FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: *Timothy Chamberlain*

Relation:

Date: *5-10-14*

Time: *1015*

Deputy: *D*

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CORBA ESQ., ALICE

2012CV21

123 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STEPHEN C TYRRELL, II

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: STEPHEN C TYRRELL, II

Primary Address: 1546 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB: 11/04/1981

Alternate Address: Golo Park Rd

Phone: Berwick

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2/10/14 Time: 09:20

Deputy: 17 8 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	02-10-14					
Time:	0913					
Mileage:						
Deputy:	17 8					

Service Attempt Notes:

1. 172 Golo Park Rd Berwick PA 18603 1546 Freas Ave
- 2.
- 3.
- 4.
- 5.
- 6.

TYRRELL II, STEPHEN C

2012CV21

1546 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
STEPHEN C TYRRELL, II

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Sherry Evans

Relation:

Clerk

Date:

2-6-14

Time:

10:30

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV21

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.
STEPHEN C TYRRELL, II

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2/5/14

Time: 09:50

Deputy: 17

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2012CV21

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2014 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County				DATE	BILL NO.	
				03/01/2014	6429	
DESCRIPTION	ASSESSMENT	MILLS	LE	3COUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	1,440	9.146		12.91	13.17	14.49
SINKING		1.345		1.90	1.94	2.13
FIRE		1.25		1.76	1.80	1.89
LIGHT		1.75		2.47	2.52	2.65
BORO RE		11.1		15.66	15.98	16.78
The discount & penalty have been calculated for your convenience				34.70	35.41	37.94
PAY THIS AMOUNT				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

TYRRELL STEPHEN C
 1546 FREAS AVE
 BERWICK PA 18603

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04D-06 -110-00,000			
1546 FREAS AVE			
.1653 Acres	Land	1,440	
	Buildings	0	
Total Assessment		1,440	

This tax returned to courthouse on:
 January 1, 2015

FILE COPY

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

Tax Notice 2014 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County				DATE	BILL NO.	
				03/01/2014	6430	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY	
GENERAL	1,440	9.146	12.91	13.17	14.49	
SINKING		1.345	1.90	1.94	2.13	
FIRE		1.25	1.76	1.80	1.89	
LIGHT		1.75	2.47	2.52	2.65	
BORO RE		11.1	15.66	15.98	16.78	
The discount & penalty have been calculated for your convenience				34.70	35.41	37.94
PAY THIS AMOUNT				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

TYRRELL STEPHEN C
 1546 FREAS AVE
 BERWICK PA 18603

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04D-06 -110-01,000			
1546 FREAS AVE			
.1653 Acres	Land	1,440	
	Buildings	0	
Total Assessment		1,440	

This tax returned to courthouse on:
 January 1, 2015

FILE COPY

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

Tax Notice 2014 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County				DATE	BILL NO.	
				03/01/2014	6431	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY	
GENERAL	38,871	9.146	348.40	355.51	391.06	
SINKING		1.345	51.23	52.28	57.51	
FIRE		1.25	47.62	48.59	51.02	
LIGHT		1.75	66.66	68.02	71.42	
BORO RE		11.1	422.84	431.47	453.04	
The discount & penalty have been calculated for your convenience				936.75	955.87	1,024.05
PAY THIS AMOUNT				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

TYRRELL STEPHEN C
 1546 FREAS AVE
 BERWICK PA 18603

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04D-06 -111-00,000			
1546 FREAS AVE			
.1757 Acres	Land	3,061	
	Buildings	35,810	
Total Assessment		38,871	

This tax returned to courthouse on:
 January 1, 2015

FILE COPY

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV21

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, APRIL 02, 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.

PREMISES A: (LOT 1069):

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 270 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 270 feet to the southwest corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid; the place of beginning. BEING Lots No. 1065, 1066, 1067, 1068, 1069 and 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

"BEING the same premises which August DeFrank and Clara DeFrank, his wife, by deed dated October 26, 1962 and recorded in Columbia County, Pennsylvania in Deed Book 216 page 139, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

EXCEPTING THEREOUT AND THEREFROM:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence, in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING Lot No. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which Peter J. Furek and Mildred Furek, his wife, by deed dated May 7, 1976 and recorded in Columbia County, Pennsylvania in Deed Book 276 page 939, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

AND ALSO EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeastern corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwest corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which Mildred Furek, Widow, by deed dated December 29, 1989 and recorded in Columbia County, Pennsylvania in Deed Book 443 page 934, granted and conveyed unto Darene Bloom, in fee.

THE REMAINING LOT BEING 1069 KNOWN AS COUNTY PARCEL NO. 04D-06-110.

PREMISES 'B' (LOT 1070):

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING LOT NO. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

COUNTY PARCEL NO. 04D-06-110-01.

BEGINNING at a point where the Southerly line of Freas Avenue meets the Easterly line of Eaton Street;

EXTENDING from said beginning point the following five courses and distances: (1) N. 84 degrees 15 minutes E., along said Southerly line of Freas Avenue, 45 feet to the Westerly line of land of Peter J. Furek and Mildred, his wife; (2) S. 2 degrees 50 minutes E., being along said Westerly line of land of Peter J. Furek and wife and crossing said platted alley, 175 feet to the Southerly line thereof; thence following two courses and distances being by remaining land of The Pennsylvania Railroad Company;

(3) S. 84 degrees 15 minutes W., along said Southerly line of platted alley, 10.32 feet to a point distant 30 feet Northeastwardly at right angles from the center line of main track of railroad of said Railroad Company known as the Berwick Branch; (4) N. 47 degrees 30 minutes W., parallel with said center line of main track, recrossing said platted alley, 49.26 feet to said Easterly line of Eaton Street; and (5) N. 2 degrees 50 minutes W., along the same, 138.2 feet to the place of beginning.

CONTAINING 7,227 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Stephen C. Tyrrell, by Deed from Mildred Turek, widow, dated 09/27/2000, recorded 10/10/2000 in Instrument Number 200009519.

Tax Parcel: 04D-06-110-00,000, 04D-06-110-01,000, 04D-06-111-00,000

-Premises Being: 1546 FREAS AVENUE, BERWICK, PA 18603-1523

PROPERTY ADDRESS: 1546 FREAS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-110-00,000 / 04D-06-110-01,000/ 04D-06-111-

Seized and taken into execution to be sold as the property of STEPHEN C TYRRELL, II, INDYMAC BANK FSB, INDYMAC BANK FSB, INDYMAC BANK FSB, GREENPOINT MORTGAGE FUNDING, INC., GREENPOINT FUNDING, INC., GREENPOINT FUNDING, INC., MERS, INC., JODI TYRELL, GREENPOINT MORTGAGE FUNDING INC., JAMES REYNOLDS TRANSPORT INC., MERS AS NOMINEE FOR ACCREDITED HOME LENDERS, TENANTS/ OCCUPANTS, DEPARTMENT OF PUBLIC WELFARE, ALICE CORBA, ESQ., HUGH SUMNER 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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2014 ED 24

DATE RECEIVED

2/3/2014

DOCKET AND INDEX

2012 CV 21

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

X

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

X

CHECK FOR \$1,350.00 OR

X

CK# 001388058

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

SALE DATE

April 2nd

TIME 9:00am

POSTING DATE

ADV. DATES FOR NEWSPAPER

1ST WEEK

2ND WEEK

3RD WEEK

GREEN TREE SERVICING LLC

Plaintiff

vs.

STEPHEN C. TYRRELL

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-21-MF

COLUMBIA COUNTY

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: STEPHEN C. TYRRELL
1546 FREAS AVENUE
BERWICK, PA 18603-1523

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **1546 FREAS AVENUE, BERWICK, PA 18603-1523** is scheduled to be sold at the Sheriff's Sale on April 2nd 2014 at 9:00 am in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of **\$80,468.65** obtained by **GREEN TREE SERVICING LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

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 on page two 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 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 by calling 215 563-7000.

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 215-563-7000.
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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home 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
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2012-CV-21-MF

GREEN TREE SERVICING LLC

v.

STEPHEN C. TYRRELL

owner(s) of property situate in the **BOROUGH OF BERWICK**, COLUMBIA County,
Pennsylvania, being

1546 FREAS AVENUE, BERWICK, PA 18603-1523

Parcel No. 04D-06-110-00.000, 04D-06-110-01.000, 04D-06-111-00.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$80,468.65**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES A: (LOT 1069):

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 270 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 270 feet to the southwest corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid; the place of beginning. BEING Lots No. 1065, 1066, 1067, 1068, 1069 and 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which August DeFrank and Clara DeFrank, his wife, by deed dated October 26, 1962 and recorded in Columbia County, Pennsylvania in Deed Book 216 page 139, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

EXCEPTING THEREOUT AND THEREFROM:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot NO. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot NO. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING Lot No. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which Peter J. Furek and Mildred Furek, his wife, by deed dated May 7, 1976 and recorded in Columbia County, Pennsylvania in Deed Book 276 page 939, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

AND ALSO EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeastern corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwest corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning, BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which Mildred Furek, Widow, by deed dated December 29, 1989 and recorded in Columbia County, Pennsylvania in Deed Book 443 page 934, granted and conveyed unto Darlene Bloom, in fee.

THE REMAINING LOT BEING 1069 KNOWN AS COUNTY PARCEL NO. 04D-06-110.

PREMISES 'B' (LOT 1070):

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING LOT NO. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

COUNTY PARCEL NO. 04D-06-110-01.

BEING the same premises which Peter J. Furek and Mildred Furek, his wife, by deed dated May 7, 1976 and recorded in Columbia County, Pennsylvania in Deed Book 276 page 939, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

PREMISES 'C' (LOT 1071):

ALL THAT PARCEL of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, being part of Lot No. 1071 and part of the platted alley lying to the South thereof in General Plan of Berwick Land and Improvement Company, bounded and described as follows, to wit:

BEGINNING at a point where the Southerly line of Freas Avenue meets the Easterly line of Eaton Street;

EXTENDING from said beginning point the following five courses and distances: (1) N. 84 degrees 15 minutes E., along said Southerly line of Freas Avenue, 45 feet to the Westerly line of land of Peter J. Furek and Mildred, his wife; (2) S. 2 degrees 50 minutes E., being along said Westerly line of land of Peter J. Furek and wife and crossing said platted alley, 175 feet to the Southerly line thereof; thence following two courses and distances being by remaining land of The Pennsylvania Railroad Company: (3) S. 84 degrees 15 minutes W., along said Southerly line of platted alley, 10.32 feet to a point distant 30 feet Northeastwardly at right angles from the center line of main track of railroad of said Railroad Company known as the Berwick Branch; (4) N. 47 degrees 30 minutes W., parallel with said center line of main track, recrossing said platted alley, 49.26 feet to said Easterly line of Eaton Street; and (5) N. 2 degrees 50 minutes W., along the same, 138.2 feet to the place of beginning.

CONTAINING 7.227 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Stephen C. Tyrrell, by Deed from Mildred Furek, widow, dated 09/27/2000, recorded 10/10/2000 in Instrument Number 200009519.

Tax Parcel: 04D-06-110-00,000, 04D-06-110-01,000 , 04D-06-111-00,000

Premises Being: 1546 FREAS AVENUE, BERWICK, PA 18603-1523

GREEN TREE SERVICING LLC
Plaintiff

v.

STEPHEN C. TYRRELL
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-21-MF**
:
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

GREEN TREE SERVICING LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praceipe for the Writ of Execution was filed, the following information concerning the real property located at **1546 FREAS AVENUE, BERWICK, PA 18603-1523**.

1. Name and address of Owner(s) or reputed Owner(s):
Name: **STEPHEN C. TYRRELL**
Address (if address cannot be reasonably ascertained, please so indicate): **1546 FREAS AVENUE
BERWICK, PA 18603-1523**
2. Name and address of Defendant(s) in the judgment:
Name: **STEPHEN C. TYRRELL**
Address (if address cannot be reasonably ascertained, please so indicate): **1546 FREAS AVENUE
BERWICK, PA 18603-1523**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name: **COMMONWEALTH OF PENNSYLVANIA
IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY C/O GARY NORTON,
ESQ.**
Address (if address cannot be reasonably ascertained, please indicate): **35 WEST MAIN STREET
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA IN
THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY C/O TAMI B. KLINE,
CLERK OF COURTS**
Address (if address cannot be reasonably ascertained, please indicate): **35 WEST MAIN STREET
PO BOX 380
BLOOMSBURG, PA 17815**

**BARRY REYNOLDS AND JOSHUA
READLER C/O JAMES REYNOLDS
TRANSPORT, INC.**
Address (if address cannot be reasonably ascertained, please indicate): **PO BOX 834
BERWICK, PA 18603**

**BARRY REYNOLDS AND JOSHUA
READLER C/O JAMES REYNOLDS
TRANSPORT, INC.**
Address (if address cannot be reasonably ascertained, please indicate): **360 SOUTH EATON STREET
BERWICK, PA 18603**


**BARRY REYNOLDS AND JOSHUA
READLER C/O KEPNER, KEPNER &
CORBA, PC ALICE T. K. CORBA, ESQ.**
Address (if address cannot be reasonably ascertained, please indicate): **123 WEST FRONT STREET
BERWICK, PA 18603**

4. Name and address of last recorded holder of every mortgage of record:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) | |
|---|--|---|
| INDYMAC BANK F.S.B. | 155 NORTH LAKE AVENUE
PASADENA, CA 91101 | X |
| INDYMAC BANK FSB C/O MORTGAGEIT, INC. | 1350 DEMING WAY, 3RD FLOOR
MIDDLETON, WI 53562 | X |
| INDYMAC BANK FSB C/O MORTGAGEIT, INC. | 33 MAIDEN LANE
NEW YORK, NY 10038 | |
| GREENPOINT MORTGAGE FUNDING, INC. | 1100 LARKSPUR LANDING CIRCLE, SUITE 101
LARKSPUR, CA 94939 | X |
| GREENPOINT MORTGAGE FUNDING, INC. | 3000 ATRIUM WAY, SUITE 430
MT. LAUREL, NJ 08054-3911 | X |
| GREENPOINT MORTGAGE FUNDING, INC.
C/O RIVERS EDGE ABSTRACT CO., INC. | 1228 RADCLIFFE STREET
BRISTOL, PA 19007 | X |
| MERS, AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC. | P.O. BOX 2026
FLINT, MI 48501-2026 | X |
| MERS, INC. | FORMERLY - 3300 SW 34TH AVE., OCALA, FL 34471
AS OF 12/6/10- 1901 E. VOORHEES STREET, SUITE C
DANVILLE, IL 61834 | X |
5. Name and address of every other person who has any record lien on the property:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|-------|--|
| None. | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|-------|--|
| None. | |
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:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|--|--|
| TENANT/OCCUPANT | 1546 FREAS AVENUE
BERWICK, PA 18603-1523 |
| COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION | 6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128 |
| DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY PROGRAM | P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486 |

GREENPOINT MORTGAGE FUNDING INC.	7933 PRESTON ROAD	X
	PLANO, TX 75024	
MERS, AS NOMINEE FOR GREENPOINT MORTGAGE	P.O. BOX 2026	*
	FLINT, MI 48501-2026	
STEVEN C. TYRRELL, II C/O HUGH SUMNER, ESQ.	116 WEST 2ND STREET	X
	BERWICK, PA 18603	
JODI TYRRELL	1546 FREAS AVENUE	X
	BERWICK, PA 18603-1523	
DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE	X
	P.O. BOX 380	
	BLOOMSBURG, PA 17815	
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675	A
	HARRISBURG, PA 17105	
INTERNAL REVENUE SERVICE ADVISORY	1000 LIBERTY AVENUE ROOM 704	A
	PITTSBURGH, PA 15222	
U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING	228 WALNUT STREET, SUITE 220	A
	PO BOX 11754	
	HARRISBURG, PA 17108-1754	

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 1/29/14

By: 
Phelan Hallinan, LLP
 John Michael Kolesnik, Esq., Id. No. 308877
 Attorney for Plaintiff
 PHELAN HALLINAN, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza, Philadelphia, PA 19103
 215-563-7000

Document Receipt

Trans #	2014	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to:

GREENPOINT MORTG FUNDING

7933 PRESTON ROAD

Tracking #: 71901140006000020180

Doc Ref #: 2014ED24

Postage 5.3400

PLANO TX 75024

24

Document Receipt

Trans #	2013	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
Ship to:					
MERS FOR GREENPOINT MORT					
P.O. BOX 2026					
			Tracking #:	71901140006000020173	
			Doc Ref #:	2014ED24	
			Postage	5.3400	
FLINT	MI	48501			

24

Document Receipt

Trans #	2013	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to

MERS FOR GREENPOINT MORT

P.O. BOX 2026

Tracking #: 71901140006000020173

Doc Ref #: 2014ED24

Postage 5.3400

FLINT MI 48501

24

Document Receipt

Trans #	2012	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to:

MERS INC

1901 E. VOOREHEES STREET

DANVILLE IL 61834

Tracking #: 71901140006000020166

Doc Ref #: 2014ED24

Postage 5.3400

Document Receipt

Trans #	2011	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to:

GREENPOINT MORT FUNDING INC

1228 RADCLIFF STREET

Tracking #: 71901140006000020159

Doc Ref #: 2014ED24

Postage 5.3400

BRISTOL PA 19007



Document Receipt

Trans #	2010	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to:

GREENPOINT MORT FUNDING
3000 ATRIUM WAY
SUITE 430
MT. LAUREL NJ 08054

Tracking #: 71901140006000020142
Doc Ref #: 2014ED24
Postage: 5.3400

Document Receipt

Trans #	2009	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to:

INDYMAC BANK FSB

33 MADJEN LANE

Tracking #. 71901140006000020135

Doc Ref #. 2014ED24

Postage 5.3400

NEW YORK NY 10038

24

Document Receipt

Trans #	2008	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to:

INDYMAC BANK FSB INC

1350 DEMING WAY

3RD FLOOR

MIDDLETON WI 53562

Tracking #: 71901140006000020128

Doc Ref #: 2014ED24

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Document Receipt

Trans #	2007	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to:

INDYMAC BANK F.S.B.

155 NORTH LAKE AVE

Tracking #: 71901140006000020111

Doc Ref #: 2014ED24

Postage: 5.3400

PASADENA CA 91101

21

Document Receipt

Trans #	2007	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to:

INDYMAC BANK F.S.B.

155 NORTH LAKE AVE

Tracking #: 71901140006000020111

Doc Ref #: 2014ED24

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PASADENA CA 91101

21

Document Receipt

Trans #	2006	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 7190114D0006000020104

Doc Ref #: 2014ED24

Postage 5.3400

PHILADELPHIA PA 19106

24

Document Receipt

Trans #	2004	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000020081

Doc Ref #: 2014ED24

Postage 5.3400

PHILADELPHIA PA 19107

34

Document Receipt

Trans #	2003	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000020074

Doc Ref #: 2014ED24

Postage 5.3400

HARRISBURG PA 17105

24

Document Receipt

Trans #	2002	Carrier / service:	USPS Server	First-Class Mail®	2/4/2014 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #: 71901140006000020067			
		Doc Ref #: 2014ED24			
		Postage: 5.3400			
HARRISBURG	PA	17128			

24

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

GREENTREE SERVICING LLC

vs.

STEPHEN C. TYRRELL

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-21-MF

2014-ED-14
COLUMBIA COUNTY

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 property (specifically described property below):

PREMISES: 1546 FREAS AVENUE, BERWICK, PA 18603-1523
(See Legal Description attached)

Amount Due

Interest from 06/21/2012 to Date of Sale
@ \$13.23 per diem

\$80,468.65

\$_____ and costs.

Dated

01-31-14
(SEAL)

PH # 768822

Barbara N. Silvestri
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

[Faint, illegible text]

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

GREEN TREE SERVICING LLC

vs.

STEPHEN C. TYRRELL

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-21-MF

2014-ED-14
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

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(See Legal Description attached)

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@ \$13.23 per diem

\$80,468.65

\$_____ and costs.

Barbara N. Silvestri

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 01-31-14
(SEAL)

PH # 768823

GREEN TREE SERVICING LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2012-CV-21-MF

STEPHEN C. TYRRELL

:
Defendant(s) : COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **STEPHEN C. TYRRELL**
1546 FREAS AVENUE
BERWICK, PA 18603-1523

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **1546 FREAS AVENUE, BERWICK, PA 18603-1523** is scheduled to be sold at the Sheriff's Sale on April 2nd 2014 at 9:00am in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$80,468.65 obtained by **GREEN TREE SERVICING LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

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 on page two 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 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 by calling 215-563-7000.

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 215-563-7000.
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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home 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
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2012-CV-21-MF**

GREEN TREE SERVICING LLC

v.

STEPHEN C. TYRRELL

owner(s) of property situate in the **BOROUGH OF BERWICK**, COLUMBIA County,
Pennsylvania, being

1546 FREAS AVENUE, BERWICK, PA 18603-1523

Parcel No. 04D-06-110-00,000, 04D-06-110-01,000, 04D-06-111-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$80,468.65**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES A: (LOT 1069):

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 270 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 270 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid; the place of beginning. BEING Lots No. 1065, 1066, 1067, 1068, 1069 and 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which August DeFrank and Clara DeFrank, his wife, by deed dated October 26, 1962 and recorded in Columbia County, Pennsylvania in Deed Book 216 page 139, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

EXCEPTING THEREOUT AND THEREFROM:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot NO. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot NO. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING Lot No. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which Peter J. Furek and Mildred Furek, his wife, by deed dated May 7, 1976 and recorded in Columbia County, Pennsylvania in Deed Book 276 page 939, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

AND ALSO EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeastern corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which Mildred Furek, Widow, by deed dated December 29, 1989 and recorded in Columbia County, Pennsylvania in Deed Book 443 page 934, granted and conveyed unto Darenc Bloom, in fee.

THE REMAINING LOT BEING 1069 KNOWN AS COUNTY PARCEL NO. 04D-06-110.

PREMISES 'B' (LOT 1070):

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING LOT NO. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

COUNTY PARCEL NO. 04D-06-110-01.

BEING the same premises which Peter J. Furek and Mildred Furek, his wife, by deed dated may 7, 1976 and recorded in Columbia County, Pennsylvania in Deed Book 276 page 939, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

PREMISES 'C' (LOT 1071):

ALL THAT PARCEL of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, being part of Lot No. 1071 and part of the platted alley lying to the South thereof in General Plan of Berwick Land and Improvement Company, bounded and described as follows, to wit:

BEGINNING at a point where the Southerly line of Freas Avenue meets the Easterly line of Eaton Street;

EXTENDING from said beginning point the following five courses and distances: (1) N. 84 degrees 15 minutes E., along said Southerly line of Freas Avenue, 45 feet to the Westerly line of land of Peter J. Furek and Mildred, his wife; (2) S. 2 degrees 50 minutes E., being along said Westerly line of land of Peter J. Furek and wife and crossing said platted alley, 175 feet to the Southerly line thereof; thence following two courses and distances being by remaining land of The Pennsylvania Railroad Company: (3) S. 84 degrees 15 minutes W., along said Southerly line of platted alley, 10.32 feet to a point distant 30 feet Northeastwardly at right angles from the center line of main track of railroad of said Railroad Company known as the Berwick Branch; (4) N. 47 degrees 30 minutes W., parallel with said center line of main track, recrossing said platted alley, 49.26 feet to said Easterly line of Eaton Street; and (5) N. 2 degrees 50 minutes W., along the same, 138.2 feet to the place of beginning.

CONTAINING 7,227 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Stephen C. Tyrrell, by Deed from Mildred Furek, widow, dated 09/27/2000, recorded 10/10/2000 in Instrument Number 200009519.

Tax Parcel: 04D-06-110-00.000, 04D-06-110-01.000 , 04D-06-111-00.000

Premises Being: 1546 FREAS AVENUE, BERWICK, PA 18603-1523

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Phone - 215-563-7000
Fax - 215-563-3826

Patricia Singiser
Ext. 1125

Representing Lenders in
Pennsylvania

January 28, 2014

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

**RE: GREEN TREE SERVICING LLC
v.
STEPHEN C. TYRRELL**

No.: 2012-CV-21-MF

Action in Mortgage Foreclosure

Premises: 1546 FREAS AVENUE, BERWICK, PA 18603-1523

FILED
PROTHONOTARY
2014 JAN 31 P 12:27
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Praecipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

PAS/ GH for
Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES A: (LOT 1069):

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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BEING Lot No. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which Peter J. Furek and Mildred Furek, his wife, by deed dated May 7, 1976 and recorded in Columbia County, Pennsylvania in Deed Book 276 page 939, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

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THE REMAINING LOT BEING 1069 KNOWN AS COUNTY PARCEL NO. 04D-06-110.

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COUNTY PARCEL NO. 04D-06-110 01.

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BEGINNING at a point where the Southerly line of Freas Avenue meets the Easterly line of Eaton Street;

EXTENDING from said beginning point the following five courses and distances: (1) N. 84 degrees 15 minutes E., along said Southerly line of Freas Avenue, 45 feet to the Westerly line of land of Peter J. Purek and Mildred, his wife; (2) S. 2 degrees 50 minutes E., being along said Westerly line of land of Peter J. Purek and wife and crossing said platted alley, 175 feet to the Southerly line thereof; thence following two courses and distances being by remaining land of The Pennsylvania Railroad Company: (3) S. 84 degrees 15 minutes W., along said Southerly line of platted alley, 10.32 feet to a point distant 30 feet Northeastwardly at right angles from the center line of main track of railroad of said Railroad Company known as the Berwick Branch; (4) N. 47 degrees 30 minutes W., parallel with said center line of main track, recrossing said platted alley, 49.26 feet to said Easterly line of Eaton Street; and (5) N. 2 degrees 50 minutes W., along the same, 138.2 feet to the place of beginning.

CONTAINING 7.227 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Stephen C. Tyrrell, by Deed from Mildred Purek, widow, dated 09/27/2000, recorded 10/10/2000 in Instrument Number 200009519.

Tax Parcel: 04D-06-110-00,000, 04D-06-110-01,000 , 04D-06-111-00,000

Premises Being: 1546 FREAS AVENUE, BERWICK, PA 18603-1523

PHELAN HALLINAN, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
John.Kolesnik@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

GREEN TREE SERVICING LLC
Plaintiff

v.

STEPHEN C. TYRRELL
Defendant(s)


: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-21-ME**
:
: **COLUMBIA COUNTY**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☐ Act 91 procedures have been fulfilled
- ☒ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: 
Phelan Hallinan, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHILAN HALLINAN, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
John.Kolesnik@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

GREEN TREE SERVICING LLC

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2012-CV-21-MF
:

vs.

STEPHEN C. TYRRELL


VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant STEPHEN C. TYRRELL is over 18 years of age and resides at 1546 FREAS AVENUE, BERWICK, PA 18603-1523.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.


Phelan Hallinan, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

GREEN TREE SERVICING LLC
Plaintiff

v.

STEPHEN C. TYRRELL
Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-21-MF

COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

GREEN TREE SERVICING LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1546 FREAS AVENUE, BERWICK, PA 18603-1523**.

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

Address (if address cannot be reasonably ascertained,
please so indicate)

STEPHEN C. TYRRELL

**1546 FREAS AVENUE
BERWICK, PA 18603-1523**

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

Address (if address cannot be reasonably
ascertained, please so indicate)

STEPHEN C. TYRRELL

**1546 FREAS AVENUE
BERWICK, PA 18603-1523**

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

Address (if address cannot be
reasonably ascertained, please indicate)

**COMMONWEALTH OF PENNSYLVANIA
IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY C/O GARY NORTON,
ESQ.**

**35 WEST MAIN STREET
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA IN
THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY C/O TAMM B. KLINE,
CLERK OF COURTS**

**35 WEST MAIN STREET
PO BOX 380
BLOOMSBURG, PA 17815**

**BARRY REYNOLDS AND JOSHUA
READLER C/O JAMES REYNOLDS
TRANSPORT, INC.**

**PO BOX 834
BERWICK, PA 18603**

**BARRY REYNOLDS AND JOSHUA
READLER C/O JAMES REYNOLDS
TRANSPORT, INC.**

**360 SOUTH EATON STREET
BERWICK, PA 18603**

**BARRY REYNOLDS AND JOSHUA
READLER C/O KEPNER, KEPNER &
CORBA, PC ALICE T. K. CORBA, ESQ.**

**123 WEST FRONT STREET
BERWICK, PA 18603**

4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)
- INDYMAC BANK F.S.B.** **155 NORTH LAKE AVENUE
PASADENA, CA 91101**
- INDYMAC BANK FSB C/O MORTGAGEIT, INC.** **1350 DEMING WAY, 3RD FLOOR
MIDDLETON, WI 53562**
- INDYMAC BANK FSB C/O MORTGAGEIT, INC.** **33 MAIDEN LANE
NEW YORK, NY 10038**
- GREENPOINT MORTGAGE FUNDING, INC.** **1100 LARKSPUR LANDING CIRCLE, SUITE 101
LARKSPUR, CA 94939**
- GREENPOINT MORTGAGE FUNDING, INC.** **3000 ATRIUM WAY, SUITE 430
MT. LAUREL, NJ 08054-3911**
- GREENPOINT MORTGAGE FUNDING, INC. C/O RIVERS EDGE ABSTRACT CO., INC.** **1228 RADCLIFFE STREET
BRISTOL, PA 19007**
- MERS, AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.** **P.O. BOX 2026
FLINT, MI 48501-2026**
- MERS, INC.** **FORMERLY - 3300 SW 34TH AVE., OCALA, FL 34471
AS OF 12/6/10- 1901 E. VOORHEES STREET, SUITE C
DANVILLE, IL 61834**

5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)

None.

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:
Name Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**1546 FREAS AVENUE
BERWICK, PA 18603-1523**

**COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM**

**P.O. BOX 8486
WH LOW OAK BUILDING
HARRISBURG, PA 17105-8486**

GREENPOINT MORTGAGE FUNDING INC.

7933 PRESTON ROAD
PLANO, TX 75024

MERS, AS NOMINEE FOR GREENPOINT
MORTGAGE

P.O. BOX 2026
FLINT, MI 48501-2026

STEVEN C. TYRRELL, II C/O HUGH
SUMNER, ESQ.

116 WEST 2ND STREET
BERWICK, PA 18603

JODI TYRRELL

1546 FREAS AVENUE
BERWICK, PA 18603-1523

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

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.A. § 4904 relating to unsworn falsification to authorities.

Date:

1/29/14

By:


Phelan Hallinan, LLP

John Michael Kolesnik, Esq., Id. No. 308877
Attorney for Plaintiff

PHILAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

LEGAL DESCRIPTION

PREMISES A: (LOT 1069):

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 270 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 270 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid; the place of beginning BEING Lots No. 1065, 1066, 1067, 1068, 1069 and 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which August DeFrank and Clara DeFrank, his wife, by deed dated October 26, 1962 and recorded in Columbia County, Pennsylvania in Deed Book 216 page 139, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

EXCEPTING THEREOUT AND THEREFROM:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot NO. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot NO. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING Lot No. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which Peter J. Furek and Mildred Furek, his wife, by deed dated May 7, 1976 and recorded in Columbia County, Pennsylvania in Deed Book 276 page 939, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

AND ALSO EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeastern corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwest corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning, BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which Mildred Furek, Widow, by deed dated December 29, 1989 and recorded in Columbia County, Pennsylvania in Deed Book 443 page 934, granted and conveyed unto Darlene Bloom, in fee.

THE REMAINING LOT BEING 1069 KNOWN AS COUNTY PARCEL NO. 04D-06-110.

PREMISES 'B' (LOT 1070):

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING LOT NO. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

COUNTY PARCEL NO. 04D-06-110-01.

BEING the same premises which Peter J. Furek and Mildred Furek, his wife, by deed dated May 7, 1976 and recorded in Columbia County, Pennsylvania in Deed Book 276 page 939, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

PREMISES 'C' (LOT 1071):

ALL THAT PARCEL of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, being part of Lot No. 1071 and part of the platted alley lying to the South thereof in General Plan of Berwick Land and Improvement Company, bounded and described as follows, to wit:

BEGINNING at a point where the Southerly line of Freas Avenue meets the Easterly line of Eaton Street;

EXTENDING from said beginning point the following five courses and distances: (1) N. 84 degrees 15 minutes E., along said Southerly line of Freas Avenue, 45 feet to the Westerly line of land of Peter J. Furek and Mildred, his wife; (2) S. 2 degrees 50 minutes E., being along said Westerly line of land of Peter J. Furek and wife and crossing said platted alley, 175 feet to the Southerly line thereof; thence following two courses and distances being by remaining land of The Pennsylvania Railroad Company: (3) S. 84 degrees 15 minutes W., along said Southerly line of platted alley, 10.32 feet to a point distant 30 feet Northeastwardly at right angles from the center line of main track of railroad of said Railroad Company known as the Berwick Branch; (4) N. 47 degrees 30 minutes W., parallel with said center line of main track, recrossing said platted alley, 49.26 feet to said Easterly line of Eaton Street; and (5) N. 2 degrees 50 minutes W., along the same, 138.2 feet to the place of beginning.

CONTAINING 7,227 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Stephen C. Tyrrell, by Deed from Mildred Furek, widow, dated 09/27/2000, recorded 10/10/2000 in Instrument Number 200009519.

Tax Parcel: 04D-06-110-00,000, 04D-06-110-01,000 , 04D-06-111-00,000

Premises Being: 1546 FREAS AVENUE, BERWICK, PA 18603-1523

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2012-CV-21-MF

GREEN TREE SERVICING LLC

v.

STEPHEN C. TYRRELL

owner(s) of property situate in the **BOROUGH OF BERWICK**, COLUMBIA County,
Pennsylvania, being

1546 FREAS AVENUE, BERWICK, PA 18603-1523

Parcel No. 04D-06-110-00,000, 04D-06-110-01,000, 04D-06-111-00,000
(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$80,468.65**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
GREEN TREE SERVICING LLC

No.: 2012-CV-21-MF

Defendant
STEPHEN C. TYRRILL

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1546 FREAS AVENUE

BERWICK, PA 18603-1523

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20__ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN -- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff ☐ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

1/29/14

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20__

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2012-CV-21-MF

GREEN TREE SERVICING LLC

v.

STEPHEN C. TYRRELL

owner(s) of property situate in the **BOROUGH OF BERWICK**, COLUMBIA County,
Pennsylvania, being

1546 FREAS AVENUE, BERWICK, PA 18603-1523

Parcel No. 04D-06-110-00.000, 04D-06-110-01.000, 04D-06-111-00.000
(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$80,468.65**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Plaintiff
GREEN TREE SERVICING LLC

Expiration date
No.: 2012-CV-21-MF

Defendant
STEPHEN C. TYRRELL

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
STEPHEN C. TYRRELL
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1546 FREAS AVENUE

BERWICK, PA 18603-1523

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA, do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of: XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date
1/29/14

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____, 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
STEPHEN C TYRRELL, II (et al.)

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: HUGH SUMNER

Primary Address: 116 WEST 2ND STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: CCSO

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Hugh

Relation:

Date: 2/4/14

Time: 11:12

Deputy: # 2

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

SUMNER, HUGH

2012CV21

116 WEST 2ND STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
STEPHEN C TYRRELL, II

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: haren richendrier

Relation: clerk II

Date: 2-6-14 Time: 10:30

Deputy: 3 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV21

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

Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001388058

DATE
1/27/2014

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

GIL [768822] 1546 FREAS AVENUE (2012-CV-21-MF)


AUTHORIZED SIGNATURE

⑈001388058⑈ ⑆036001808⑆ 361508666⑈

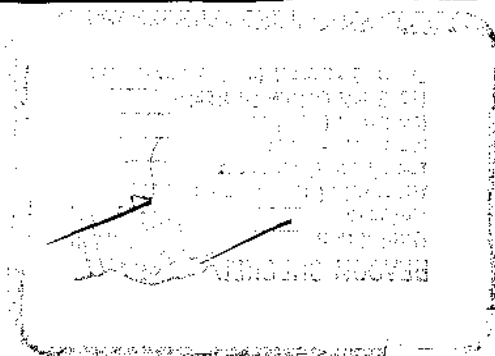
Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



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INDYMAC BANK FSB
NEW YORK

CERTIFIED MAIL™



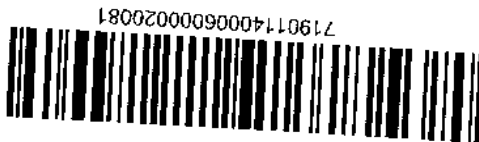
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UNITED STATES POSTAGE
FIRST CLASS PERMIT NO. 1000 PHILADELPHIA PA



CERTIFIED MAIL™

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



71901140006000020081

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

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



71901140006000020142

GREENPOINT MORT FUNDING
3000 ATRIUM WAY
SUITE 430
MT. LAUREL NJ 08054

CERTIFIED MAIL™

U77



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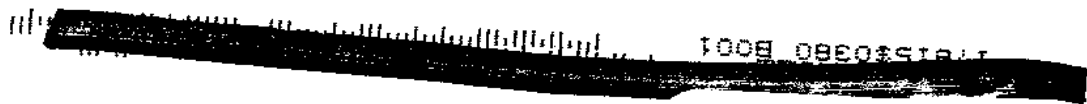
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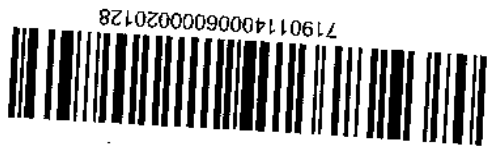
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- ☐ AWARDED ORDER EXPIRED
- ☐ ATTEMPTED - NOT KNOWN
- ☐ UNCLAIMED ☐ REFUSED
- ☐ NO SUCH STREET
- ☐ NO SUCH NUMBER
- ☐ INSUFFICIENT ADDRESS



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FEB 05 2014
\$ 05.13
UNITED STATES POSTAGE
FIRST CLASS
PERMIT NO. 1000
HARRISBURG, PA



INDYMAC BANK FSB INC
1350 DEMING WAY
3RD FLOOR
MIDDLETON WI 53562



7190114000600002020128

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

21

1500755555 02100
EC: 17815038880
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ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
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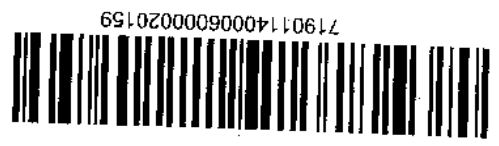
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CERTIFIED MAIL™

GREENPOINT MORT FUNDING INC
1228 RADCLIFF STREET
BRISTOL PA 19007



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