

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Pennymac Loan Soc. VS Bernard & Garl Ridall

NO. 70-15 ED NO. 445-15 JD

DATE/TIME OF SALE: December 16, 2015 @ 9:00AM

BID PRICE (INCLUDES COST) \$ 4122.19

POUNDAGE - 2% OF BID \$ ~~82.44~~ 83.15

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4205.34

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Heidi Hallinan Diamond Jones
[Signature]

TOTAL DUE: \$ 4205.34

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2855.34

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PENNYMAC LOAN SERVICES LLC

vs.

Defendant
BERNARD RIDALL, JR
GAIL RIDALL

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, December 16, 2014

Writ of Execution No. : 2015CV445

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1229 SIXTH AVENUE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,085.64
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$190.00

Total Sheriff Costs **\$1,992.14**

Municipal Costs

Sewer	\$2,063.05
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Total Municipal Costs **\$2,063.05**

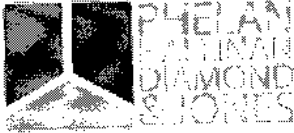
Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$4,122.19**

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



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

SEAN MCDONNELL
Legal Assistant, Ext. 1422

February 1, 2016

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

Re: BERNARD K. RIDALL, JR & GAIL RIDALL A/K/A GAIL L. RIDALL
1229 SIXTH AVENUE
BERWICK, PA 18603-1004
2015-CV-445

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **PENNYMAC HOLDINGS, LLC**, 6101 Condor Drive, Moorpark, CA 93021.

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

Thank you in advance for your cooperation in this matter.

Very truly yours,


SEAN MCDONNELL
For Phelan Hallinan Diamond & Jones, LLP

cc: PENNYMAC HOLDINGS, LLC

PH # 959228

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 inquires may be directed to the following person:

Name

Phelan Hallinan Diamond & Jones, LLP

Mailing Address

1617 JFK Boulevard, Suite 1400, One Penn Center Plaza

City

Philadelphia

Telephone Number:

215-563-7000

State

PA

ZIP Code

19103

B. TRANSFER DATA

Date of Acceptance of Document 2/9/16

Grantor(s)/Lessor(s)

Timonthy Chamberlain

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

PENNYMAC HOLDINGS, LLC

Telephone Number:

(866) 549-3583

Mailing Address

PO Box 380, W. Main Street

Mailing Address

6101 Condor Drive

City

Bloomsburg

State

PA

ZIP Code

17815

City

Moorpark

State

CA

ZIP Code

93021

C. REAL ESTATE LOCATION

Street Address

1229 SIXTH AVENUE
BERWICK, PA 18603-1004

City, Township, Borough

BRIAR CREEK TOWNSHIP

County

COLUMBIA

School District

BERWICK AREA S.D.

Tax Parcel Number

07 02A02900

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration

\$ 2,063.05 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 2,063.05

4. County Assessed Value

\$ 21,378.00

5. Common Level Ratio Factor

X 3.6

6. Computed Value

= \$76,960.80

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

1a. Amount of Exemption Claimed

= \$76,960.80

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

100%

1c. Percentage of Grantor's Interest Conveyed

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.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Assignment of Mortgage Instrument #: 201310823
(Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party

SEAN MCDONNELL 

Date

2/9/16

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

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

Timothy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: PENNYMAC HOLDINGS, LLC v. BERNARD K. RIDALL, JR et al.
No.: 2015-CV-445

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

****Property is listed for the 12/16/2015 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:
Legal Assistant

CC: BERNARD K. RIDALL, JR and GAIL RIDALL A/K/A GAIL L. RIDALL

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

Attorney for Plaintiff

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

PENNYMAC HOLDINGS, LLC
Plaintiff

v.

BERNARD K. RIDALL, JR
GAIL RIDALL A/K/A GAIL L. RIDALL
Defendant(s)


CIVIL DIVISION

No.: 2015-CV-445

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 11/5/15


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

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

Attorney for Plaintiff

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

PENNYMAC HOLDINGS, LLC
Plaintiff

v.

BERNARD K. RIDALL, JR
GAIL RIDALL A/K/A GAIL L. RIDALL
Defendant(s)

CIVIL DIVISION


No.: 2015-CV-445

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 11/04/2015 at 09:00 AM in the above-captioned matter has been continued until 12/16/2015 at 09:00 AM.

Date: _____

11/5/15


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

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

Attorney for Plaintiff

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

PENNYMAC HOLDINGS, LLC
Plaintiff

v.

BERNARD K. RIDALL, JR
GAIL RIDALL A/K/A GAIL L. RIDALL
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-445**
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

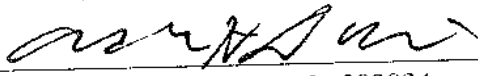
BERNARD K. RIDALL, JR
6915 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-8742

BERNARD K. RIDALL, JR
1229 SIXTH AVENUE
BERWICK, PA 18603-1004

GAIL RIDALL
1505 FREAS AVENUE
BERWICK, PA 18603

Date: 11/5/15

GAIL RIDALL
1229 SIXTH AVENUE
BERWICK, PA 18603-1004


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

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

Attorney for Plaintiff

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

PENNYMAC HOLDINGS, LLC
Plaintiff

v.

BERNARD K. RIDALI, JR
GAIL RIDALL A/K/A GAIL L. RIDALL
Defendant(s)

CIVIL DIVISION

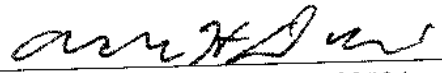
No.: 2015-CV-445

**ATTORNEY FILE COPY
PLEASE RETURN**

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 11/5/15


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

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

November 3, 2015

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: PENNYMAC HOLDINGS, LLC v.
BERNARD K. RIDALL, JR and GAIL RIDALL
1229 SIXTH AVENUE BERWICK, PA 18603-1004
No.: 2015-CV-445

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for November 4, 2015 due to the following: Title Claim.

The Property is to be relisted for the December 16, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan Diamond & Jones, LLP

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

Timothy Chamberlain
Acting Sheriff
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: PENNYMAC HOLDINGS, LLC v. BERNARD K. RIDALL, JR et al.
No.: 2015-CV-445

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

****Property is listed for the 11/04/2015 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: Legal Assistant

CC: BERNARD K. RIDALL, JR and GAIL RIDALL A/K/A GAIL L. RIDALL

PHELAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

PENNYMAC HOLDINGS, LLC
Plaintiff

v.

BERNARD K. RIDALL, JR
GAIL RIDALL A/K/A GAIL L. RIDALL
Defendant(s)

CIVIL DIVISION

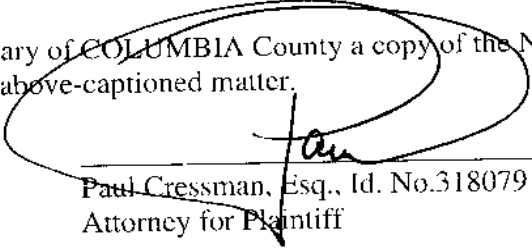
No.: 2015-CV-445

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: _____

9/11/15



Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

PENNYMAC HOLDINGS, LLC
Plaintiff

v.

BERNARD K. RIDALL, JR
GAIL RIDALL A/K/A GAIL L. RIDALL
Defendant(s)

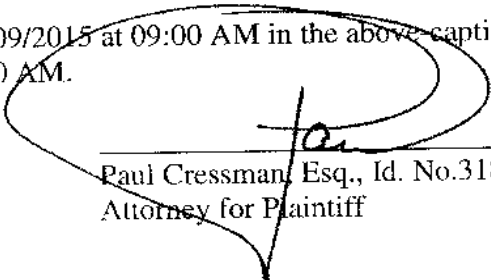
CIVIL DIVISION

No.: 2015-CV-445

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 09/09/2015 at 09:00 AM in the above captioned matter has been continued until 11/04/2015 at 09:00 AM.

Date: 9/11/15


Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phclanhallinan.com
215-563-7000

Attorney for Plaintiff

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

PENNYMAC HOLDINGS, LLC
Plaintiff

v.

BERNARD K. RIDALL, JR
GAIL RIDALL A/K/A GAIL L. RIDALL
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-445**
:
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

BERNARD K. RIDALL, JR
6915 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-8742

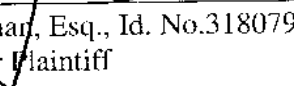
BERNARD K. RIDALL, JR
1229 SIXTH AVENUE
BERWICK, PA 18603-1004

GAIL RIDALL
1505 FREAS AVENUE
BERWICK, PA 18603

Date: _____

9/11/15

GAIL RIDALL
1229 SIXTH AVENUE
BERWICK, PA 18603-1004



Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

PENNYMAC HOLDINGS, LLC
Plaintiff

v.

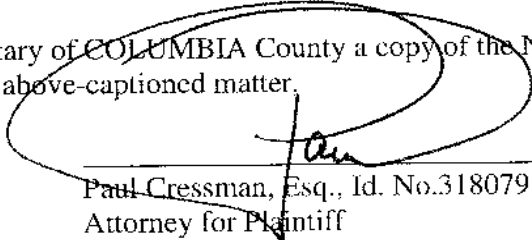
BERNARD K. RIDALL, JR
GAIL RIDALL A/K/A GAIL L. RIDALL
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-445**
:
:

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 9/16/15


Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

September 8, 2015

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: PENNYMAC HOLDINGS, LLC v.
BERNARD K. RIDALL, JR and GAIL RIDALL
1229 SIXTH AVENUE BERWICK, PA 18603-1004
No.: 2015-CV-445

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for September 9, 2015 due to the following: Assignment.

The Property is to be relisted for the November 4, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan Diamond & Jones, LLP

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan
Diamond & Jones, LLP**

Fax

To:	Columbia County Sheriff Office	From:	David Tran
Fax:	570-389-5625	Date:	9/8/2015
Phone:		Pages:	1
Re:	Postpone Sale Date – PHS 959228	CC:	

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

•Comments:

Good Morning,

Currently the sale is set for 9/09/15. We would like to postpone our scheduled sheriff sale for 60 days. Please provide a new sale date and time as soon as possible.

November 4, 2015 @ 9:00 AM

Defendants: RIDALL, BERNARD K., JR
 RIDALL, GAIL
Property: 1229 SIXTH AVENUE
 BERWICK, PA 18603-1004
Complaint Docket #: 2015-CV-445

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

David Tran

David.tran@phelanhallinan.com

Phone – 215-320-0007 Ext 31495

Fax – 215-563-8656

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PENNYMAC LOAN SERVICES LLC

vs.

Defendant
BERNARD RIDALL, JR
GAIL RIDALL

Attorney for the Plaintiff:

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

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

Writ of Execution No. : 2015CV445

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1229 SIXTH AVENUE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
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Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
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Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$190.00

Total Sheriff Costs \$1,967.14

Municipal Costs

Sewer	\$2,063.05
-------	------------

Total Municipal Costs \$2,063.05

Distribution Costs

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

Total Distribution Costs \$67.00

Grand Total: \$4,097.19

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

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

TD Bank, NA
3-180/360

001584998

DATE
2/9/2016

AMOUNT
*****\$2,855.34

PAY TWO THOUSAND EIGHT HUNDRED FIFTY-FIVE AND 34 / 100 Dollars

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

SAM [959228] 1229 SIXTH AVENUE (2015-CV-445)


AUTHORIZED SIGNATURE

⑈001584998⑈ ⑆036001808⑆ 361508666⑈

Pennymac Holdings, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
:
NO.: 2015-CV-445
:
:
Defendant(s) : COLUMBIA County

vs.

Bernard K. Ridall, Jr
Gail Ridall a/k/a Gail L. Ridall

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Bernard K. Ridall, Jr
6915 Old Berwick Road
Bloomsburg, PA 17815-8742

Gail Ridall a/k/a Gail L. Ridall
1505 Freas Avenue
Berwick, PA 18603

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

Your house (real estate) at 1229 Sixth Avenue, Berwick, PA 18603-1004 is scheduled to be sold at the Sheriff's Sale on Sept. 9th 2015 at 9:00 AM in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$89,970.73 obtained by Pennymac Holdings, LLC (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

2015 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Briar Creek Township

Make Check Payable To:

The Berwick Area School District
Joan Rothery, Tax Collector
122 Twin Church Road
Berwick, PA 18603

Telephone: 570-759-2118

Taxes are due and payment is requested from:

980910
C07
RIDALL BERNARD K & GAIL JR
1505 FREAS AVE
BERWICK, PA 18603-1522

Bill Date: 7/1/2015 Control #: Bill #: 1389

TAXPAYER COPY

Parcel #: 07 02A02900000

Prop. Type

Property Location and Description:

1229 SIXTH AVE
.165

Assessment:

L= 2,016
B= 19,362
T= 21,378

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	956.67
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	937.54
If Paid By 10/31/2015	FACE Amount	956.67
If Paid After 10/31/2015	10% Penalty Amount	1,052.34

Joan Rothery

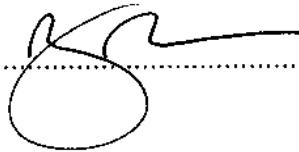
Last Day to Pay: 12/31/2015
For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours:
July and August - Tuesday and Thursday from 8 - 8pm
July and August - Wednesday from 1 - 4pm and 6 - 8pm
September thru December - Wednesday hours only

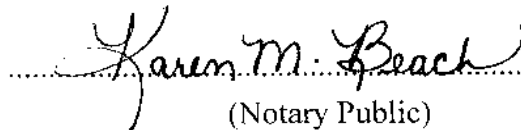
8-31-15
Sep 02 15 04:10p

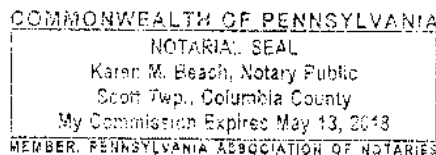
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law depose and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 19, 26 and September 2, 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 2nd day of September, 2015.


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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</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>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>451.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1085.64</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1310.64</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	\$ <u>2063.05</u>	
WATER 20	\$	
TOTAL *****		\$ <u>2063.05</u>

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 4097.19

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SHERIFF'S RETURN OF SERVICE

08/05/2015 11:21 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 1229 SIXTH AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 06, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

6TH day of AUGUST, 2015



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

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

Jessica Gliwa
Legal Assistant

Representing Lenders in
Pennsylvania

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

No.: 2015-CV-445
No.: 2015-ED-70

Re: PENNYMAC HOLDINGS, LLC VS. BERNARD K. RIDALL, JR, and GAIL RIDALL A/K/A GAIL L. RIDALL
No.: 2015-CV-445, No.: 2015-ED-70

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

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

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

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

****Property is listed for the 09/09/2015 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, LLC
Plaintiff,

v.

BERNARD K. RIDALL, JR
GAIL RIDALL A/K/A GAIL L. RIDALL
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2015-CV-445
: No.: 2015-ED-70

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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

Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

Date: 8/12/15

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

Name and
Address
Of Sender

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/RMS - 09/09/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105
2	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222
3	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754
		RE: BERNARD K. RIDALI, JR (COLUMBIA) PH # 959228/1021 Page 2 of 2 Writ Team

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail pieces subject to a limit of \$500,000 per occurrence. The maximum indemnity payable is \$25,000 for registered mail, seal with optional insurance. See Domestic Mail Manual R800 S913 and S921 for limitations of coverage.

Form 3877 Facsimile

Name and
Address
Of Sender



Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/RMS - 09/09/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 1229 SIXTH AVENUE BERWICK, PA 18603-1004	\$0.47
2	****	American General Finance 132 WEST FRONT STREET BERWICK, PA 18603	\$0.47
3	****	American General Financial Services, Inc. 132 WEST FRONT STREET BERWICK, PA 18603-4702	\$0.47
4	****	Bernard J. Ridall Jr. C/O Barry Lewis, Esquire 3 E 5TH STREET BLOOMSBURG, PA 17815-2201	\$0.47
5	****	Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603	\$0.47
6	****	Berwick Area Joint Sewer Authority C/O Anthony J. McDonald, Esquire 106 N. MARKET STREET BERWICK, PA 18603-4820	\$0.47
7	****	Gail L. Ridall C/O Susan M. Hill, Esquire 38 W. 3RD STREET BLOOMSBURG, PA 17815-1707	\$0.47
8	****	Northern Central Bank 130 COURT STREET WILLIAMSPORT, PA 17701	\$0.47
9	****	Travelers Mortgage Services, Inc. RIVERVIEW CORPORATE PLAZA 2339 ROUTE 70 WEST CHERRY HILL, NJ 08002	\$0.47
10	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
RE: BERNARD K. RIDALL, JR (COLUMBIA) PH # 959228/1021 Page 1 of 2 Writ Team			

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S973 and S921 for limitations of coverage.

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of
Receiving Employee)

Form 3877 Facsimile

PLAINTIFF
PENNYMAC HOLDINGS, LLC

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 959228

DEFENDANT
BERNARD K. RIDALL, JR
GAIL RIDALL A/K/A GAIL L. RIDALL

SERVICE TEAM/ lnm
COURT NO.: 2015-CV-445

SERVE BERNARD K. RIDALL, JR AT:
6915 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-8742

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: September 9, 2015

DIVORCED- One cannot accept service for the other

SERVED

Served and made known to BERNARD K. RIDALL, JR. Defendant on the 30th day of JUNE, 20 15, at 6:20 o'clock P. M., at 6915 Old Berwick Road, in the manner described below:

- ☐ Defendant personally served. BLOOMSBURG, PA.
☒ Adult family member with whom Defendant(s) reside(s).
Relationship is MOTHER
☐ Adult in charge of Defendant's residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
☐ an officer of said Defendant's company.

Other: _____

Description: Age 60^s Height 5'5" Weight 135 Race W Sex F Other _____

I, Ronald Moll, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 6/30/15

NAME: _____

Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____
☐ Service Refused

Other: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

6/30/15

5
33

PLAINTIFF
PENNYMAC HOLDINGS, LLC

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 959228

DEFENDANT
BERNARD K. RIDALL, JR
GAIL RIDALL A/K/A GAIL L. RIDALL

SERVICE TEAM/lmm
COURT NO.: 2015-CV-445

SERVE GAIL RIDALL A/K/A GAIL L. RIDALL AT:
1505 FREAS AVENUE
BERWICK, PA 18603

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: September 9, 2015

****DIVORCED- One cannot accept service for the other****

SERVED

Served and made known to GAIL RIDALL A/K/A GAIL L. RIDALL, Defendant on the 30th day of JUNE, 2015

at 6:05 o'clock P. M., at 1505 FREAS AVE, BERWICK, PA, in the manner described below:

☐ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is MOTHER.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____

Description: Age 70^s Height 5'5" Weight 125 Race W Sex F Other _____

I, Ronald Moll, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 6/30/15

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., I, _____ a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on _____ at _____

☐ Service Refused

Other: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

6/23

5
43

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 1229 SIXTH AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-5-15

Time: 11:21

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2015CV445

1229 SIXTH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SHERIFF'S RETURN OF SERVICE

06/22/2015 04:20 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: BERNARD RIDALL, JR AT 6915 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

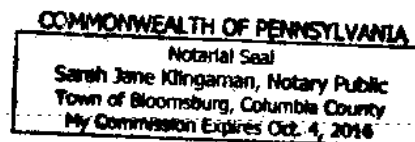

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 23, 2015

Affirmed and subscribed to before me this

NOTARY

23RD day of JUNE 2015





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC

vs.

BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SHERIFF'S RETURN OF SERVICE

06/22/2015 04:20 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: BERNARD RIDALL, JR AT 6915 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

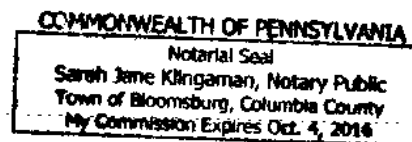

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 23, 2015

Affirmed and subscribed to before me this

NOTARY

23RD day of JUNE, 2015





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



July 10, 2015

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

PENNYMAC HOLDINGS, LLC

VS.

BERNARD K. RIDALL, JR.
GAIL RIDALL a/k/a GAIL L. RIDALL

NO: 2015-CV-445

Dear Timothy:

The amount due on the sewer account #500332 for the property located at 1229 6th Avenue, Berwick Pa through September 30, 2015 is \$2,063.05. This amount includes fees to satisfy a lien on this property.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, LLC
Plaintiff

vs.

BERNARD K. RIDALL, JR
GAIL RIDALL
A/K/A GAIL L. RIDALL

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2015-CV-445

No.: 2015-ED-70

ORDER

AND NOW, this 10 day of July, 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$62,737.03
Interest Through June 23, 2015	\$18,379.57
Legal fees	\$2,540.00
Cost of Suit and Title	\$1,092.81
Property Inspections	\$221.50
Property Preservation	\$1,716.00
Appraisal/Brokers Price Opinion	\$765.00
Escrow Deficit	\$11,605.59
TOTAL	\$99,057.52

Plus interest at six percent per annum.

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

BY THE COURT

15/ Mary E. Norton
J.

Pennymac Holdings, LLC

COURT OF COMMON PLEAS
Plaintiff : CIVIL DIVISION
vs.
NO.: 2015-CV-445
COLUMBIA County
Defendant(s) :

Bernard K. Ridall, Jr
Gail Ridall a/k/a Gail L. Ridall

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Bernard K. Ridall, Jr
6915 Old Berwick Road
Bloomsburg, PA 17815-8742

Gail Ridall a/k/a Gail L. Ridall
1505 Freas Avenue
Berwick, PA 18603

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

Your house (real estate) at 1229 Sixth Avenue, Berwick, PA 18603-1004 is scheduled to be sold at the Sheriff's Sale on Sept. 9th 2015 at 9:00 AM in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$89,970.73 obtained by Pennymac Holdings, LLC (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

2015 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Briar Creek Township

Make Check Payable To:

The Berwick Area School District
Joan Rothery, Tax Collector
122 Twin Church Road
Berwick, PA 18603

Telephone: 570-759-2118

Taxes are due and payment is requested from:

010000
C07
RIDALL BERNARD K & GAIL JR
1505 FREAS AVE
BERWICK, PA 18603-1522

Bill Date: 7/1/2015 Control #: Bill #: 1389

TAXPAYER COPY

Parcel #: 07 02A02900000

Prop. Type

Property Location and Description:

1229 SIXTH AVE
.185

Assessment:

L= 2,011
B= 19,361
T= 21,371

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	956.6
HOMESTEAD EXCLUSION	NA	N/
FARMSTEAD EXCLUSION	NA	N/
If Paid By 8/31/2015	2% Discounted Amount	937.5
If Paid By 10/31/2015	FACE Amount	956.6
If Paid After 10/31/2015	10% Penalty Amount	1,052.3

Last Day to Pay: 12/31/2015
For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

July and August - Tuesday and Thursday from 8 - 8pm
July and August - Wednesday from 1 - 4pm and 8 - 8pm
September thru December - Wednesday hours only

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 06/25/15

Account:

Name:

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

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

Ad ID: 1041070
Description: **Ridall Sheriff Sale**
Run Dates: **08/19/15 to 09/02/15**
Class: **2**
Agate Lines: **198**
Blind Box:

Total Ad Cost \$1,085.64
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/19/15	09/02/15	3	\$1,085.64

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV445

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, SEPTEMBER 09, 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, piece or parcel of, and together with the two story frame, single dwelling house thereon erected, lying and being situate on the northerly side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 1813, this being the east side of the third lot east of Arch Street on the north side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's Addition to the Township of Briar Creek, which was formerly the Freas Farm. See plot or plan recorded in the Recorder's office in Bloomsburg Pennsylvania, Miscellaneous Book No.8, Page 366; THENCE in a northerly direction along Lot No. 1813 a distance of 160 feet to a fifteen foot alley; THENCE in an easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1811; THENCE in a southerly direction along Lot No. 1811 a distance of 160 feet to Sixth Avenue; THENCE in a westerly direction along Sixth Avenue a distance of 45 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bernard K. Ridall, Jr. and Gail Ridall, h/w, by Deed from Bernard K. Ridall, Jr. and Gail Ridall, h/w, dated 01/06/2005, recorded 01/18/2005 in Instrument Number 200500529.

Tax Parcel: 07 02A02900

Premises Being: 1229 Sixth Avenue, Berwick, PA 18603-1004

PROPERTY ADDRESS: 1229 SIXTH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 0702A02900

Seized and taken into execution to be sold as the property of BERNARD RIDALL, JR, GAIL RIDALL in suit of PENNYMAC LOAN SERVICES LLC.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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



71901140006000055977

TRAVLERS MORTGAGE SERVICES INC
RIVERVIEW CORP PLAZA
2339 ROUTE 70 WEST
CHERRY HILL NJ 08002

Pennymac Holdings, LLC

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-445

Bernard K. Ridall, Jr

Gail Ridall a/k/a Gail L. Ridall

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Bernard K. Ridall, Jr
6915 Old Berwick Road
Bloomsburg, PA 17815-8742

Gail Ridall a/k/a Gail L. Ridall
1505 Freas Avenue
Berwick, PA 18603

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

Your house (real estate) at 1229 Sixth Avenue, Berwick, PA 18603-1004 is scheduled to be sold at the Sheriff's Sale on Sept. 9th 2015 at 9:00 AM in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$89,970.73 obtained by Pennymac Holdings, LLC (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

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



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

Pennymac Holdings, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-445

Bernard K. Ridall, Jr
Gail Ridall a/k/a Gail L. Ridall

:
:
Defendant(s) : COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Bernard K. Ridall, Jr
6915 Old Berwick Road
Bloomsburg, PA 17815-8742

Gail Ridall a/k/a Gail L. Ridall
1505 Freas Avenue
Berwick, PA 18603

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YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

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



71901140006000055960

NORTHERN CENTRAL BANK
130 COURT STREET

WILLIAMSPORT PA 17701

Pennymac Holdings, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-445

Bernard K. Ridall, Jr
Gail Ridall a/k/a Gail L. Ridall

: COLUMBIA County
Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Bernard K. Ridall, Jr
6915 Old Berwick Road
Bloomsburg, PA 17815-8742

Gail Ridall a/k/a Gail L. Ridall
1505 Freas Avenue
Berwick, PA 18603

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NOTICE OF OWNER'S RIGHTS

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YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 70

Warrant:

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

Serve To:

Name: BERNARD RIDALL, JR

Primary Address: 1229 SIXTH AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 6915 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-22-15

Time: 16:20

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date: 6-18-15

Time: 13:33

Mileage:

Deputy: 3

Service Attempt Notes:

1. House Vacant

2.

3.

4.

5.

6.

RIDALL JR, BERNARD

2015CV445

1229 SIXTH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 70

Warrant:

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

570-5941-7961
3 Rd St. Berwick, PA
Somewhere on

~~705 Freas Ave~~
1505 Freas Ave.
Berwick, PA 18603

Serve To:

Name: GAIL RIDALL

Primary Address: 1229 SIXTH AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 6915 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. House Vacant
2. NO J-VET
- 3.
- 4.
- 5.
- 6.

RIDALL, GAIL

2015CV445

1229 SIXTH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

70

Warrant:

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

Serve To:

Name: AMERICAN GENERAL CONSUMER DISCO

Primary Address: 132 W FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: DAN ERB

Relation: Personal Loan Specialist

Date: 6-18-15

Time: 11:12

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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-
-
-
-

AMERICAN GENERAL CON

2015CV445

132 W FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice			Zone:	70
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				

Serve To:

Name:	AMERICAN GENERAL FINANCES	
Primary Address:	132 WEST FRONT STREET BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	DAN ECB	
Relation:	Personal Loan Specialist	
Date:	6-18-15	Time: 11:12
Deputy:	3	Mileage:

Attorney / Originator:

Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

AMERICAN GENERAL FINA

2015CV445

132 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 70

Warrant:

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

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

Adult In Charge: Kerry Samson

Relation: Secretary

Date: 6-18-15

Time: 11:25

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA JOINT SE

2015CV445

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 70

Warrant:

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORIT

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 106 MARKET STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: Secretary

Date: 6-18-15

Time: 13:20

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA JOINT SE

2015CV445

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 70

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 1229 SIXTH AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-18-15

Time: 13:33

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. House Vacant?

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

OCCUPANT

2015CV445

1229 SIXTH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 70

Warrant:

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

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

ROTHERY, JOAN M.

2015CV445

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 70

Warrant:

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

Serve To:

Name: HUMMEL & LEWIS LLP (Barry Lewis)

Primary Address: 3 EAST FIFTH STREET
BLOOMSBURG, PA 17815

Phone: 570-784-7666

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Sharon Ribble

Relation:

Sec.

Date:

6/17/15

Time:

2:22

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

HUMMEL & LEWIS LLP

2015CV445

3 EAST FIFTH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 70

Warrant:

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

Serve To:

Name: SUSAN M. HILL ESQUIRE

Primary Address: 38 WEST 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Doyleen Snyder

Relation: Sec.

Date: 6/17/15 Time: 14:30

Deputy: G Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

SUSAN M. HILL ESQUIRE

2015CV445

38 WEST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

70

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richenderfer

Relation: Clerk

Date: 6-17-15 Time: 4:12

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2015CV445

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

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

REAL ESTATE TAX CERTIFICATION

Date: 06/17/2015

Fee: \$5.00

Cert. NO: 22151

RIDALL BERNARD K & GAIL JR
1505 FREAS AVE
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20050 -0529
Location: 1229 SIXTH AVE
Parcel Id:07 -02A-029-00,000

Assessment: 21,378

Balances as of 06/17/2015

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

By: Columbia County Sheriff Per: _____

AS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
BERNARD RIDALL, JR (et al.)

Case Number
2015CV445

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 70

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:

Denise Seegel

Relation:

Tax Clerk

Date:

6-16-15

Time:

3:40

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV445

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV445

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, SEPTEMBER 09, 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, piece or parcel of land together with the two story frame, single dwelling house thereon erected, lying and being situate on the northerly side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 1813, this being the east side of the third lot east of Arch Street on the north side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's Addition to the Township of Briar Creek, which was formerly the Freas Farm. See plot or plan recorded in the Recorder's office in Bloomsburg Pennsylvania, Miscellaneous Book No.8, Page 366; THENCE in a northerly direction along Lot No. 1813 a distance of 160 feet to a fifteen foot alley; THENCE in an easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1811; THENCE in a southerly direction along Lot No. 1811 a distance of 160 feet to Sixth Avenue; THENCE in a westerly direction along Sixth Avenue a distance of 45 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bernard K. Ridall, Jr. and Gail Ridall, h/w, by Deed from Bernard K. Ridall, Jr. and Gail Ridall, h/w, dated 01/06/2005, recorded 01/18/2005 in Instrument Number 200500529.

Tax Parcel: 07 02A02900

Premises Being: 1229 Sixth Avenue, Berwick, PA 18603-1004

PROPERTY ADDRESS: 1229 SIXTH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 0702A02900

Seized and taken into execution to be sold as the property of BERNARD RIDALL, JR, GAIL RIDALL in suit of PENNYMAC LOAN SERVICES LLC.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Pennymac Holdings, LLC

vs.

Bernard K. Ridall, Jr
Gail Ridall a/k/a Gail L. Ridall

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-445

2015 - ED - 70

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

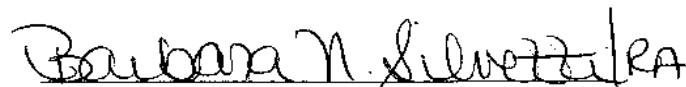
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1229 Sixth Avenue, Berwick, PA 18603-1004
(See Legal Description attached)

Amount Due
Interest from 06/06/2015 to Date of Sale
@ \$14.79 per diem

\$89,970.73
\$_____ and costs.


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

Dated

June 16, 2015
(SEAL)

PH # 959228

Proth. & Clerk of Soc. Courts
My Com. Exp. 1st Monday in 2016

No.: 2015-CV-445

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Pennymac Holdings, LLC

vs.

Bernard K. Ridall, Jr

Gail Ridall a/k/a Gail L. Ridall

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.



Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No. 203034
Attorney for Plaintiff

Address where papers may be served:
Bernard K. Ridall, Jr
6915 Old Berwick Road
Bloomsburg, PA 17815-8742

Gail Ridall a/k/a Gail L. Ridall
1505 Freas Avenue
Berwick, PA 18603

Complaint \$ 180.00 pl
Judgment \$ 25.00 pd
V/fi \$ 25.00 pd
Secty \$ 10.00
Sheriff

Pennymac Holdings, LLC	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2015-CV-445</u>
Bernard K. Ridall, Jr	:	
Gail Ridall a/k/a Gail L. Ridall	:	
Defendant(s)	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Pennymac Holdings, LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1229 Sixth Avenue, Berwick, PA 18603-1004**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Bernard K. Ridall, Jr	6915 Old Berwick Road, Bloomsburg, PA 17815-8742
Gail Ridall a/k/a Gail L. Ridall	1505 Freas Avenue Berwick, PA 18603

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Bernard K. Ridall, Jr	6915 Old Berwick Road Bloomsburg, PA 17815-8742
Gail Ridall a/k/a Gail L. Ridall	1505 Freas Avenue Berwick, PA 18603

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
American General Finance	132 West Front Street Berwick, PA 18603
American General Financial Services, Inc.	132 West Front Street Berwick, PA 18603-4702
Northern Central Bank	130 Court Street Williamsport, PA 17701
Travelers Mortgage Services, Inc.	Riverview Corporate Plaza 2339 Route 70 West Cherry Hill, NJ 08002

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

Berwick Area Joint Sewer Authority

**1108 Freas Avenue
Berwick, PA 18603**

**Berwick Area Joint Sewer Authority C/O
Anthony J. McDonald, Esquire**

**106 N. Market Street
Berwick, PA 18603-4820**

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

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name Address (if address cannot be reasonably ascertained, please indicate)

Tenant/Occupant

**1229 Sixth Avenue
Berwick, PA 18603-1004**

**Bernard J. Ridall Jr.
C/O Barry Lewis, Esquire**

**3 E 5th Street
Bloomsburg, PA 17815-2201**

**Gail L. Ridall
C/O Susan M. Hill, Esquire**

**38 W. 3rd Street
Bloomsburg, PA 17815-1707**

**Domestic Relations of
Columbia County**

**Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

**U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building**

**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

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

Date: 6/15/15

By: 

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No. 203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Pennymac Holdings, LLC	:	COURT OF COMMON PLEAS
	:	
	Plaintiff	: CIVIL DIVISION
	:	
vs.	:	NO.: <u>2015-CV-445</u>
	:	
Bernard K. Ridall, Jr	:	
Gail Ridall a/k/a Gail L. Ridall	:	COLUMBIA County
	Defendant(s)	:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Bernard K. Ridall, Jr	Gail Ridall a/k/a Gail L. Ridall
6915 Old Berwick Road	1505 Freas Avenue
Bloomsburg, PA 17815-8742	Berwick, PA 18603

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

Your house (real estate) at **1229 Sixth Avenue, Berwick, PA 18603-1004** is scheduled to be sold at the Sheriff's Sale on Sept. 9th 2015 at 9:00 AM in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$89,970.73 obtained by Pennymac Holdings, LLC (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815

Telephone (570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-445**

Pennymac Holdings, LLC

v.

Bernard K. Ridall, Jr

Gail Ridall a/k/a Gail L. Ridall

owner(s) of property situate in the COLUMBIA County, Pennsylvania, being

1229 Sixth Avenue, Berwick, PA 18603-1004

Parcel No. 07 02A02900

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$89,970.73**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land together with the two story frame, single dwelling house thereon erected, lying and being situate on the northerly side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 1813, this being the east side of the third lot east of Arch Street on the north side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's Addition to the Township of Briar Creek, which was formerly the Freas Farm. See plot or plan recorded in the Recorder's office in Bloomsburg Pennsylvania, Miscellaneous Book No. 8, Page 366;

THENCE in a northerly direction along Lot No. 1813 a distance of 160 feet to a fifteen foot alley;

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Tax Parcel: 07 02A02900

Premises Being: 1229 Sixth Avenue, Berwick, PA 18603-1004

REAL ESTATE OUTLINE

ED # 2015 EL70

DATE RECEIVED 6/16/15
DOCKET AND INDEX 2015 CV 445

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>601522312</u>

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

SALE DATE Sept 9th TIME 9.00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land together with the two story frame, single dwelling house thereon erected, lying and being situate on the northerly side of Sixty Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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Tax Parcel: 07 02A02900

Premises Being: 1229 Sixth Avenue, Berwick, PA 18603-1004

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

Attorneys for Plaintiff

Pennymac Holdings, LLC
Plaintiff

v.

Bernard K. Ridall, Jr
Gail Ridall a/k/a Gail L. Ridall
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-445**
:
: **COLUMBIA County**
:

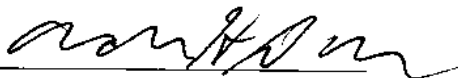
CERTIFICATION

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

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

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

By: _____


Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

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

Attorney for Plaintiff

Pennymac Holdings, LLC

vs.

Bernard K. Ridall, Jr
Gail Ridall a/k/a Gail L. Ridall

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-445**
:

VERIFICATION OF NON-MILITARY SERVICE

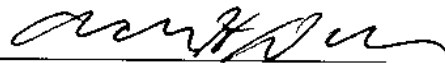
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant Bernard K. Ridall, Jr is over 18 years of age and resides at 6915 Old Berwick Road, Bloomsburg, PA 17815-8742 and 1229 Sixth Avenue, Berwick, PA 18603-1004.

(c) that defendant Gail Ridall a/k/a Gail L. Ridall is over 18 years of age and resides at 1505 Freas Avenue, Berwick, PA 18603 and 1229 Sixth Avenue, Berwick, PA 18603-1004.

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



Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Pennymac Holdings, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-445

Bernard K. Ridall, Jr

: 2015-ED-70

Gail Ridall a/k/a Gail L. Ridall

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Bernard K. Ridall, Jr
6915 Old Berwick Road
Bloomsburg, PA 17815-8742

Gail Ridall a/k/a Gail L. Ridall
1505 Freas Avenue
Berwick, PA 18603

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**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815**

Telephone (570) 784-8760

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-445**

Pennymac Holdings, LLC

v.

Bernard K. Ridall, Jr

Gail Ridall a/k/a Gail L. Ridall

owner(s) of property situate in the COLUMBIA County, Pennsylvania, being

1229 Sixth Avenue, Berwick, PA 18603-1004

Parcel No. 07 02A02900

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$89,970.73**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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Tax Parcel: 07 02A02900

Premises Being: 1229 Sixth Avenue, Berwick, PA 18603-1004

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land together with the two story frame, single dwelling house thereon erected, lying and being situate on the northerly side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 1813, this being the east side of the third lot east of Arch Street on the north side of Sixth Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's Addition to the Township of Briar Creek, which was formerly the Freas Farm. See plot or plan recorded in the Recorder's office in Bloomsburg Pennsylvania, Miscellaneous Book No. 8, Page 366;

THENCE in a northerly direction along Lot No. 1813 a distance of 160 feet to a fifteen foot alley;

THENCE in an easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1811;

THENCE in a southerly direction along Lot No. 1811 a distance of 160 feet to Sixth Avenue;

THENCE in a westerly direction along Sixth Avenue a distance of 45 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bernard K. Ridall, Jr. and Gail Ridall, h/w, by Deed from Bernard K. Ridall, Jr. and Gail Ridall, h/w, dated 01/06/2005, recorded 01/18/2005 in Instrument Number 200500529.

Tax Parcel: 07 02A02900

Premises Being: 1229 Sixth Avenue, Berwick, PA 18603-1004

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-445**

Pennymac Holdings, LLC

v.

Bernard K. Ridall, Jr

Gail Ridall a/k/a Gail L. Ridall

owner(s) of property situate in the COLUMBIA County, Pennsylvania, being

1229 Sixth Avenue, Berwick, PA 18603-1004

Parcel No. 07 02A02900

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$89,970.73**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Pennymac Holdings, LLC

No.: 2015-CV-445

Defendant
Bernard K. Ridall, Jr
Gail Ridall a/k/a Gail L. Ridall

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

1229 Sixth Avenue

Berwick, PA 18603-1004

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

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

NOW, 2015, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

6/15/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Pennymac Holdings, LLC

No.: 2015-CV-445

Defendant
Bernard K. Ridall, Jr
Gail Ridall a/k/a Gail L. Ridall

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

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

BERNARD K. RIDALL, JR

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

1229 Sixth Avenue

Berwick, PA 18603-1004

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

Date

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

(215)563-7000

6/15/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____, 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Pennymac Holdings, LLC

No.: 2015-CV-445

Defendant
Bernard K. Ridall, Jr
Gail Ridall a/k/a Gail L. Ridall

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

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

BERNARD K. RIDALL, JR

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

1229 Sixth Avenue

Berwick, PA 18603-1004

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

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

Telephone Number
(215)563-7000

Date
6/15/15

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20__

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
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Plaintiff Pennymac Holdings, LLC	No.: 2015-CV-445
Defendant Bernard K. Ridall, Jr Gail Ridall a/k/a Gail L. Ridall	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE



AT

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

GAIL RIDALL A/K/A GAIL L. RIDALL

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

1229 Sixth Avenue

Berwick, PA 18603-1004

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__ 1, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>6/15/15</u>
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">SO ANSWERS</td> </tr> <tr> <td style="width: 70%;">Signature of Dep. Sheriff</td> <td style="width: 30%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS		Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS									
Signature of Dep. Sheriff	Date								
Signature of Sheriff	Date								
Sheriff of _____									

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Pennymac Holdings, LLC

No.: 2015-CV-445

Defendant
Bernard K. Ridall, Jr
Gail Ridall a/k/a Gail L. Ridall

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

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

GAIL RIDALL A/K/A GAIL L. RIDALL

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

1229 Sixth Avenue

Berwick, PA 18603-1004

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

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

Telephone Number
(215)563-7000

Date
6/10/15

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Document Receipt

Trans #	5604	Carrier / service:	USPS Server	First-Class Mail®	6/16/2015 12:00:00 AM
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Ship to:

TRAVLERS MORTGAGE SERVICES INC

RIVERVIEW CORP PLAZA

2339 ROUTE 70 WEST

CHERRY HILL NJ 08002

Tracking #: 71901140006000055977

Doc Ref #: 2015ED70

Postage 5.1300

Document Receipt

Trans #	5603	Carrier / service:	USPS Server	First-Class Mail®	6/16/2015 12:00:00 AM
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Ship to:

NORTHERN CENTRAL BANK

130 COURT STREET

WILLIAMSPORT PA 17701

Tracking #: 71901140006000055960

Doc Ref #: 2015ED70

Postage 5.1300

Document Receipt

Trans #	5602	Carrier / service:	USPS Server	First-Class Mail®	6/16/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000055953

Doc Ref #: 2015ED70

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5601	Carrier / service:	USPS Server	First-Class Mail®	6/16/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000055946
Doc Ref #:	2015ED70
Postage	5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	5600	Carrier / service:	USPS Server	First-Class Mail®	6/16/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000055939

Doc Ref #: 2015ED70

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5599	Carrier / service:	USPS Server	First-Class Mail®	6/16/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000055922

Doc Ref #: 2015ED70

Postage 5.1300

HARRISBURG PA 17128

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

TD Bank, NA
3-180/360

001522312

DATE
5/19/2015

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

BAV [959228] 1229 SIXTH AVENUE (2015-CV-445)

Francis S. Hallinan
AUTHORIZED SIGNATURE

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

⑈001522312⑈ ⑆036001808⑆ 361508666⑈