

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Green Tree Siding VS Joseph Hargrave

NO. 33-14 ED NO. 1584-13 JD

DATE/TIME OF SALE: May 14 0900

BID PRICE (INCLUDES COST) \$ 135.48

POUNDAGE - 2% OF BID \$ 38.71

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 174.19

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Man Harg

Mario Hargrave

TOTAL DUE: \$ 174.19

LESS DEPOSIT: \$ 135.48

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 624.19

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
GREEN TREE SERVICING LLC

vs.

Defendant
JOSEPH V MONAGHAN

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, May 14, 2014

Writ of Execution No. : 2013CV1584

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

Total Sheriff Costs **\$1,880.48**

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$1,935.48**

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,

June 21, 2014

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

Re: JOSEPH V. MONAGHAN
6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768
2013 CV 1584

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

PII # 806583

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

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders 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

Phelan Hallinan, LLP

Telephone Number

Area Code 215-563-7000

Street Address

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza

City

Philadelphia

State

PA

Zip Code

19103

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Timothy Chamberlain

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Street Address

PO Box 380, W. Main Street

Street Address

PO Box 650043

City

Bloomsburg

State

PA

Zip Code

17815

City

Dallas

State

TX

Zip Code

75265

D. REAL ESTATE LOCATION

Street Address

6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768

City, Township, Borough

SOUTH CENTRE TOWNSHIP

County

COLUMBIA

School District

BLOOMSBURG

Tax Parcel Number

12-05A-034-02

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

1. Actual Cash Consideration

\$1,935.48 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$1,935.48

4. County Assessed Value

\$42,697.00

5. Common Level Ratio Factor

x 3.55

6. Fair Market Value

= \$151,574.35

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession

☐ 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

KINYON LANIER

Date

6/23/14

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

001432364

DATE
6/23/2014

AMOUNT
****\$624.19

PAY SIX HUNDRED TWENTY-FOUR AND 19 / 100 Dollars

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

KXL [806583] 6910 HILLSIDE DRIVE (2013 CV 1584)


AUTHORIZED SIGNATURE

non ⑈001432364⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

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

- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>50.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>5.00</u>	
NOTARY	\$ <u>5.00</u>	
TOTAL *****		\$ <u>379.50</u>

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

- PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 1935.48

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1584

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, MAY 14, 2014
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a point on the extension of Hillside Drive in line of lands now or formerly of George Toczko, said line being 26 feet west of the dividing line of Lots 29 and 30; thence along lands now or formerly of George Toczko, south 11 degrees 15 minutes east, 135 feet to a point in line of lands of Lot No. 29; thence along said lands and Lot No. 10, south 78 degrees 45 minutes west, 146 feet, more or less, to lands of Joseph Travelet; thence along said lands, north 6 degrees 15 minutes west, 125 feet, more or less, to the southerly side of the aforesaid Hillside Drive; thence along said Hillside Drive, north 72 degrees 35 minutes East, 66.9 feet to a point; thence north 78 degrees 45 minutes west, 69 feet to a point, the place of beginning. The above described tract of land is the easterly portion of Lot No. 28 and the westerly portion of Lot No. 29 as shown on a draft prepared by Howard Fetterolf, R.E., on October, 1955; revised August, 1956.
The above described premises are conveyed under and subject to the express covenants, conditions and restrictions contained in the Deed recorded in the Columbia County Court House in Deed Book 228, page 725.
TITLE TO SAID PREMISES IS VESTED IN Joseph V. Monaghan, by Deed from Joseph J. Monaghan and Rita F. Monaghan, h/w, dated 04/23/1979, recorded 04/24/1979 in Book 292, Page 121.
Tax Parcel: 12-05A-034-02
Premises Being: 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768

PROPERTY ADDRESS: 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-05A-034-02

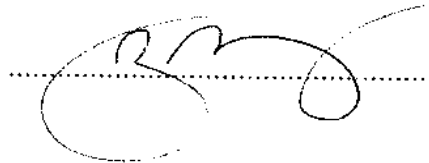
Seized and taken into execution to be sold as the property of JOSEPH V MONAGHAN in suit of GREEN TREE SERVICING LLC.

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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
PHILAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

aw deposes and says that Press Enterprise is
al office and place of business at 3185
mbia and State of Pennsylvania, and was
been published daily, continuously in said
attached notice April 23, 30 and May 7, 2014
designated agent of the owner or publisher of
ublished; that neither the affiant nor Press
notice and advertisement and that all of the
ace, and character of publication are true.



the day of May 2014

Donna L. Kishbaugh
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donna L. Kishbaugh, Notary Public
Scott Twp., Columbia County
My Commission Expires Oct. 11, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

Document Receipt

Trans #	2090	Carrier / service:	USPS Server	First-Class Mail®	2/19/2014 12:00:00 AM
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Ship to:

JOSEPH V. MONAGHAN

112 10TH STREET

APT#310

DES MOINES IA 50309

Tracking #: 71901140006000020944

Doc Ref #: 2014ED33

Postage 5.3400

33

Document Receipt

Trans #	2089	Carrier / service:	USPS Server	First-Class Mail®	2/19/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000020937

Doc Ref #: 2014ED33

Postage 5.3400

PHILADELPHIA PA 19106

32

Document Receipt

Trans #	2088	Carrier / service:	USPS Server	First-Class Mail®	2/19/2014 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 #:	71901140006000020920
Doc Ref #:	2014ED33
Postage	5.3400

PHILADELPHIA PA 19107

33

Document Receipt

Trans #	2087	Carrier / service:	USPS Server	First-Class Mail®	2/19/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000020913

Doc Ref # 2014ED33

Postage 5 3400

HARRISBURG PA 17105

33

Document Receipt

Trans #	2086	Carrier / service:	USPS Server	First-Class Mail®	2/19/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000020906

Doc Ref #: 2014ED33

Postage 5.3400

HARRISBURG PA 17128

33

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

Kathryn McGurl
Legal Assistant, 1482

Representing Lenders in
Pennsylvania

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

No.: 2013 CV 1584
No.:

Re: GREEN TREE SERVICING LLC VS. JOSEPH V. MONAGHAN
No.: 2013 CV 1584, No.:

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 05/14/2014 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:

Kathryn McGurl, 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.

JOSEPH V. MONAGHAN
Defendant(s)


: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2013 CV 1584
No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY)

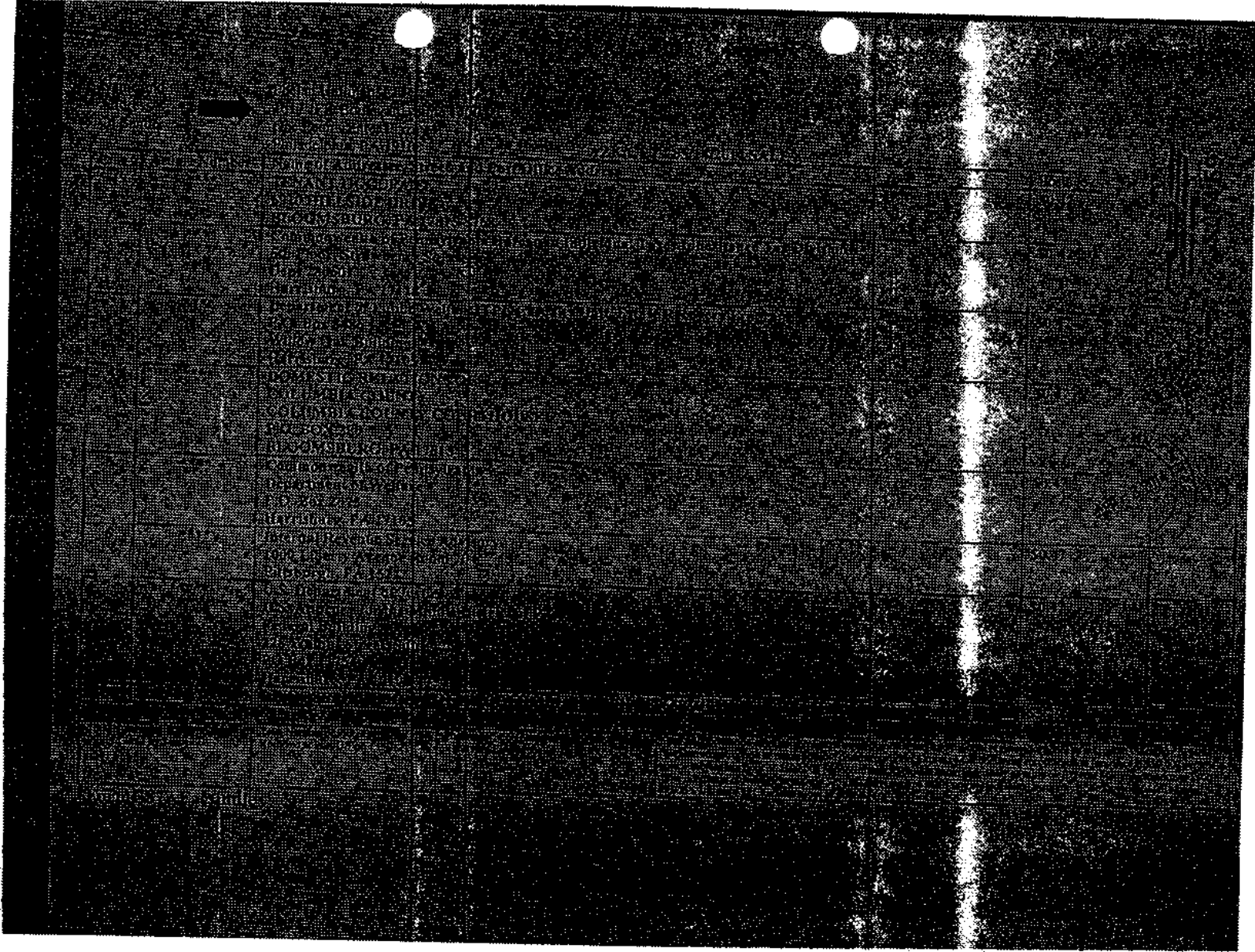
SS:

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: 4/23/14

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.



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
JOSEPH V MONAGHAN

Case Number
2013CV1584

SHERIFF'S RETURN OF SERVICE

04/09/2014 10:00 AM - DEPUTY RAYMOND TONKINSON, 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 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

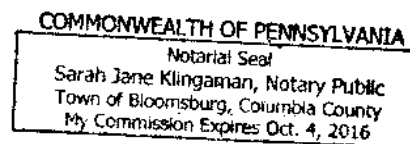

TIMOTHY T. CHAMBERLAIN, SHERIFF

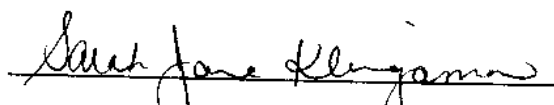
April 14, 2014

Affirmed and subscribed to before me this

NOTARY

14TH day of APRIL 2014





PHELAN & 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

7
has pay
day 4/14/14

GREEN TREE SERVICING LLC
vs.
JOSEPH V MONAGHAN

Case Number
2013CV1584

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: 6910 HILLSIDE DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 4-15-14 Time: 1430

Deputy: 3 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2013CV1584

6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

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

Date: 04/10/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 18010

MONAGHAN JOSEPH V
112 TENTH STREET APT 310
DES MOINES IA 50309 4264

District: CENTRE SOUTH TWP
Deed: 0228 -0725
Location: LOTS 28-29
Parcel Id:12 -05A-034-02,000

Assessment: 42,697

Balances as of 04/10/2014

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

By Columbia County Sheriff Per: ROS

ORIGINAL

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

GREEN TREE SERVICING LLC	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
JOSEPH V. MONAGHAN	:	
Defendant	:	No.: 2013 CV 1584

ORDER

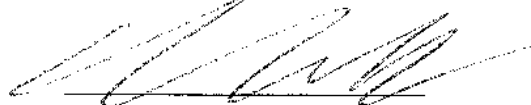
AND NOW, this 28 day of March, 2014 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$62,824.65
Interest Through May 14, 2014	\$13,925.96
Legal fees	\$1,650.00
Cost of Suit and Title	\$881.40
Appraisal/Brokers Price Opinion	\$63.00
Escrow Deficit	<u>\$8,735.66</u>
TOTAL	\$88,080.67

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.

806583

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
JOSEPH V MONAGHAN

Case Number
2013CV1584

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: Linda J. Fedder

Primary Address: 6390 Third Street
Bloomsburg, PA 17815

Phone: 570-784-0219

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. Not Home 4/c

2.

3.

4.

5.

6.

FEDDER, LINDA J.

2013CV1584

6390 THIRD STREET, 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.
JOSEPH V MONAGHAN

Case Number
2013CV1584

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: JOSEPH V MONAGHAN
Primary Address: 6910 HILLSIDE DRIVE
BLOOMSBURG, PA 17815

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. NO ONE HAS BEEN THERE SINCE FIRST SNOW STORM

2.

3.

4.

5.

6.

MONAGHAN, JOSEPH V

2013CV1584

6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

GREEN TREE SERVICING LLC

vs.

JOSEPH V. MONAGHAN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013 CV 1584

2014-ED-33

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: 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815 8768
(See Legal Description attached)

Amount Due

\$81,346.96

Interest from 02/15/2014 to Date of Sale

\$ _____ and costs.

@ \$13.37 per diem

Dated

2-19-14

(SEAL)

Barbara N. Silvestri / KPB/

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

FILED IN CASE NO. 2013 CV 1584

2014-ED-33

PH # 806583

GREEN TREE SERVICING LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013 CV 1584

JOSEPH V. MONAGHAN

:
Defendant(s) : COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JOSEPH V. MONAGHAN
112 10TH STREET, APARTMENT 310
DES MOINES, IA 50309-4264

****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 **6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768** is scheduled to be sold at the Sheriff's Sale on May 14 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 **\$81,346.96** 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. 2013 CV 1584

GREEN TREE SERVICING LLC

v.

JOSEPH V. MONAGHAN

owner(s) of property situate in **SOUTH CENTER TOWNSHIP**, COLUMBIA County,
Pennsylvania, being

6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768

Parcel No. 12-05A-034-02

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$81,346.96**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the extension of Hillside Drive in line of lands now or formerly of George Toczko, said line being 26 feet west of the dividing line of Lots 29 and 30; thence along lands now or formerly of George Toczko, south 11 degrees 15 minutes east, 135 feet to a point in line of lands of Lot No. 29; thence along said lands and Lot No. 10, south 78 degrees 45 minutes west, 146 feet, more or less, to lands of Joseph Travelet; thence along said lands, north 6 degrees 15 minutes west, 125 feet, more or less, to the southerly side of the aforesaid Hillside Drive; thence along said Hillside Drive, north 72 degrees 35 minutes East, 66.9 feet to a point; thence north 78 degrees 45 minutes west, 69 feet to a point, the place of beginning. The above described tract of land is the easterly portion of Lot No. 28 and the westerly portion of Lot No. 29 as shown on a draft prepared by Howard Fetterolf, R.E., on October, 1955; revised August, 1956.

The above described premises are conveyed under and subject to the express covenants, conditions and restrictions contained in the Deed recorded in the Columbia County Court House in Deed Book 228, page 725.

TITLE TO SAID PREMISES IS VESTED IN Joseph V. Monaghan, by Deed from Joseph J. Monaghan and Rita F. Monaghan, h/w, dated 04/23/1979, recorded 04/24/1979 in Book 292, Page 121.

Tax Parcel: 12-05A-034-02

Premises Being: 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1584

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, MAY 14, 2014
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the extension of Hillside Drive in line of lands now or formerly of George Toczko, said line being 26 feet west of the dividing line of Lots 29 and 30; thence along lands now or formerly of George Toczko, south 11 degrees 15 minutes east, 135 feet to a point in line of lands of Lot No. 29; thence along said lands and Lot No. 10, south 78 degrees 45 minutes west, 146 feet, more or less, to lands of Joseph Travelet; thence along said lands, north 6 degrees 15 minutes west, 125 feet, more or less, to the southerly side of the aforesaid Hillside Drive; thence along said Hillside Drive, north 72 degrees 35 minutes East, 66.9 feet to a point; thence north 78 degrees 45 minutes west, 69 feet to a point, the place of beginning. The above described tract of land is the easterly portion of Lot No. 28 and the westerly portion of Lot No. 29 as shown on a draft prepared by Howard Fetterolf, R.E., on October, 1955; revised August, 1956.

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Tax Parcel: 12-05A-034-02

Premises Being: 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768

PROPERTY ADDRESS: 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-05A-034-02

Seized and taken into execution to be sold as the property of JOSEPH V MONAGHAN 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
JOSEPH V MONAGHAN

Case Number
2013CV1584

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:

Expires:

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

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.

CENTRAL COLUMBIA SD

2013CV1584

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2014 ED 33

DATE RECEIVED 2-19-2014
DOCKET AND INDEX 2013 CV 1584

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>001392957</u>

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

SALE DATE May 14th TIME 9:00am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

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

GREEN TREE SERVICING LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013 CV 1584

JOSEPH V. MONAGHAN

:
Defendant(s) : COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: JOSEPH V. MONAGHAN
112 10TH STREET, APARTMENT 310
DES MOINES, IA 50309-4264**

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Your house (real estate) at **6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768** is scheduled to be sold at the Sheriff's Sale on May 14 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 **\$81,346.96** 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.

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**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013 CV 1584**

GREEN TREE SERVICING LLC

v.

JOSEPH V. MONAGHAN

owner(s) of property situate in **SOUTH CENTER TOWNSHIP**, COLUMBIA County,
Pennsylvania, being

6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768

Parcel No. 12-05A-034-02

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$81,346.96**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

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Tax Parcel: 12-05A-034-02

Premises Being: 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768

GREEN TREE SERVICING LLC
Plaintiff

v.

JOSEPH V. MONAGHAN
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013 CV 1584**
:
: **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 **6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768**.

1. Name and address of Owner(s) or reputed Owner(s):
Name: **JOSEPH V. MONAGHAN**
Address (if address cannot be reasonably ascertained, please so indicate): **112 10TH STREET, APARTMENT 310
DES MOINES, IA 50309-4264**
2. Name and address of Defendant(s) in the judgment:
Name: **JOSEPH V. MONAGHAN**
Address (if address cannot be reasonably ascertained, please so indicate): **112 10TH STREET, APARTMENT 310
DES MOINES, IA 50309-4264**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
4. Name and address of last recorded holder of every mortgage of record:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
5. Name and address of every other person who has any record lien on the property:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
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: **None.**
Address (if address cannot be reasonably ascertained, please indicate):

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

6910 HILLSIDE DRIVE
BLOOMSBURG, PA 17815-8768

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

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:

2/14/14

By:



Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No. 312174

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Phelan Hallinan, LLP

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

Patricia Singiser
Ext. 1125

Representing Lenders in
Pennsylvania

February 12, 2014

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

**Re: GREEN TREE SERVICING LLC
v.
JOSEPH V. MONAGHAN**

No. 2013 CV 1584

Action in Mortgage Foreclosure

Premises: 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768

Dear Sir/Madam:

I would appreciate you entering a Default Judgment relative to the above matter, 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 checks to your order in the amounts of \$15.00 and \$25.00 and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs. In addition, please mail time-stamped copies of the Default Judgment to the defendant in the pre-addressed stamped envelopes included.

Kindly, send me your receipt and stamped copies of the Praecipe for Default Judgment, Non-Military Affidavit, 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,

CET/Patricia Singiser for
Phelan Hallinan, LLP

2014 FEB 18 PM 12:01
PROTHONOTARY
COLUMBIA COUNTY
BLOOMSBURG, PA

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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Tax Parcel: 12-05A-034-02

Premises Being: 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768

PHELAN HALLINAN, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

GREEN TREE SERVICING LLC
Plaintiff

v.

JOSEPH V. MONAGHAN
Defendant(s)

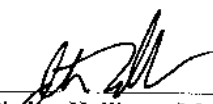
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013 CV 1584**
:
:
: **COLUMBIA COUNTY**
:

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
- (X) 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
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

PHILAN HALLINAN, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

GREEN TREE SERVICING LLC

vs.

JOSEPH V. MONAGHAN

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013 CV 1584**
:


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 JOSEPH V. MONAGHAN is over 18 years of age and resides at 112 10TH STREET, APARTMENT 310, DES MOINES, IA 50309-4264.

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



Phelan Hallinan, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in South Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the extension of Hillside Drive in line of lands now or formerly of George Toczko, said line being 26 feet west of the dividing line of Lots 29 and 30; thence along lands now or formerly of George Toczko, south 11 degrees 15 minutes east, 135 feet to a point in line of lands of Lot No. 29; thence along said lands and Lot No. 10, south 78 degrees 45 minutes west, 146 feet, more or less, to lands of Joseph Travelet; thence along said lands, north 6 degrees 15 minutes west, 125 feet, more or less, to the southerly side of the aforesaid Hillside Drive; thence along said Hillside Drive, north 72 degrees 35 minutes East, 66.9 feet to a point; thence north 78 degrees 45 minutes west, 69 feet to a point, the place of beginning. The above described tract of land is the easterly portion of Lot No. 28 and the westerly portion of Lot No. 29 as shown on a draft prepared by Howard Fetterolf, R.E., on October, 1955; revised August, 1956.

The above described premises are conveyed under and subject to the express covenants, conditions and restrictions contained in the Deed recorded in the Columbia County Court House in Deed Book 228, page 725.

TITLE TO SAID PREMISES IS VESTED IN Joseph V. Monaghan, by Deed from Joseph J. Monaghan and Rita F. Monaghan, h/w, dated 04/23/1979, recorded 04/24/1979 in Book 292, Page 121.

Tax Parcel: 12-05A-034-02

Premises Being: 6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013 CV 1584

GREEN TREE SERVICING LLC

v.

JOSEPH V. MONAGHAN

owner(s) of property situate in **SOUTH CENTER TOWNSHIP**, COLUMBIA County,
Pennsylvania, being

6910 HILLSIDE DRIVE, BLOOMSBURG, PA 17815-8768

Parcel No. 12-05A-034-02

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$81,346.96**

Attorneys for Plaintiff

Phelan Hallinan, LLP

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) JOSEPH V. MONAGHAN at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Patricia A. Singiser
Supervisor
Writ Department
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 ext. 1125
Front Desk: (215) 563-7000 ext. 1125
Fax: (215) 563-3826

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Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$81,346.96**

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
Nov. 2013 CV 1584

Defendant
JOSEPH V. MONAGHAN

Type of Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVE OR DESCRIPTION OF PROPERTY TO BE SEIZED, ATTACHED OR SALE

ADDRESS (Street or RFD, Apartment No., City, Bond, Twp., State and Zip Code)

6910 HILLSIDE DRIVE

BLOOMSBURG, PA 17815-8768

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 whomsoever 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

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 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. 2013 CV 1581

Defendant
JOSEPH V. MONAGHAN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC. TO SERVE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE
JOSEPH V. MONAGHAN
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
6910 HILL SIDE DRIVE

BLOOMSBURG, PA 17815-8768

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 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

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



X *SPM*
Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
JOSEPH V MONAGHAN

Case Number
2013CV1584

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: 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: Debbie Miller

Relation: Clerk

Date: 2-19-14 Time: 11:45

Deputy: 16 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

2013CV1584

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.
JOSEPH V MONAGHAN

Case Number
2013CV1584

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: Karen Richendrfer

Relation: clerk II

Date: 1/19/14 Time: 11:50

Deputy: 16 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

2013CV1584

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

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

TD Bank, NA
3-180/360

001392957

DATE
2/11/2014

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

CET [806583] 6910 HILLSIDE DRIVE (2013 CV 1584)


AUTHORIZED SIGNATURE

⑈001392957⑈ ⑆036001808⑆ 361508666⑈

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



71901140006000020920

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

2/24/14 Returned

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