

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Great Tree Services VS Brent Feustemaker

NO. 48-15 ED NO. 361-2015 JD

DATE/TIME OF SALE: Sept 9, 2015 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 1796.40

POUNDAGE - 2% OF BID \$ 35.93

TRANSFER TAX - 2% OF FAIR MKT \$ -

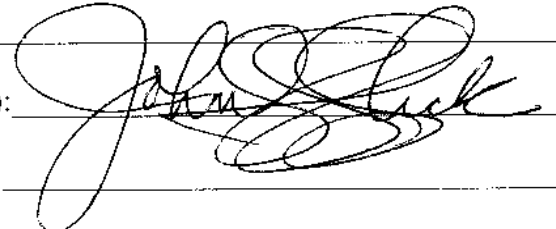
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1832.33

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S):  \_\_\_\_\_

TOTAL DUE: \$ 1832.33

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 482.33

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
GREEN TREE SERVICING LLC

vs.

**Defendant**  
BRENT FENSTEMAKER

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

**Sheriff's Sale Date:** Wednesday, September 9, 201

**Writ of Execution No. :** 2015CV361

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 368 LASALLE STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$987.90
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	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

**Total Sheriff Costs** **\$1,729.40**

## Distribution Costs

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

**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$1,796.40**

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

**KML LAW GROUP, P.C.**

Suite 5000 BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.com)

September 15, 2015

SHERIFF OF COLUMBIA COUNTY

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

RE: GREEN TREE SERVICING LLC vs. BRENT L. FENSTEMAKER

**Sale Book/Writ No.:** /

Docket Number: 2015-CV-361

Sale Date: 09/09/2015

Property Address: 368 LaSalle Street Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter.  
Please deed the property to:

FANNIE MAE  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254-2942

**If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to the below email address.** Please notify our office when the deed is recorded.

**KML LAW GROUP, P.C.**

Denise Boccella, Legal Assistant  
FC Special Services/Post Sale  
267-515-5508 (Direct Phone)  
267-515-5613 (Fax)  
[dboccella@kmlawgroup.com](mailto:dboccella@kmlawgroup.com)

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

Enclosed: (if applicable)

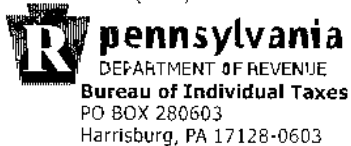
Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_

KML Check Number \_\_\_\_\_

Settlement Amount(s) \$ \_\_\_\_\_

Loan Type CONVENTIONAL

KML #1367211C



# 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 Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

<b>Name</b> KML Law Group, P.C.		<b>Telephone Number:</b> (215) 627-1322	
<b>Mailing Address</b> 701 Market Street, Suite 5000 BNY Independence Center	<b>City</b> Philadelphia	<b>State</b> PA	<b>ZIP Code</b> 19106-1532

**B. TRANSFER DATA**

<b>Date of Acceptance of Document</b> 12/14/2015			
<b>Grantor(s)/Lessor(s)</b> SHERIFF OF COLUMBIA COUNTY	<b>Telephone Number:</b> 570-389-5622	<b>Grantee(s)/Lessee(s)</b> FANNIE MAE	<b>Telephone Number:</b> 215-627-1322
<b>Mailing Address</b> Sheriff's Office, PO Box 380		<b>Mailing Address</b> 14221 Dallas Parkway, Suite 1000,	
<b>City</b> Bloomsburg	<b>State</b> PA	<b>ZIP Code</b> 17815	<b>City</b> Dallas
			<b>State</b> TX
			<b>ZIP Code</b> 75254-

**C. REAL ESTATE LOCATION**

<b>Street Address</b> 368 LaSalle Street	<b>City, Township, Borough</b> Berwick - Borough of Berwick
<b>County</b> Columbia	<b>School District</b> Berwick Area
	<b>Tax Parcel Number</b> 04C-04-220

**D. VALUATION DATA**

Was transaction part of an assignment or relocation?

O Y ~~N~~

<b>1. Actual Cash Consideration</b> =\$1,832.33	<b>2. Other Consideration</b> +0	<b>3. Total Consideration</b> =\$1,832.33
<b>4. County Assessed Value</b> \$18,528.00	<b>5. Common Level Ratio Factor</b> X3.60	<b>6. Computed Value</b> =\$66,700.80

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

<b>1a. Amount of Exemption Claimed</b> \$66,700.80	<b>1b. Percentage of Grantor's Interest in Real Estate</b> 100%	<b>1c. Percentage of Grantor's Interest Conveyed</b> 100%
---	--	--

**2. 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.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) FANNIE MAE IS AN EXEMPT CORPORATION.

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.

<b>Signature of Correspondent or Responsible Party</b> 	<b>Date</b> 12/28/15
--	-------------------------

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

**SHERIFF'S SALES COSTS SHEET FOR**

Ronald Miller Jr.  
Case No. 825-2015

**PRE-SALE**

Sheriff's fees	\$166.89
Lien List	\$150.00
Advertising	
Legal Journal	\$284.85
Gazette	\$403.94
Tax Claims	\$-0-
Tax Collector	\$-0-
Other (sewage)	\$508.53
Out of County fees	<u>\$-0-</u>
Total	\$1514.21

**POST-SALE**

Acknowledgment	\$ 11.00
Recording deed	\$ 54.00
Deed preparation	\$ 100.00
Poundage	<u>\$1100.00</u>
Total	\$ 1265.00

Grand Total	\$2779.21
Advance	\$1500.00
Amount <b>DUE</b>	<b>\$1279.21</b>

PHONE 814-823-2910 SHERIFF'S OFFICE  
FAX 814-623-2940

COUNTY OF BEDFORD  
PENNSYLVANIA



OFFICE OF  
CHARWIN REICHELDERFER  
SHERIFF

200 SOUTH JULIANA STREET  
BEDFORD, PENNSYLVANIA 15522

DIANE NELSON  
Real Estate Deputy

KIM WEYANT  
Secretary

RULE 3133 RECEIPT OF LIEN CREDITOR AS PURCHASER

TO: Charwin Reichelderfer  
Sheriff  
200 South Juliana Street  
Bedford, Pennsylvania 15522

In the Court of Common Pleas  
Bedford County, Pennsylvania  
No. 825-2015

M & T Bank VS. Ronald Miller Jr, as Executor of the Estate of  
Louisa Miller, Deceased

This receipt is delivered on behalf of the plaintiff or other lien creditor(s) who has purchased real or personal property sold on execution in the above action. The name of the plaintiff or lien creditor(s), the address, the amount of judgment or lien, identification of the judgment or lien, and the amount claimed by this receipt are as follows:

1. Plaintiff: M & T Bank
2. Plaintiff's Attorney : KML Law Group, 701 Market Street, Philadelphia, PA 19106
3. Amount of judgment or lien: \$44,822.74
4. Identification of the judgment or lien: No. 825-2015
5. Amount claimed: \$ 55,000
6. 10% down payment (paid at the time of the sale) -

*Dep Manda Miller*  
Attest/witness

Date: December 10, 2015

*Carol C. Miller*  
Plaintiff or lien creditor

820258

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

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

12/23/2015

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**\$\*\*482.33**

**FOUR HUNDRED EIGHTY-TWO AND 33 / 100** ~~~~~ DOLLARS

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



MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

*[Signature]*  
AUTHORIZED SIGNATURE

MEMO *fenstemaker 68797715 bal due sheriff*

⑈826258⑈ ⑆236073801⑆ 80 00082795⑈

Security features. Details on back.

**KML LAW GROUP, P.C.**  
 Suite 5000 ~ BNY Mellon Independence Center  
 701 Market Street  
 Philadelphia, PA 19106  
 215-825-6320  
 Attorney for Plaintiff

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

Plaintiff

vs.

**BRENT L. FENSTEMAKER**  
 Mortgagor(s) and Record Owner(s)  
 368 LaSalle Street  
 Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
 of Columbia County

CIVIL ACTION - LAW

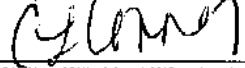
ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-361

Book:  
 Writ:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for July 15, 2015 at 9:00 AM in the above matter has been continued until  
**September 09, 2015 at 9:00 AM**

Date: 7/30/15 By: 

KML LAW GROUP, P.C.  
 701 Market Street, Suite 5000  
 Philadelphia, PA 19106  
 (215) 825-6332  
 Michael McKeever Pa. ID 56129  
 David Fein Pa. ID 82628  
 Jill P. Jenkins Pa. ID 306588  
 Alyk L. Ofazian Pa. ID 312912  
 Cristina Lynn Connor Pa. ID 318389  
 Victoria W. Chen Pa. ID 317741  
 Crystal Español Pa. ID 315477  
 Attorneys for Plaintiff

**KML LAW GROUP, P.C.**

Suite 5000 - BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

**GREEN TREE SERVICING LLC**

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

**Plaintiff**

vs.

**BRENT L. FENSTEMAKER****Mortgagor(s) and****Record Owner(s)**

368 LaSalle Street  
Berwick, PA 18603

**Defendant(s)****IN THE COURT OF COMMON PLEAS**

of Columbia County

**CIVIL ACTION - LAW****ACTION OF MORTGAGE FORECLOSURE**

Term

No. 2015-CV-361

Book:

Writ:

**CERTIFICATE OF FILING**

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

**BRENT L. FENSTEMAKER**

368 LaSalle Street  
Berwick, PA 18603

**SHERIFF OF COLUMBIA COUNTY**

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

(via facsimile or e-mail)

**PROTHONOTARY OF COLUMBIA COUNTY**

Prothonotary of Columbia County

PO Box 380

Bloomsburg, PA 17815

(via e-filing if applicable)

Date:

7/30/15

By:

Tana Luk**KML LAW GROUP, P.C.**

701 Market Street, Suite 5000

Philadelphia, PA 19106

Paul Boccuti-Supervisor

Direct: 215-825-6349

Email: [pboccuti@kmlawgroup.com](mailto:pboccuti@kmlawgroup.com)

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

July 8, 2015

Columbia

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

**BOOK WRIT**

**RE: GREEN TREE SERVICING LLC**  
**vs.**  
**BRENT L. FENSTEMAKER**  
**Term No. 2015-CV-361**

**Property address:**

**368 LaSalle Street**  
**Berwick, PA 18603**


**Sheriff's Sale Date: July 15, 2015**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for July 15, 2015 to September 09, 2015.

Thank you for your cooperation.

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

  
\_\_\_\_\_  
Michael T. McKeever, Esq.  
By: Tara Kirk

cc: **BRENT L. FENSTEMAKER**  
**368 LaSalle Street**  
**Berwick, PA 18603**

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

July 8, 2015

Columbia

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

**BOOK WRIT**

**RE: GREEN TREE SERVICING LLC  
vs.  
BRENT L. FENSTEMAKER  
Term No. 2015-CV-381**

**Property address:**

**368 LaSalle Street  
Berwick, PA 18603**


**Sheriff's Sale Date: July 15, 2015**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for July 15, 2015 to September 09, 2015.

Thank you for your cooperation.

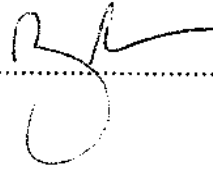
Very Truly Yours,  
KML LAW GROUP, P.C.

  
\_\_\_\_\_  
Michael T. McKeever, Esq.  
By: Tara Kirk

cc: **BRENT L. FENSTEMAKER  
368 LaSalle Street  
Berwick, PA 18603**

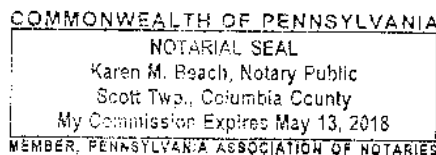
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice June 24 and July 1, 8, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  


Sworn and subscribed to before me this 8<sup>th</sup> day of July, 2015.....

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



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

.....

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ VS. Fenstermaker  
 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>30.00</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>391.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>987.90</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1212.90</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</u>	

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

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1796.40

1350

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

June 29, 2015

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

**RE: No. 2015-CV-361**  
**BRENT L. FENSTEMAKER**

Real Estate Division:

The above case may be sold on July 15, 2015. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Samantha Jeffries  
Legal Assistant

**KML LAW GROUP, P.C.**  
Suite 5000  
BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
Attorney for Plaintiff

136721FC  
CF: 03/18/2015  
SD: 07/15/2015  
\$73,553.41

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

Plaintiff

vs.

BRENT L. FENSTEMAKER  
**Mortgagor(s) and  
Record Owner(s)**

368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-361

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

Samantha Jeffries, an employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ( ) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ( ) Certified mail by Sheriff's Office.
- ( ) Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(i)).
- ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.
- ( ) Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ( ) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ( ) Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- ( ) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ( ) Published in accordance with court order. Copy of publication attached.

Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. Copies of proofs of mailing attached.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

Respectfully submitted,

  
BY: Samantha Jeffries

Legal Assistant

KML Law Group, P.C.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE SERVICING LLC  
vs.  
BRENT FENSTEMAKER

Case Number  
2015CV361

## SHERIFF'S RETURN OF SERVICE

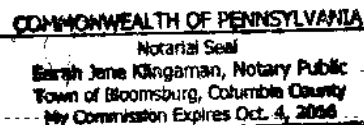
04/29/2015 02:09 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRENT FENSTEMAKER AT 368 LASALLE STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

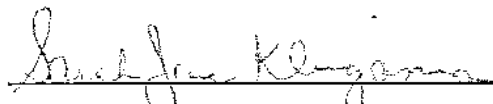
June 09, 2015



NOTARY

Affirmed and subscribed to before me this

9TH day of JUNE 2015



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

(c) Columbia County Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE SERVICING LLC

vs.

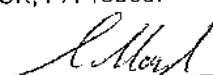
BRENT FENSTEMAKER

Case Number

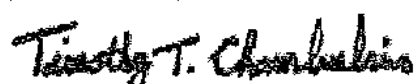
2015CV361

## SHERIFF'S RETURN OF SERVICE

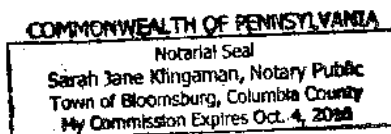
06/10/2015 10:57 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 368 LASALLE STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2015



NOTARY

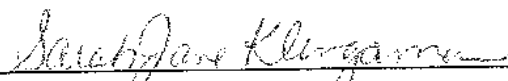
Affirmed and subscribed to before me this

10TH

day of

JUNE

2015



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

(c) CountyScribe Sheriff, Teleosoft, Inc

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV361

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, JULY 15, 2015**  
**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 lot lying and being situated in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southwesterly corner of Lot Number Ten (10) Section One (1); thence in an easterly direction along the southerly side of said lot a distance of one hundred forty (140) feet; to an alley; thence in a southerly direction along the westerly side of said alley, a distance of forty (40) feet to the northeasterly corner of Lot Number Eight (8) Section One (1); thence in a westerly direction along the northerly side of said line a distance of one hundred forty (140) feet to LaSalle Street; thence in a northerly direction along the easterly side of LaSalle Street; a distance of forty (40) feet to the place of BEGINNING.

BEING LOT NO. Nine (9) Section One (1) of the Berwick Land and Improvement Company's Addition to Berwick;

TAX PARCEL #: 04C-04-220

BEING KNOWN AS: 368 LaSalle Street, Berwick, PA 18603

PROPERTY ADDRESS: 368 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-04-220

Seized and taken into execution to be sold as the property of BRENT FENSTEMAKER in suit of GREEN TREE SERVICING LLC.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

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

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

Check type of mail or service:

☐ Certified ☐ Recorded Delivery (International)

☐ COD ☐ Registered

☐ Delivery Confirmation ☐ Return Receipt for Merchandise

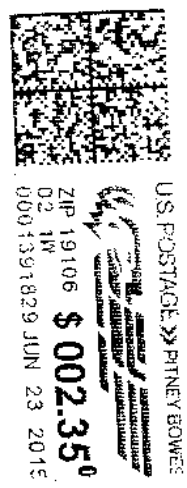
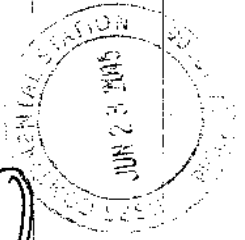
☐ Express Mail ☐ Signature Confirmation

☐ Insured

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

Postmark and Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	Columbia County Housing Corporation (CCHC) 700 Sawmill Road, Suite 101, Bloomsburg, PA 17815										
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	First Columbia Bank and Tru 232 East Street Bloomsburg, PA 17815										
3.		TENANTS/OCCUPANTS 368 LaSalle Street Berwick, PA 18603										
4.												
5.												
6.												
7.												
8.												
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	See Privacy Act Statement on Reverse									



**KML LAW GROUP, P.C.**

Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

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

Plaintiff

vs.

BRENT L. FENSTEMAKER  
**Mortgagor(s) and Record Owner(s)**

368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2015-CV-361

**AFFIDAVIT PURSUANT TO RULE 3129**

GREEN TREE SERVICING LLC, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

368 LaSalle Street  
Berwick, PA 18603

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

BRENT L. FENSTEMAKER  
368 LaSalle Street  
Berwick, PA 18603

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

BRENT L. FENSTEMAKER  
368 LaSalle Street  
Berwick, PA 18603

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

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

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

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

Columbia County Housing Corporation (CCHC)  
700 Sawill Road, Suite 101,  
Bloomsburg, , PA 17815

First Columbia Bank and Trust CO  
232 East Street  
Bloomsburg, , PA 17815

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

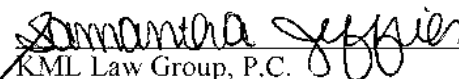
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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

TENANTS/OCCUPANTS  
368 LaSalle Street  
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: June 29, 2015

  
\_\_\_\_\_  
KML Law Group, P.C.

BY: Samantha Jeffries  
Legal Assistant

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE SERVICING LLC  
vs.  
BRENT FENSTEMAKER

Case Number  
2015CV361

## SHERIFF'S RETURN OF SERVICE

04/29/2015 02:09 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRENT FENSTEMAKER AT 368 LASALLE STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

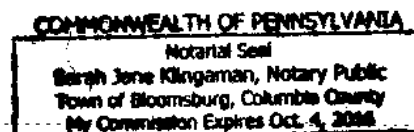
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

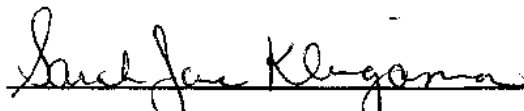
June 09, 2015

NOTARY

Affirmed and subscribed to before me this

9TH day of JUNE, 2015





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

cc County/State Seal: T. Chaslett, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

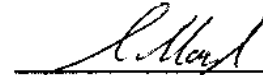


GREEN TREE SERVICING LLC  
vs.  
BRENT FENSTEMAKER

Case Number  
2015CV361

## SHERIFF'S RETURN OF SERVICE

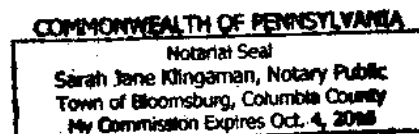
06/10/2015 10:57 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 368 LASALLE STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2015



NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2015



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

(215) 251-2121 • Fax: (215) 251-2122 • Email: info@kmlaw.com

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
BRENT FENSTEMAKER

Case Number  
2015CV361

## 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: 368 LASALLE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6-10-15

Time:

10:57

Deputy:

3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2015CV361

368 LASALLE 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.  
BRENT FENSTEMAKER

Case Number  
2015CV361

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: BRENT FENSTEMAKER

Primary Address: 368 LASALLE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 4-29-15

Time: 14:09

Deputy: 3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date: 4-28-15

Time: 10:30

Mileage:

Deputy: 3

### Service Attempt Notes:

1. LIC

2.

3.

4.

5.

6.

FENSTEMAKER, BRENT

2015CV361

368 LASALLE STREET, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000052136

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

---

**KML Law Group, P.C.**

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

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

vs.

BRENT L. FENSTEMAKER  
**Mortgagor(s) and Record Owner(s)**  
368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2015-CV-361

2015-ED-48

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: FENSTEMAKER, BRENT L.  
**BRENT L. FENSTEMAKER**  
368 LaSalle Street  
Berwick, PA 18603

Your house at 368 LaSalle Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on July 15 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$73,553.41 obtained by GREEN TREE SERVICING LLC against you.

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

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

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

**Tax Notice** 2015 County & Municipality  
BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**  
Connie C Gingham  
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 03/01/2015	BILL NO. 3635	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,528	9.491	172.33	175.85	193.44
SINKING		1	18.16	18.53	20.38
FIRE		1.25	22.70	23.16	24.32
LIGHT		1.75	31.77	32.42	34.04
BORO RE		11.1	201.55	205.66	215.94
The discount & penalty have been calculated for your convenience			446.51 April 30 If paid on or before	455.62 June 30 If paid on or before	488.12 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

FENSTEMAKER BRENT L  
368 LASALLE STREET  
BERWICK PA 18603

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

CNTY		TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04C-04 -220-00,000		
368 LASALLE ST		
.1286 Acres	Land	2,500
	Buildings	16,028
Total Assessment		18,528

This tax returned to courthouse on:  
**January 1, 2016**

**FILE COPY**

*Not paid as of 4-30-15*

**KML Law Group, P.C.**

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

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

vs.

BRENT L. FENSTEMAKER  
Mortgagor(s) and Record Owner(s)  
368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2015-CV-361

2015-ED-48

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: FENSTEMAKER, BRENT L.  
**BRENT L. FENSTEMAKER**  
368 LaSalle Street  
Berwick, PA 18603

Your house at 368 LaSalle Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on July 15 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$73,553.41 obtained by GREEN TREE SERVICING LLC against you.

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

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

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

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 05/01/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID: 1034061  
Description: Brent Fenstermaker  
Run Dates: 06/24/15 to 07/08/15  
Class: 2  
Agate Lines: 180  
Blind Box:

**Total Ad Cost \$987.90**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	06/24/15	07/08/15	3	\$987.90

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV361

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, JULY 15, 2015  
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 lot lying and being situated in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southwesterly corner of Lot Number Ten (10) Section One (1); thence in an easterly direction along the southerly side of said lot a distance of one hundred forty (140) feet; to an alley; thence in a southerly direction along the westerly side of said alley, a distance of forty (40) feet to the northeasterly corner of Lot Number Eight (8) Section One (1); thence in a westerly direction along the northerly side of said line a distance of one hundred forty (140) feet to LaSalle Street; thence in a northerly direction along the easterly side of LaSalle Street; a distance of forty (40) feet to the place of BEGINNING.

BEING LOT NO. Nine (9) Section One (1) of the Berwick Land and Improvement Company's Addition to Berwick;

TAX PARCEL #: 04C-04-220

BEING KNOWN AS: 368 LaSalle Street, Berwick, PA 18603

**PROPERTY ADDRESS: 368 LASALLE STREET, BERWICK, PA 18603**

UPI / TAX PARCEL NUMBER: 04C-04-220

Seized and taken into execution to be sold as the property of BRENT FENSTEMAKER 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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
BRENT FENSTEMAKER

Case Number  
2015CV361

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

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: 4-29-15

Time: 12:20

Deputy: 3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

GINGHER, CONNIE C.

2015CV361

1615 LINCOLN 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.  
BRENT FENSTEMAKER

Case Number  
2015CV361

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 368 LASALLE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally ~~Adult In Charge~~ Posted Other

Adult In Charge:

Brent Fenstermaker

Relation:

Home owner

Date:

4-29-15

Time:

14:09

Deputy:

3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

4-28-15

Time:

Mileage:

Deputy:

3

### Service Attempt Notes:

1.

4/11

2.

3.

4.

5.

6.

OCCUPANT

2015CV361

368 LASALLE STREET, BERWICK, PA 18603

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 04/29/2015

Fee: \$5.00

Cert. NO: 21716

FENSTEMAKER BRENT L  
368 LASALLE STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20080 -0688  
Location: 368 LASALLE ST LOT 9  
Parcel Id:04C-04 -220-00,000

Assessment: 18,528  
Balances as of 04/29/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: COLUMBIA County SHERIFF Per: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
BRENT FENSTEMAKER

Case Number  
2015CV361

## 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: First Columbia Bank and Trust Co.

Primary Address: 232 East Street  
Bloomsburg, PA 17815

Phone: (570) 784-440 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted · Other

Adult In Charge: Sherri Solomon

Relation: Branch Manager

Date: 4/28/15 Time: 11:35

Deputy: 496 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

FIRST COLUMBIA BANK AT

2015CV361

232 EAST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV361

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, JULY 15, 2015**  
**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 lot lying and being situated in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southwesterly corner of Lot Number Ten (10) Section One (1); thence in an easterly direction along the southerly side of said lot a distance of one hundred forty (140) feet; to an alley; thence in a southerly direction along the westerly side of said alley, a distance of forty (40) feet to the northeasterly corner of Lot Number Eight (8) Section One (1); thence in a westerly direction along the northerly side of said line a distance of one hundred forty (140) feet to LaSalle Street; thence in a northerly direction along the easterly side of LaSalle Street; a distance of forty (40) feet to the place of BEGINNING.

BEING LOT NO. Nine (9) Section One (1) of the Berwick Land and Improvement Company's Addition to Berwick;

TAX PARCEL #: 04C-04-220

BEING KNOWN AS: 368 LaSalle Street, Berwick, PA 18603

PROPERTY ADDRESS: 368 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-04-220

Seized and taken into execution to be sold as the property of BRENT FENSTEMAKER in suit of GREEN TREE SERVICING LLC.

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

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

## Timothy Chamberlain

**From:** DoubleTree by Hilton Confirmed [doubletreebyhilton@res.hilton.com]  
**Sent:** Friday, April 24, 2015 3:24 PM  
**To:** Timothy Chamberlain  
**Subject:** Your 21 Jul 2015 Confirmation #88085773

**DoubleTree by Hilton Hotel Pittsburgh - Green Tree**  
500 Mansfield Avenue, Pittsburgh, PA 15205  
Tel: +1-412922-8400

 HOTEL DETAILS |  DINING |  AMENITIES & SERVICES |  MAP & DIRECTIONS

YOUR STAY DATES:  
**Jul 21, 2015 – Jul 25, 2015**

CONFIRMATION:  
**88085773** [Modify](#)






Start Earning Free Hotel Stays. Joining is Free!

Welcome,  
**Timothy Chamberlain**

**CREATE YOUR ACCOUNT**





### ROOM INFORMATION:

2 DOUBLE BEDS NONSMOKING

**Rooms:** 2

**Guests:** 4 Adults

**Check In:** 3:00 PM

**Check Out:** 12:00 PM

### RATE INFORMATION:

PA SHERIFF'S ASSOC.

**Rate per night:** 119.00 USD

**Total for Stay per Room**

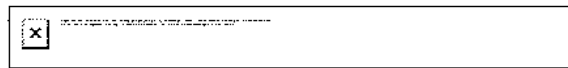
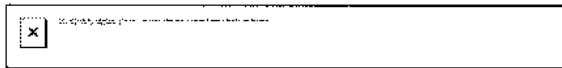
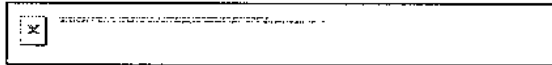
**Rate:** 476.00 USD

**Taxes:** 66.64 USD

**Total:** 542.64 USD

**Total for Stay All Rooms:** 1,085.28 USD

Includes estimated taxes and service charges. (Gratuities not included.)



**BRAND NEWS • DESTINATION OFFERS • SPECIAL INTERESTS**

**SUBSCRIBE**



We are a smoke-free hotel

**COMMENTS AND REQUESTS:**

holding 2 rooms,,

**ADDITIONAL INFORMATION:**

**Tax:**

- 14.00% per room per night
- **Self parking:** 0.00 USD/night

**RATE RULES AND CANCELLATION POLICY:**

- Your reservation is guaranteed for late arrival.
- Please contact us should you need to cancel your reservation.
- Cancellations are required by 4PM on Jul 18, 2015 local hotel time.
- Cancellation penalties may apply.

Follow us on Twitter Like us on Facebook Book your next stay on our mobile app

†Visit [Hilton.com/guarantee](http://Hilton.com/guarantee) to learn more about our Best Price Guarantee.

\* Service of alcoholic beverages is subject to state and local laws. Must be of legal drinking age. Hilton Requests Linen Arrival™

**PLEASE DO NOT REPLY TO THIS EMAIL. MAIL SENT TO THIS EMAIL ADDRESS CANNOT BE ANSWERED.**

If you use a debit/credit card to check in, a hold may be placed on your card account for the full anticipated amount to be owed to the hotel, including estimated incidentals, through your date of check-out and such hold may not be released for 72 hours from the date of check-out or longer at the discretion of your card issuer.

If you need to MODIFY or CANCEL your reservation, [click here](#).

Any change to the arrival date, departure date or room type of this reservation is subject to the hotel's availability at the time the change is requested and may result in a possible rate change or an additional fee. For example, shortening or lengthening your reservation is subject to availability and may not be possible at a later date. For more information, please [click here](#) to see all the rules and restrictions applicable to this reservation.

If you have questions regarding your reservation, please contact Hilton Reservations and Customer Care at 1-800-222-TREE (8733), [click here](#), or email us at [CONFIRMATIONHELP@HILTONRES.COM](mailto:CONFIRMATIONHELP@HILTONRES.COM).

Hilton HHonors membership, earning of Points & Miles<sup>®</sup>, and redemption of points are subject to [HHonors Terms and Conditions](#).

[View Our Privacy Statement](#)   [Create or Update a Profile](#)

Unsubscribe

Unsubscribing from all marketing email will prevent you from receiving your HHonors Monthly Statement. You can continue to check your account by [logging into your profile](#) or by calling 1-800-HHONORS. Outside the United States and Canada, please dial + 800 44 45 86 67 for assistance.

Notice of Confidentiality: This message and any attachments may contain confidential information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

<sup>TM</sup> indicates a trademark of Hilton Worldwide.

©2015 Hilton Worldwide [Hilton Reservations and Customer Care](#) | 2050 Chennault Drive | Carrollton, Texas 75006, USA

[View online](#)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
BRENT FENSTEMAKER

Case Number  
2015CV361

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 48  
**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:** 4-27-15 **Time:** 3:00  
**Deputy:** 4 **Mileage:**

### Attorney / Originator:

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

**Phone:**

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2015CV361

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.  
BRENT FENSTEMAKER

Case Number  
2015CV361

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

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:

Relation:

Date:

Deputy:

Time:

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV361

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

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

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

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

Plaintiff

vs.

BRENT L. FENSTEMAKER  
**Mortgagor(s) and Record Owner(s)**  
368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-361

2015-ED-48

FILED  
PROTHONOTARY  
2015 APR 24 AM 11 57  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$73,553.41

Interest from

4/23/2015 to Date of

Sale at 7.8750%

(Costs to be added)

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588


Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Oflazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

  
Matthew K. Fassel  
Pa ID 314567

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

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

vs.

BRENT L. FENSTEMAKER  
368 LaSalle Street  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2015-CV-361

2015-ED-48

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 368 LaSalle Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE \$73,553.41

Interest From 4/23/2015  
Through Date of Sale                     

(Costs to be added)                     

Dated: 4-24-15

Barbara N. Silvestri  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Kelly F. Brewer

Prothonotary & Clerk of Sev. Courts  
My Comm. Exp. 1st Monday in 2016

**KML Law Group, P.C.**

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

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

vs.

BRENT L. FENSTEMAKER  
**Mortgagor(s) and Record Owner(s)**  
368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2015-CV-361

2015-ED-48

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: FENSTEMAKER, BRENT L.  
**BRENT L. FENSTEMAKER**  
368 LaSalle Street  
Berwick, PA 18603

Your house at 368 LaSalle Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on July 15 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$73,553.41 obtained by GREEN TREE SERVICING LLC against you.

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

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

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

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A  
LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO  
FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES**

168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

**PENNSYLVANIA BAR ASSOCIATION**

P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 136721FC.

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

# REAL ESTATE OUTLINE

ED # 48

DATE RECEIVED 4-24-2015  
DOCKET AND INDEX 2015 CV 3161

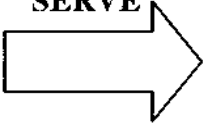
## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>      </u>	
NON-MILITARY AFFIDAVIT	<u>      </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>      </u>	<u>X</u>	CK# <u>804292</u>

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

SALE DATE July 15 2015 TIME 9:00 am  
POSTING DATE         
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK         
2<sup>ND</sup> WEEK         
3<sup>RD</sup> WEEK

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ GREEN TREE SERVICING LLC		COURT NUMBER 2015-CV-361 <i>2015-ED-48</i>	
DEFENDANT/S/ BRENT L. FENSTEMAKER		TYPE OF WRIT OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE BRENT L. FENSTEMAKER		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 368 LaSalle Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE April 22, 2015
ADDRESS OF ATTORNEY  KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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

April 22, 2015

Docket #2015-CV-361 2015-ED-48

**ATTENTION: COLUMBIA COUNTY SHERIFF**

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

**BRENT L. FENSTEMAKER** will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT  
KML LAW GROUP, P.C.  
Main - (215) 627-1322  
Fax - (215) 627-7734

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

GREEN TREE SERVICING LLC

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

Plaintiff

vs.

BRENT L. FENSTEMAKER

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

368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-361

2015-ED-48

**AFFIDAVIT PURSUANT TO RULE 3129**

GREEN TREE SERVICING LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

368 LaSalle Street  
Berwick, PA 18603

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

BRENT L. FENSTEMAKER  
368 LaSalle Street  
Berwick, PA 18603

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

BRENT L. FENSTEMAKER  
368 LaSalle Street  
Berwick, PA 18603

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

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

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

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

Columbia County Housing Corporation (CCHC)  
700 Sawill Road, Suite 101,  
Bloomsburg, , PA 17815

First Columbia Bank and Trust CO  
232 East Street  
Bloomsburg, , PA 17815

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

TENANTS/OCCUPANTS  
368 LaSalle Street  
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: 4/22/15

By: 

**KML LAW GROUP, P.C.**

\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_ Jay E. Kivitz Pa. ID 26769

\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_ David Fein Pa. ID 82628

\_\_\_ Thomas Puleo Pa. ID 27615

\_\_\_ Joshua I. Goldman Pa. 205047

\_\_\_ Jill P. Jenkins Pa. ID 306588

\_\_\_ Andrew F. Gornall Pa. ID 92382

\_\_\_ Salvatore Filippello Pa. ID 313897

\_\_\_ Alyk L. Oflazian Pa. ID 312912

\_\_\_ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

*Matthew K. Assel*  
*Pa ID 314567*

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

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

Plaintiff

vs.

BRENT L. FENSTEMAKER  
Mortgagor(s) and Record Owner(s)

368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-361

2015-ED-48

**WAIVER OF WATCHMAN**

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

By: 

**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Jay E. Kivitz Pa. ID 26769

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_\_ David Fein Pa. ID 82628

\_\_\_\_ Thomas Puleo Pa. ID 27615

\_\_\_\_ Joshua I. Goldman Pa. 205047

\_\_\_\_ Jill P. Jenkins Pa. ID 306588

\_\_\_\_ Andrew F. Gornall Pa. ID 92382

\_\_\_\_ Salvatore Filippello Pa. ID 313897

\_\_\_\_ Alyk L. Oflazian Pa. ID 312912

\_\_\_\_ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

Matthew K. Fisse  
Pa ID 314567

**ALL THAT CERTAIN** lot lying and being situated in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

**BEGINNING** at the southwesterly corner of Lot Number Ten (10) Section One (1); thence in an easterly direction along the southerly side of said lot a distance of one hundred forty (140) feet; to an alley; thence in a southerly direction along the westerly side of said alley, a distance of forty (40) feet to the northeasterly corner of Lot Number Eight (8) Section One (1); thence in a westerly direction along the northerly side of said line a distance of one hundred forty (140) feet to LaSalle Street; thence in a northerly direction along the easterly side of LaSalle Street; a distance of forty (40) feet to the place of **BEGINNING**.

**BEING LOT NO.** Nine (9) Section One (1) of the Berwick Land and Improvement Company's Addition to Berwick;

**TAX PARCEL #:** 04C-04-220

**BEING KNOWN AS:** 368 LaSalle Street, Berwick, PA 18603

## Document Receipt

---

Trans #	5221	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000052143

Doc Ref #: 2015ED48

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

---

Trans #	5220	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

## Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000052136
Doc Ref #:	2015ED48
Postage	5.1300

PHILADELPHIA PA 19107

## Document Receipt

---

Trans #	5219	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000052129

Doc Ref #: 2015ED48

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

---

Trans #	5218	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000052112

Doc Ref #: 2015ED48

Postage 5.1300

HARRISBURG PA 17128

**KML Law Group, P.C.**

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

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

vs.

BRENT L. FENSTEMAKER  
Mortgagor(s) and Record Owner(s)  
368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2015-CV-361

2015-ED-48

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: FENSTEMAKER, BRENT L.  
**BRENT L. FENSTEMAKER**  
368 LaSalle Street  
Berwick, PA 18603

Your house at 368 LaSalle Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on July 15 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$73,553.41 obtained by GREEN TREE SERVICING LLC against you.

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

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

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

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

**FIRSTTRUST**

800.220.BANK / firsttrust.com

3-7380-2360

04/23/2015

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**\$\*\*1,350.00**

**ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100** DOLLARS

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

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



*[Signature]*  
 AUTHORIZED SIGNATURE

MEMO 136721/Fenstemaker

⑈804292⑈ ⑆23607380⑆ 80 00082795⑈

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE SERVICING LLC  
vs.  
BRENT FENSTEMAKER

Case Number  
2015CV361

## SHERIFF'S RETURN OF SERVICE

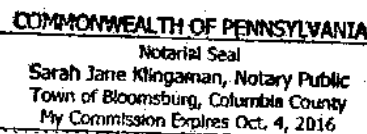
03/19/2015 11:17 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT & NOTICE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRENT FENSTEMAKER AT 368 LASALLE STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 19, 2015



NOTARY

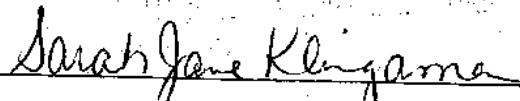
Affirmed and subscribed to before me this

19TH

day of

MARCH

2015



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

(c) CountyState Sheriff Telestaff, Inc.

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

GREEN TREE SERVICING LLC

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

Plaintiff

vs.

BRENT L. FENSTEMAKER  
(Mortgagor(s) and Record Owner(s))  
368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-361

2015-ED-48

**AFFIDAVIT PURSUANT TO RULE 3129**

GREEN TREE SERVICING LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

368 LaSalle Street  
Berwick, PA 18603

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

BRENT L. FENSTEMAKER  
368 LaSalle Street  
Berwick, PA 18603

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

BRENT L. FENSTEMAKER  
368 LaSalle Street  
Berwick, PA 18603

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

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

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

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

Columbia County Housing Corporation (CCHC)  
700 Sawill Road, Suite 101,  
Bloomsburg, , PA 17815

First Columbia Bank and Trust CO  
232 East Street  
Bloomsburg, , PA 17815

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

TENANTS/OCCUPANTS  
368 LaSalle Street  
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: 4/22/15

By: 

**KML LAW GROUP, P.C.**

\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_ Jay E. Kivitz Pa. ID 26769

\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_ David Fein Pa. ID 82628

\_\_\_ Thomas Puleo Pa. ID 27615

\_\_\_ Joshua I. Goldman Pa. 205047

\_\_\_ Jill P. Jenkins Pa. ID 306588

\_\_\_ Andrew F. Gornall Pa. ID 92382

\_\_\_ Salvatore Filippello Pa. ID 313897

\_\_\_ Alyk L. Oflazian Pa. ID 312912

\_\_\_ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

*Matthew K. Fissel*  
*Pa ID 314567*

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

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

Plaintiff

vs.

BRENT L. FENSTEMAKER  
Mortgagor(s) and Record Owner(s)

368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-361

2015-ED-48

**WAIVER OF WATCHMAN**

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

By: 

**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Jay E. Kivitz Pa. ID 26769

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_\_ David Fein Pa. ID 82628

\_\_\_\_ Thomas Puleo Pa. ID 27615

\_\_\_\_ Joshua I. Goldman Pa. 205047

\_\_\_\_ Jill P. Jenkins Pa. ID 306588

\_\_\_\_ Andrew F. Gornall Pa. ID 92382

\_\_\_\_ Salvatore Filippello Pa. ID 313897

\_\_\_\_ Alyk L. Oflazian Pa. ID 312912

\_\_\_\_ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

Matthew K. Assel  
Pa ID 314567

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

GREEN TREE SERVICING LLC

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

Plaintiff

vs.

BRENT L. FENSTEMAKER  
**Mortgagor(s) and Record Owner(s)**  
368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2015-CV-361

2015-ED-48

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588


Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Oflazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

  
Pa ID 314567

In the Court of Common Pleas of Columbia County

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

Plaintiff

vs.

BRENT L. FENSTEMAKER  
(Mortgagor(s) and Record Owner(s))  
368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

No. 2015-CV-361

FILED  
PROTHONOTARY  
2015 APR 24 PM 11:53  
CLERK OF COURT  
COUNTY OF COLUMBIA

PRAECIPE FOR JUDGMENT

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

Enter the Judgment in favor of Plaintiff and against BRENT L. FENSTEMAKER by default for want of an Answer.

Assess damages as follows:

\$73,553.41

Debt

Interest from 4/23/2015 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gomali Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Oflazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

Matthew K. Assel  
Pa ID 314567

AND NOW

April 24, 2015

Judgment is entered in favor of GREEN TREE SERVICING LLC and against BRENT L. FENSTEMAKER by default for want of an Answer and damages assessed in the sum of \$73,553.41 as per the above certification.

Barbara N. Belotti MT  
Prothonotary

IN THE COURT OF COMMON PLEAS  
OF Columbia COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

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

Plaintiff

No. 2015-CV-361

vs.

BRENT L. FENSTEMAKER  
(Mortgagors and Record Owner(s))  
368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT  
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE  
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

~~Tami Kline~~  
Prothonotary

By: Barbara N. Selvitelli

Deputy

If you have any questions concerning the above, please contact:

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

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

Attorney for Plaintiff

GREEN TREE SERVICING LLC

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

Plaintiff

vs.

BRENT L. FENSTEMAKER

(Mortgagor(s) and Record owner(s))

368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-361

FILED  
PROTHONOTARY  
2015 APR 24 AM 11:56  
CLERK OF COURT  
COUNTY OF COLUMBIA PA

**ORDER FOR JUDGMENT**

Please enter Judgment in favor of GREEN TREE SERVICING LLC, and against BRENT L. FENSTEMAKER for failure to file an Answer in the above action within (20) days from the date of service of the Complaint, in the sum of \$73,553.41.

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Oflazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is GREEN TREE SERVICING LLC 345 St Peter Street 1100 Landmark Towers St Paul, MN 55102 and that the name(s) and last known address(es) of the Defendant(s) is/are BRENT L. FENSTEMAKER, 368 LaSalle Street Berwick, PA 18603;

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Oflazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

Matthew K. Fissel  
Pa ID 314567

Matthew K. Fissel  
Pa ID 314567

**ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$63,933.64
Interest from 03/01/2014 through 04/22/2015	\$5,727.50
Late Charges	\$259.68
Escrow Balance	\$2,662.38
Corporate Advance	\$993.65
Unapplied Funds	(\$23.44)

**\$73,553.41**

FILED  
PROTHONOTARY  
2015 APR 24 AM 11 56  
CLERK OF COURT'S OFFICE  
COUNTY OF COLOMBIA, PA

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

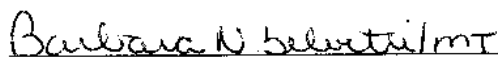
Alyk L. Oflazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

Matthew K. Assel  
Pa ID 314567

AND NOW, this 24 day of April, 2015 damages are assessed as above.

  
Pro Prothy

2015-CV-361/136721FC

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

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

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

Plaintiff

vs.

BRENT L. FENSTEMAKER  
Mortgagor(s) and Record Owner(s)  
368 LaSalle Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-361

2015-ED-48

FILED  
PROTHONOTARY  
2015 APR 24 AM 11 56  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$73,553.41

Interest from

4/23/2015 to Date of

Sale at 7.8750%

(Costs to be added)

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Oflazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

Matthew K. Fissel  
Pa ID 314567

No. 2015-CV-361  
**IN THE COURT OF COMMON PLEAS**

GREEN TREE SERVICING LLC

vs.

BRENT L. FENSTEMAKER  
(Mortgagor(s) and Record Owner(s))  
368 LaSalle Street  
Berwick, PA 18603

---

**PRAECIPE FOR WRIT OF EXECUTION**  
**(Mortgage Foreclosure)**

---

---

KML Law Group, P.C.  
Attorney for Plaintiff

---

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

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

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

vs.

BRENT L. FENSTEMAKER  
368 LaSalle Street  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2015-CV-361

*2015-ED-48*  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

**To the Sheriff of Columbia County, Pennsylvania**

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 368 LaSalle Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE \$73,553.41

Interest From **4/23/2015**  
Through Date of Sale                     

(Costs to be added)                     

Dated: 4-24-15

Barbara D Silvestri  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Kelly P Brewer

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

IN THE COURT OF COMMON PLEAS

GREEN TREE SERVICING LLC

vs.

BRENT L. FENSTEMAKER

Mortgagor(s)

368 LaSalle Street Berwick, PA 18603

WRIT OF EXECUTION

(Mortgage Foreclosure)

\$73,553.41

REAL DEBT

INTEREST from

COSTS PAID:

PROTHY

SHERIFF

STATUTORY

COSTS DUE PROTHY

Office of Judicial Support

Judg. Fee

Cr.

Sat.

KML Law Group, P.C.

Attorney for Plaintiff

**KML Law Group, P.C.**

Suite 5000 – BNY Independence Center

701 Market Street

Philadelphia, PA 19106

(215) 627-1322