COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Denymai Lan SUC. VS. NO. 70-15 ED 1	Bernard + Garl Ridall
NO. 70-15 ED 1	NO445-15JD
DATE/TIME OF SALE: December to,	₹600 9:00 AM
BID PRICE (INCLUDES COST)	s 4122, 19
POUNDAGE - 2% OF BID	\$_ 80,15
TRANSFER TAX – 2% OF FAIR MKT	\$
MISC. COSTS	\$
TOTAL AMOUNT NEEDED TO PURCHA	ase $\frac{4305,34}{}$
PURCHASER(S):	
ADDRESS:	
NAMES(S) ON DEED:	1111 0 10 - 5
PURCHASER(S) SIGNATURE(S) he he	Hellinan Djamond Tones
	JAMULL -
TOTAL DUE:	s_4705,34
LESS DEPOSIT:	\$_1350,00
DOWN PAYMENT	\$
TOTAL DUE IN 8 I	DAYS \$ 7855,34

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

PENNYMAC LOAN SERVICES LLC

٧ş.

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, 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

	Grand Total.	·
		\$4,122.19
Recording Fees	Total Distribution Costs	\$67.00
Distribution Costs		\$67.00
	Total Municipal Costs	\$2,063.95
Sewer		\$2,063.05
Municipal Costs		\$2,063.05
	Total Sheriff Costs	\$1,992.14
Surcharge		
Tax Claim Search		\$5.00 \$190.00
Copies Notary Fee		\$15.00 \$5.00
		\$9.00
Service Mileage Distribution Form		\$25.00
Service		\$24.00
Web Posting		\$195.00
Transfer Tax Form		\$100.00
Solicitor Services		\$25.00
Sheriff's Deed		\$100.00
Sheriff Automation Fund		\$35.00
Prothonotary, Acknowledge Deed		\$50.00
Press Enterprise Inc.		\$10.00
Posting Handbill		\$1.085.64
Mailing Costs		\$15.00
Levy		\$36.00
Docketing		\$15.00 \$15.00
Crying Sale		\$10.00 \$15.00
Advertising Sale (Newspaper) Advertising Sale Bills & Copies		\$17.50
		\$15.00
Sherin Cosis		* . # . 0.0

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@phclanhallinan.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 Decd 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.

çc:

For Phelan Hallinan Diamond & Jones, LLP

PENNYMAC HOLDINGS, LLC

PH #959228

REV 183 EX(2-15)

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

REALTY TRANSFER TAX STATEMENT OF VALUE

	RECORDER'S USE ONLY
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

See Reverse for Instructions

Complete each section and file in duplicate with Recorder	s of Deeds	when (1) the full v	alue/consideration is not set t	orth in the deed, (2) the deed is	without consider	nion, or by gift, or	
					s wholly exempt it	om tax based on	
or and the autorizate big on public malary ensemble. However, is	IS LECCHIII	Helfoch mar a co.	ite country and	of for recording.			
A. CORRESPONDENT - All inquires may	be dire	ted to the follow	ing person:		Teleph	one Number:	
Name						3-7000	
Phelan Hallinan Diamond & Jones, LLP			1000			ZIP Code	
Mailing Address			City Philadelphia			19103	
1617 JFK Boulevard, Suite 1400, One Penn Cer	iter Plaz	<u>.a</u>	17miaueipaia				
B. TRANSFER DATA A CALL							
Date of Acceptance of Document 1	€		·				
Grantor(s)/Lessor(s)	Telepl	one Number:	Grantee(s)/Lessec(s)			one Number:	
Timonthy Chamberlain		389-5622	PENNYMAC HOLI	DINGS, LLC) 549-3583	
Mailing Address			Mailing Address				
PO Box 380, W. Main Street			6101 Condor Drive		- Letata	ZiP Code	
City	State	ZIP Code	City		State CA	93021	
Bloomsburg	PA	17815	Moorpark			75023.	
C. REAL ESTATE LOCATION							
Street Address		City, Townsh	ip, Borough				
1229 SIXTH AVENUE		BRIAR CRE	EK TOWNSHIP				
BERWICK, PA 18603-1004							
				Tax Parcel Number			
County	School			07 02A02900			
COLUMBIA	BERW	ICK AREA S.D	·	107.0-11111			
D. VALUATION DATA							
Was transaction part of an assignment or reloc	ation? L	☐ Y ⊠ N		3. Total Consideration			
1. Actual Cash Consideration	2. Other	Consideration		= \$ 2,063.05			
\$ 2,063.05 (winning bid)	+ -0-	mon Level Ratio		6. Computed Value			
4. County Assessed Value		mon Level Kano	Factor	= \$76,960.80			
\$ 21,378.00	X 3.6	- exemption clati	15				
E. EXEMPTION DATA - Refer to instruc	1h Dar	centage of Granto	r's Interest in Real	Le. Percentage of Grante	ve²e Interest Con	veved	
Ia. Amount of Exemption Claimed	Estate	centage or Grades		16. Percentage of Orano.	M S HILLON COM	10,11	
= \$76,960.80	Januaro	100%					
	.l						
2. Check Appropriate Box Below for Exempti-	on Clain	red.					
Will or intestate succession					-		
Will of the state state of the			(Name of Decedent)		1	Estate File Number	
Transfer to a Trust. (Attach complete con	w of trus	t agreement ident	ifying all beneficiaries.)				
Transfer from a trust. Date of transfer in	o the tru	st.	-				
If trust was amended attach a copy of ori	oinal and	amended trust.					
		- (Artack complete	e copy of agency/straw pa	irty agreement.)			
	ad States	and Instrumental	lities by gift, dedication, o	condemnation or in lieu of c	ondennation.		
Transfer to the Commonwealth, the Unit (If condemnation or in lieu of condemna	tion atta	ch copy of resolut	tion)				
(If condemnation or in heli or condemna	tion, acta	er to defende Acci	anment of Mortgage Insti	ment #: 201310823			
Transfer from mortgagor to a holder of a	mortgag	ge in derauit. Assi	Elithorical artor-Page ware				
(Attach copy of mortgage and note/assig	итель)		deed being corrected or co	onfirmed.)			
(Attach copy of mortgage and noteassig Corrective confirmatory deed. (Attach c	ompicte o	copy of the broad	of actions)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Statutory corporate consolidation, merge	, or divis	sion (Attach copy	of articles)			_	
*Other (Please explain exemption claim	ed, it oth	er than listed abo	<u>vc</u>				
					n and to the	hest of my	
Under Penalties of law, I declare that I b	ave ex	umined this Sta	tement, including acc	companying intormatio	on, and to the	MOSE OF MAJ	
knowledge and belief, it is true, correct :	and con	iplete					
Signature of Correspondent or Responsible Party					Date		
	101	~ ~/	1	į	- 2141 N	15	
SEAN MCDONNELL STORY	<u>/U/</u>		<u> </u>		A 14	— — —	

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

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

Re: PENNYMAC HOLDINGS, LLC v. BERNARD K. RIDALL, JR et al.

No.: <u>2015-CV-445</u>

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 <u>12/16/2015</u> 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, LLC Plaintiff	: CIVIL DIVISION
v.	No.: <u>2015-CV-445</u>
BERNARD K. RIDALL, JR GAIL RIDALL A/K/A GAIL L. RIDALL Defendant(s)	:

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.

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

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.

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

Attorney for Plaintiff

CIVIL DIVISION

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, LLC

215-563-7000

Plaintiff

: No.: 2015-CV-445 ν.

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

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

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., ld. 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

CIVIL DIVISION

٧.

: No.: 2015-CV-445

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

Defendant(s)

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.

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

Attorney for Plaintiff

11/3/2015 2:12:14 PM PAGE 1/001 Fax Server

Fax Server

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

Timonthy 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., ld. No.318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 paul.cressman@phelanhallinan.com 215-563-7000

PENNYMAC HOLDINGS, LLC

Plaintiff

Attorney for Plaintiff

: CIVIL DIVISION

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

v.	: : No.: <u>2015-CV-445</u> :
BERNARD K. RIDALL, JR GAIL RIDALL A/K/A GAIL L. RIDALL Defendant(s)	:
On this date, I filed with the Prothonotary of COLUMBIA Cof the Date of Continued Sheriff's Sale in the above-captioned matter. Date: Paul Cressman Attorney for Proceedings of Proceedings of Proceedings of Proceedings of Proceedings of Procedure of Proceedings of Procedure of	er. , Esq., Id. No.318079

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, LLC Plaintiff	: CIVIL DIVISION
v.	No.: 2015-CV-445
BERNARD K. RIDALL, JR GAIL RIDALL A/K/A GAIL L. RIDALL Defendant(s)	:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Chariffee Sule scheduled	for 09/09/2015 at 09:00 AM in the above captioned matter
The Shellit's Sale scheduled	01 0 N 0 N 2023 W 0 N 30 1 N 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
has been continued until 11/04/2015	it 09:00 AM.
0/11/1	
Date: 7/11/15	Tan-
· · · · · · · · · · · · · · · · · ·	Raul Cressman Esq., Id. No.318079
	Attorney for Plaintiff
	V

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, LLC

Plaintiff : CIVIL DIVISION

v. : No.: 2015-CV-445

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

Defendant(s)

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	GAIL RIDALL
1505 FREAS AVENUE	1229 SIXTH AVENUE
BERWICK, PA 18603	BERWICK, PA 18603-1004)
Date: 9/11/15	Jan
Date.	Paul Cressman, Esq., Id. No.318079
	Attorney for Vlaintiff

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

PENNYMAC HOLDINGS, LLC

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Plaintiff	: CIVIL DIVISION
V.	No.: <u>2015-CV-445</u>
BERNARD K. RIDALL, JR GAIL RIDALL A/K/A GAIL L. RIDALL Defendant(s)	·
	BIA County a copy of the Notice

Fax Server 9/8/2015 11:02:14 AM PAGE 1/001 Fax Server

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

Columbia County Sheriff Office

Phelan Hallinan Diamond & Jones, LLP



To:

Faxc	570-38	9-5625	Dat	e: 9/8/2015		
Phone):		Pag	Jes: 1		
Re:	Postpo	ine Sale Date –	PHS 959228 CC :			
Ø Urg	ent	☑ For Review	☐ Please Commer	it 🗆 Please R	eply 🗆 Pieas	e Recycle
•Conv	ments:					
Good M	Morning,					
			9/15. We would like to p and time as soon as po	ssible.	eduled sheriff sale of	•
Defend	dants:		RIDALL, BERNARD K., JR RIDALL, GAIL	<i>γ</i> Οε	N (MOO	1,0
Proper	ty:		1229 SIXTH AVENUE BERWICK, PA 18603-10	04		
Comple	aint Docl	ket#:	2015-CV-445			
Should	d you hav	ve any question:	s or concerns, please fee	el free to contact i	me as soon as pos	ssible.
Thank	you for y	ou assistance ir	n this matter.			
Thank	you,					

From: David Tran

David Tran

David.tran@phelanhallinan.com

Phone - 215-320-0007 Ext 31495

Fax - 215-563-8656

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

\$100.00 \$195.00 \$24.00 \$25.00 \$9.00 \$15.00 \$5.00 \$190.00 \$1,967.14 \$2,063.05 \$2,063.05
\$195.00 \$24.00 \$25.00 \$9.00 \$15.00 \$5.00 \$190.00
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\$195.00
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\$25.00
\$75.00
\$35.00
\$50.00
\$10.00
\$1,085.64
\$15.00
\$36.00
\$15.00
\$15.00
\$10.00
\$17.50
#47 CA

Μ

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

Grand Total:

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 Stc 1400 Philadelphia, PA 19103 TD Bank, NA 3-180/360

表示,但是这种人的最后,我们的对应,但是这种是这种的,我们就是这种的,我们就是这种的,我们也是不是一个,我们也不是这种的,我们也不是这种的。

001584998

DATE 2/9/2016

· 大学工具工工中,从1000年,1000年

AMOUNT ****\$2,855.34

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

TO THE

Sheriff of Columbia County

ORDER OF 35 W Main Street

Bloomsburg, PA 17815

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

AUTHORIZED SIGNATURE

Pennymac Holdings, LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

V.C.

NO.: 2015-CY-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

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:

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

Bill Date: 7/1/2015 Control #-Bill #: 1389 Parcel #: 07 02A02900000 Prop. Type Property Location and Description: Assessment: 1229 SIXTH AVE L= 2,016 .165 B≖ 19,362 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

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

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

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.

SHERIFF'S SALE COST SHEET

	VS.	
NO. ED NO	OJD DATE/TIM	IE OF SALE
DOCKET/RETURN	\$15.00	•
SERVICE PER DEF.	\$15.00 \$ /95,0 0	
LEVY (PER PARCEL	<u> </u>	
MAILING COSTS	\$15.00 \$ 36 200	
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ADVERTISING SALE (NI	·	
MILEAGE	\$ 34100	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALI		
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00 \$25.00	
COPIES	\$ 7,00	
	\$ 15.60	
TOTA	\$ /5,60 AL *********	\$ 451,50
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TOTA	\$	50-
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYMAC LOAN SERVICES LLC

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.

August 06, 2015

TIMOTHY Ť. CHAMBERLAIN, SHERIFF

MONWEALTH OF PENNSYLVANIA

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

NOTARY

Affirmed and subscribed to before me this

day of AUGUST

2015

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA the Clouday's ultrastance in Telephore ing-

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

No.: 2015-CV-445

No.: 2015-ED-70

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

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 Affidavia 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Attorney for Plaintiff

PENNYMAC HOLDINGS, LLC Plaintiff,	: COLUMBIA COUNTY
v.	: COURT OF COMMON PLEAS
BERNARD K. RIDALL, JR GAIL RIDALL A/K/A GAIL L. RIDALL Defendant(s)	No.: 2015-CV-445 No.: 2015-ED-70
AFFIDAVIT OF SERVICE	PURSUANT TO RULE 3129.2
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY	A)) SS:
and any known interested party in the mann the persons or parties named, at that addres.	ta
Date: 8/12/15	Paul Cressman, Esq., Id. No.318079 Attorney for Plaintiff

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

Name of Addressue, Street, and Post Office Address Philadelphia, PA 19103 One Penn Center Plaza

Commonwealth of Pennsylvania

Article Number

Linc

AZK/RMS - 09/09/2015 SALE



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<u>.</u>	Pittsburgh, PA 15222					(40) (47) (31)
****	U.S. Department of Justice	Ce				
12	U.S. Attorney for The Middle District of	iddle District of PA				200
	Federal Building					
	228 Walnut Street, Suite 220	220				
	PO Box 11754					
	Harrisburg, PA 17108-17	Harrisburg, PA 17108-1754				
**************************************	RE: BERNARD K. RIDALL, JR (COLUMBIA)	LL, JR (COLUMBIA)	PH # 959228/1021	Page 2 of 2	Writ Team	
**************************************			THE PROPERTY OF THE PROPERTY O			
Figure District by Scraler	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Frontes)	The full declaration (for the reconstruction)	f value is required on All	The full declaration of value is required on all domestic and international regi-	standard sta
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Form 3877 Facsimile

SI Postage \$0.47 \$0.47 \$0.47 \$0.47 \$0.47 \$0.47 AZK/RMS - 09/09/2015 SALE Berwick Area Joint Sewer Authority C/O Anthony J. Mcdonald, Esquire Name of Addressee, Street, and Post Office Address Bernard J. Ridall Jr. C/O Barry Lewis, Esquire American General Financial Services, Inc. Gail L. Ridall C/O Susan M. Hill, Esquire Phelan Hallinan Diamond & Jones, LLP Berwick Area Joint Sewer Authority BLOOMSBURG, PA 17815-2201 617 JFK Boulevard, Suite 1400 132 WEST FRONT STREET 132 WEST FRONT STREET BERWICK, PA 18603-1004 BERWICK, PA 18603-4702 BERWICK, PA 18603-4820 American General Finance 106 N. MARKET STREET TENANT/OCCUPANT 1229 SIXTH AVENUE Philadelphia, PA 19103 BERWICK, PA 18603 One Penn Center Plaza 38 W. 3RD STREET 1108 Freas Avenue Berwick, PA 18603 3 E STH STREET

Article Number

Line

Name and

Address Of Sender * * * * *

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piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Maif merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with extransl insurance. See Domestic Mail Manual The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nounegotiable documents under Express Mail document reconstruction insurance is \$50,000 per R900 S913 and S921 for limitations of coverage Postmaster, Per (Name of Receiving Employee) Total Number of Pieces Received at Post Office Total Nanaber of Pieces Listed by Sender

Page 1 of 2 Writ Team

PH # 959228/1021

RE: BERNARD K. RIDALL, JR (COLUMBIA)

BLOOMSBURG, PA 17815

P.O. BOX 380

COLUMBIA COUNTY COURTHOUSE

RIVERVIEW CORPORATE PLAZA

CHERRY HILL, NJ 08002

Domestic Relations of

Columbia County

2339 ROUTE 70 WEST

Travelers Mortgage Services, Inc.

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WILLIAMSPORT, PA 17701

BLOOMSBURG, PA 17815-1707

安全安全

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Northern Central Bank

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\$0.47

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\$0.47

Form 3877 Facsimile

AFFIDAVIT OF SERVICE

PLAINTIFF PENNYMAC HOLDINGS, LLC

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 36 day of June, 20 15, at 612e o'clock P. M., at 6915 Oco BERWICE RDAD

Defendant personally served.

Adult family member with whom Defendant(s) reside(s). , in the manner described below: 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 5 Height 5'5 Weight 135 Race W Sex F Other 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 PRINTED NAME: Ronald Moli **Process Server** TITLE: NOT SERVED On the ____ day of 20___, at _____o'clock __. M., I, _______, a competent adult hereby state that Defendant NOT FOUND because: 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:

<u>5</u>. 32

AFFIDAVIT OF SERVICE

PLAINTIFF PENNYMAC HOLDINGS, LLC

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 GAIL RIDALL A/K/A GAIL L. RIDALL AT; 1505 FREAS AVENUE BERWICK, PA 18603 **DIVORCED- One cannot accept service for the other**

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

CEDIA

Served and made known to GAIL RIDALL A/K/A GAIL L. RIDALL, Defendant on the 30 day of TUNE, 2015, at 6:05 o'clock P. M., at 1505 FREAS AVE, BERWICK, PA, in the manner described below:
6:05 o'clock P. M., at 1505 FREAS AVE. BERWICK PA in the month of
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.
Description: Age 76 Height 5'5" Weight 125 Race W Sex P Other
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: Touald Will
PRINTED NAME: Ronald Moli
PRINTED NAME: Ronald Moli TITLE: Process Server
TITLE: Process Server
TITLE: Process Server
On the day of 20, at o'clock, M., I, a competent adult hereby Vacant Does Not Exist Moved Does Not Exist Does Not Exist Moved Does Not Exist Does No
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:
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 in
TITLE: Process Server NOT SERVED
On theday ofo'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;

_<u>5</u> u3

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	AC LOAN SERVICES LLC DRIDALL, JR (et al.)			Case Numl 2015CV44	
	SERVICE CO	OVER SH	EET		
Service De	talls:				
Category:	Real Estate Sale - Posting - Sale Bill	· · · · · · · · · · · · · · · · · · ·		Zone:	
Manner:	< Not Specified >	Expires:	and the second s	Warrant:	
Notes:	SHERIFF'S SALE BILL				:
Serve To:		Final Serv	lre-		
Name:	(POSTING)	Served:	over well tellinggraph from byzarijiji	ılt In Charge Poster	d Other CV
Primary	1229 SIXTH AVENUE	Adult in	To order	in in onlarge Poster	(a) (a) (b) (c) (b) (c) (d) (d) (d) (d) (d) (d) (d) (d) (d) (d
Address:	BERWICK, PA 18603	Charge:	<u> </u>	····	1
Phone:	DOB:	Relation:		mama a series and a series and a series	
Alternate Address:		Date:	8-5-15	Time:	21
Phone:		Deputy:	3	Mileage:	
Attorney / C	Originator:				SIXTH
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		X
Service Atte	empis:				AVENUE
Date:					
Time:					BERWICH
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Service Atte	empt Notes:				PA 18603
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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,

June 23, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENINSYLVANIA

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

Affirmed and subscribed to before me this

NOTARY

23RD day of JUNE 2015 Saraffar Klingama

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYMAC LOAN SERVICES LLC 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,

SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

June 23, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

CCHMONWEALTH OF PENNSYLVANIA Notarial Seal Sareh Jene Klingaman, Notary Public Town of Bioomsburg, Columbia County My Commission Expires Oct. 4, 2014 NOTARY Affirmed and subscribed to before me this 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

	VIY, PENNSYLVANIA
PENNYMAC HOLDINGS, LLC Plaintiff	Court of Common Pleas
vs. BERNARD K. RIDALL, JR GAIL RIDALL A/K/A GAIL L. RIDALL	Civil Division COLUMBIA County No.: 2015-CV-445 No.: 2015-ED-70
Defendants	
AND NOW, this 10 day of Jul.	RDERED to amend the writ nune pro tune in this
Principal Balance Interest Through June 23, 2015 Legal fees Cost of Suit and Title Property Inspections Property Preservation Appraisal/Brokers Price Opinion Escrow Deficit	\$62,737.03 \$18,379.57 \$2,540.00 \$1,092.81 \$221.50 \$1,716.00 \$765.00 \$11,605.59

Plus interest at six percent per annum.

TOTAL

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

BY THE COURT

15 Hary E borton

\$99,057.52

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. 9" 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:

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

Bill Date: 7/1/2015	Control #:	Bii #	: 1389
	AXPAYER COPY		
Parcel #: 07 02A02900	··	Туре	
Property Location and Design 1229 SIXTH AVE	cription:	Asses	Sment:
.185		L≒	2,016
. 100		B≖	19,36;
•		T=	21.37
Tax Description	Mills/Rate		Amoun
SCHOOL REAL ESTATE	44.750	10	956,6
HOMESTEAD EXCLUSION	N.	Δ	6. 4.1
FARMSTEAD EXCLUSION	N.		N/
If Paid By 8/31/2015	2% Discounted Amoun		N/
If Paid By 10/31/2015	FACE Amour		937.5
if Paid After 10/31/2015	10% Penalty Amour		956.6° 1.052.3.

Lest Day to Pay: 12/31/2015
For a receipt, return the entire bill with pays and a saif-eddressed stamped envelopment of the Hours:

July and August - Tuesday and Thursday from 6 - 8pm July and August - Wednesday from 1 - 4pm and 6 - 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

Ad ID:

1041070

Description:

Ridall Sheriff Sale

Run Dates:

08/19/15 to 09/02/15

Class:

Agate Lines:

198

Blind Box:

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

Company: IFF

> Address: PO BOX 380

> > **BLOOMSBURG, PA 17815**

Total Ad Cost

\$1,085.64

Inserts

3

Amount Paid

\$0.00

Publication Press Enterprise Start

Stop 08/19/15 09/02/15

Cost \$1.085.64

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgago 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, 2016 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 Sheriffs 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 Sixty Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania bounded and described as follows, to with

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 northery direction along Lot No. 1813 a distance of 160 feet to a lifteen 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 souther ly direction along Lot No. 1811 a distance of 160 feet to Sixth Avenue; THENCE in a west-

erly 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, Ir/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

Serzed and taken rito 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 pid price is to be paid within eight (8) days after the sale in cash, certified check or cashiers check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SURIOUS 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, out 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 procoods are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriffs 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: PHELAN & HALLINAN LLP PHILADELPHIA, PA 215-563-7000 Columbia County Sheriff
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



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.: <u>201</u>5-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. 9" 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 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

COLUMBIA County

Defendant(s)

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



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)

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYM/ vs.	AC LOAN SERVICES LLC			Case Number
	RIDALL, JR (et al.)			2015CV445
	SER	VICE COVER SH	EET	
Service De	talls:			
Category:	Real Estate Sale - Sale Notice			Zone: 70
Manner:	< Not Specified >	Expires:		Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S		RIGHTS	State of the state
Serve To:		Final Servi	(c <u>s:</u>	
Name:	BERNARD RIDALL, JR	Served:	Personally Adu	ult In Charge · Posted · Other
Primary Address:	1229 SIXTH AVENUE BERWICK, PA 18603	Adult In Charge:		
Phone:	DOB:	Relation:	Control of the contro	Promoted Committee Committ
Alternate Address:	6915 OLD BERWICK ROAD BLOOMSBURG, PA 17815	Date:	6-22-15	Time: 16,20
Phone:	Maria commence of the same of	Deputy:	3	Mileage:
Attorney / (erne i Trenn i trans en lann i koma kal takon menengan pelapagan kalaga di ngga grapaga. Selatah kembalan ingga kalaga sa			
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	
Service Att	empts:			
Date:	(e-18-15		The same of the sa	And the state of t
Time:	13:33			de marine and the state of the
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Deputy:	3		1	
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RIDALL JR, BERNARD

2015CV445

1229 SIXTH AVENUE, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	AC LOAN SERVICES LLC	<u> </u>	<u> </u>		
vs. BERNARI	O RIDALL, JR (et al.)				e Number 15CV445
	SERVICI	E COVER SH	EET		
Service Di	etalis:				
Category	Real Estate Sale - Sale Notice			Zone:	27
Manner:	< Not Specified >	Expires:	Market of the second of the se	Warrant:	70
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE 570-5941-7961 3 Ed St. Berwick, PA Smewheep Sh			5 Freas	Ave.
Serve To:		Final Serv		and of Kally	1-00)
Name:	GAIL RIDALL	Served:		luit in Charge .	Posted · Other
Primary Address:	1229 SIXTH AVENUE BERWICK, PA 18603	Adult In Charge:	- 1 - 	Faluer	commence and control of the second
Phone:	DOB:	Relation:	Mother	enter de la caración	
Alternate Address:	6915 OLD BERWICK ROAD BLOOMSBURG, PA 17815	Date:	6-22-15	Time:	16:08
Phone:	and the second second of the second s	Deputy:	3	Mileage:	A second control of the control of t
Attorney / (Originator:				
Name:	PHELAN & HALLINAN LLP	Рһоле:	215-563-7000		***************************************
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AC LOAN SERVICES LLC				e Number
BERNARD RIDALL, JR (et al.)					15CV445 ———————
	SERVICE CO	OVER SH	EET		
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	Real Estate Sale - Sale Notice	Control of the Control	The state of the state of the state of	Zone:	70
fanner:	< Not Specified >	Expires:	1	Warrant:	
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erve To:		Final Serv	ice:		
lame:	AMERICAN GENERAL CONSUMER DISCOL	Served:	Personally Adu	ult In Charge	>Posted · Other
rimary ddress:	132 W FRONT STREET BERWICK, PA 18603	Adult In Charge:	DANFR	and the second s	are the common that the complete product is a constraint of the
hone:	DOB:	Relation:	Personal 1	Annual Control of the	
lternate ddress:		Date:	6-18-15	Time:	11:12
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	riginator:				
ime:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	· · · · · · · · · · · · · · · · · · ·	
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2015CV445

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AC LOAN SERVICES LLC D RIDALL, JR (et al.)	,			Number
		/ICE COVER OU		201	5CV445
Service De		ICE COVER SH			
	Real Estate Sale - Sale Notice	· · · · · · · · · · · · · · · · · · ·			
Manner:	< Not Specified >		The second secon	Zone:	70
Notes:	PLAINTIFF NOTICE OF SHERIFF'S S	Expires: SALE AND DEBTOR'S I	RIGHTS	Warrant:	Section (Section Management)
Serve To:		Final Serv	ice:		
Name:	AMERICAN GENERAL FINANCES	Served:	Personally · Ad	ult In Charge	Posted · Other
Primary Address:	132 WEST FRONT STREET BERWICK, PA 18603	Adult In Charge:	DAN Eel	er commencement of the property of the commencement of the commenc	The state of the s
Phone:	DOB:	Relation:	Personal C	our Specia	list
Alternate Address:	The first section of the control of	Date:	6-18-15		11:12
Phone:	The same of the community of the communi	Deputy:	3	Mileage:	***************************************
Attorney / C	Priginator:				Santanan ing manggan santang Kabupatèn santang
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
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2015CV445

132 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC Case Number BERNARD RIDALL, JR (et al.) 2015CV445 SERVICE COVER SHEET BERWICK AREA JOINT SE Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Serve To: Final Service: 2015CV445 Name: BERWICK AREA JOINT SEWER AUTHORIT Served: Adult In Charge Posted · Other Primary **106 MARKET STREET** Adult In Address: **BERWICK, PA 18603** Charge: Phone: Relation: DOB: Alternate Date: Address: Time: Phone: Deputy: Mileage: MARKET STREET, BERWICK, PA 18603 Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. NO EXPIRATION 5. 6.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Vs.	AC LOAN SERVICES LLC D RIDALL, JR (et al.)				se Number 015CV445	
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Category	Real Estate Sale - Sale Notice					Š
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Serve To:		Final Serv	ice:			SE) 2
Name:	BERWICK AREA JOINT SEWER AUTHORIT	Served:	Personally	Adult In Charge	Posted · Other	95
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603	Adult In Charge:	Kelly	Morais		2015CV445
Phone:	DOB:	Relation:	Secreta	er endered advised advised as	The state of the property of the state of th	
Alternate Address:	106 MARKET STREET BERWICK, PA 18603	Date:	6-18-15	Time:	13: 20	
Phone:	And the second s	Deputy:	3	Mileage:		1108
Attorney / C	Priginator:					FREAS
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-700	00		
Service Atte	empts;		and the second second			AVENUE
Date:					and April 1980	, <u>F</u>
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYMAC LOAN SERVICES LLC Case Number BERNARD RIDALL, JR (et al.) 2015CV445 SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Serve To: Final Service: Name: OCCUPANT Served: Personally · Adult In Charge · Posted · Other Primary **1229 SIXTH AVENUE** Adult In Address: **BERWICK, PA 18603** Charge: Phone: Relation: DOB: Alternate Date: 0-18-15 Time: Address: Deputy: Phone: 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.

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2015CV445

1229 SIXTH AVENUE, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	IAC LOAN SERVICE: D RIDALL, JR (et al.)					se Number 15CV445	
		SERVIC	E COVER SH	<u></u> EET			_ ~ ~
Service D	etails:						_ Т М Фа
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Name:	Joan M. Rothery	The state of the s	Final Servi Served:	ann said i deise den mothre diocedibliostif			201
Primary Address:	122 Twin Church F Berwick, PA 18603	Road	Adult in Charge:	Jan Adu	llt In Charge Rolfne	Posted · Other	2015CV445
Phone:	570-759-2118	DOB:	Relation:	TH	x Col	lector.	:
Alternate Address:		Control of the state of the sta	Date:	6-18-15	ter er e	14.07	122
Phone:	e 3 3 Water commencer and a co	Marie Caracia de Carac	Deputy:	3	Mileage:	year and the same	NIML 2
Attorney / (Originator:			and a second of the second of		Samuel Communication and State of the State	. O
Name:	PHELAN & HALLINA	AN LLP	Phone:	215-563-7000	······································		CHURCH
Service Att	empts:						
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYMAC LOAN SERVICES LLC Case Number BERNARD RIDALL, JR (et al.) 2015CV445 SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Serve To: Final Service: Name: HUMMEL & LEWIS LLP (Bangleris) Served: Personally · Adult In Charge · Posted · Other Primary 3 EAST FIFTH STREET Adult In Address: BLOOMSBURG, PA 17815 Charge: Phone: 570-784-7666 Relation: DOB: Alternate Date: Address: Time: Phone: Deputy: Mileage: Attorney / Originator: PHELAN & HALLINAN LLP Name: Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

HUMMEL & LEWIS LLP

2015CV445

EAST FIFTH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SUSAN M. HILL ESQUIRE

2015CV445

VS.	AC LOAN SERVICES LLC D RIDALL, JR (et al.)				e Number 15CV445
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	Real Estate Sale - Sale Notice	and the second of the second o	The second s	Zone:	70
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lame:	SUSAN M. HILL ESQUIRE	Served:	Personally (Adu	ilt In Charge	Posted · Other
Primary Iddress:	38 WEST 3RD STREET BLOOMSBURG, PA 17815	Adult in Charge:	Doyleen	5nyd+	
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lternate ddress:	2. The contract contract space of the matter contract	Date:	6/17/15	Time:	14:30
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ame:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	IAC LOAN SERVICES LLC			C:	se Number	
BERNAR	D RIDALL, JR (et al.)	_			015CV445	
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Category	: Real Estate Sale - Sale Notice		· · · · · · · · · · · · · · · · · · ·	_		- O
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Name:	Domostic Polati	Final Serv	amenina i partema nasaritati katili 1960 ng			2
Primary	Domestic Relations Office of Columbia Cou	Served:	Personally Ad	It In Charge	Posted · Other	15C
Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult in Charge:	Karen	er contra agranda la cala	identer	2015CV445
Phone:	DOB:	Relation:		leer	er i karandari di karandari erreken karandari erreken erreken erreken erreken erreken erreken erreken erreken Erreken	
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Phone:	And the second of the second o	Deputy:	4	Mileage:	en en esta en	4
Attorney / (Originator:			Militariik, teorranarana		MAIN
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		en e	STREE
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COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION
Fee: \$5.00 Cer Date: 06/17/2015 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

NO TAX CLAIM TAXES DUE

TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

Bel Olumbia Courty Sheriffer:

Walc

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AC LOAN SERVICES D RIDALL, JR (et al.)	LLC				se Number 015CV445	
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Name:	PHELAN & HALLINAI	NLLP	Phone:	215-563-700	00		380
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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 Sixty 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 failts 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 agiainst 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 conneciton 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	COURT OF COMMON PLEAS
vs.	CIVIL DIVISION
Bernard K. Ridall, Jr	NO.: <u>2015-CV-445</u>
Gail Ridall a/k/a Gail L. Ridall	2015 - ED-70
Commonwealth of Pennsylvania:	COLUMBIA COUNTY
Common Common of	

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.

Dated JUNE 16, 2015

PH#959228

Profe & Clerk of Sev. Courls > My Cond. Fix. Lat Menday in 2016

(Clerk) Office of the Prothy Support, Common Pleas Court

of Columbia County, Penna.

No.: 2015-CV-445

COLUMBIA COUNTY, PENNSYLVANIA IN THE COURT OF COMMON PLEAS OF

Pennymac Holdings, LLC

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

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

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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

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

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.

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

Name and address of every other person who has any record lien on the property: 5.

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

Name and address of every other person who has any record interest in the property and whose interest may be affected by the 6. Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant 1229 Sixth Avenue

Berwick, PA 18603-1004

Bernard J. Ridall Jr. 3 E 5th Street

C/O Barry Lewis, Esquire Bloomsburg, PA 17815-2201

Gail L. Ridall 38 W. 3rd Street

C/O Susan M. Hill, Esquire Bloomsburg, PA 17815-1707

Domestic Relations of Columbia County Courthouse

Columbia County P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania P.O. Box 2675

Department of Welfare 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: 6/65/65

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

NO.: 2015-CV-445

VS.

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 <u>Sept. 9ⁿ 2015</u> at <u>9:00 AM</u> 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 $\underline{215-563-7000}$.
- 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 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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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# 3015 8 670 DATE RECEIVED DOCKET AND INDEX CHECK FOR PROPER INFO. WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR CK# 601533313 **IF ANY OF ABOVE IS MISSING DO NOT PROCEED** **SALE DATE** 501 9m TIME_ 9.00 POSTING DATE ADV. DATES FOR NEWSPAPER 1ST WEEK 2^{ND} WEEK 3RD WEEK

LEGAL DESCRIPTION

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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

: CIVIL DIVISION

COURT OF COMMON PLEAS

v.

:

Bernard K. Ridall, Jr

Gail Ridall a/k/a Gail L. Ridall

Defendant(s)

: NO.: <u>2015-CV-445</u>

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.

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 : COLUMBIA County

:

COURT OF COMMON PLEAS

vs.

Bernard K. Ridall, Jr : CIVIL DIVISION :

Gail Ridall a/k/a Gail L. Ridall : 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

COURT OF COMMON PLEAS Pennymac Holdings, LLC

Plaintiff: CIVIL DIVISION

NO.: 2015-CV-445 VS.

3015-ED-70

COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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Your house (real estate) at 1229 Sixth Avenue, Berwick, PA 18603-1004 is scheduled to be sold at the Sheriff's Sale on Supt 9 2015 at 9'00 in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$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

Bernard K. Ridall, Jr.

Gail Ridall a/k/a Gail L. Ridall

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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

ν.

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

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

<u>1229 Sixth Avenue, Berwick, PA 18603-1004</u> <u>Parcel No. 07 02A02900</u>

(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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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

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:

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

٧.

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 SERVICE	<u> </u>	INSTRUCTIONS: Plea	ise type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	TURN	readability of all copies.	Do not detach any copies.
		Expiration date	
Plaintiff Pennymus Haldings I.I.G	<u>-</u>	No.: 2015-CV-	145
Pennymac Holdings, LLC			
Defendant		Type or Writ of	Cumplaint
Bernard K. Ridall, Jr		EXECUTIO	N/NOTICE OF SALE
Gail Ridall a/k/a Gail L. Ridall			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO	SERVICE OR DESC	RIPTION OF PROPERTY TO BE	E LEVIED, ATTACHED OR SALE.
			<u> </u>
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and	ł Zip Code)		
1229 Sixth Avenue			
Berwick, PA 18603-1004			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	C IN USADEZARONA		
THE WASTE OF THE WASTE WITH A SELECTION THAT WITH ASSIS	I IN EXPEDITING	SERVICH,	
PLEASE POST THE PREMISES WITH THE SHERIFF'S H	ANDBILL OF	SALE.	
NOW, 20 L Sheriff of COLUMBIA Counts	, PA do hereby de	putize the Sheriff of	
County, to execute the within and make return thereof according to faw,			
	Sheriff of C	OLUMBIA County, Penna.	
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NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of a standard matching the last three property without like three property without the last three property without three property withou	OF WATCHMAN	√ Any deputy sheriff levying	ng upon or attaching any
attachment without liability on the part of such deputy or sheriff to any plain	n whomever is roll liff berein for any b	nd in possession, after notifyings, destruction or removal of	ng person of levy or
sheriff's sale thereof.	ara nerean ror any n	oss, destruction of removal of	any such property before
Signature of Attorney or other Originates		<u></u>	
Signature of Attorney or other Originator equesting service on behalf of XX Plai	E	Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boules Philadelphia, PA 19103-1814	ard, Suite 1400	(215)563-7000	6/15/15
SPACE BELOW FOR USE OF SHERIF	FONLY — I	OO NOT WRITE BE	LOW THIS LINE
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AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep.	Sheriff	Date
A LITTLE COVE	Signature of Dep.		Date
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AFTIRMED and subscribed to before me this day	Signature of Dep.		
AFTIRMED and subscribed to before me this day	Signature of Dep.		
AFTIRMED and subscribed to before me this day	Signature of Dep. Signature of Sheri		

SHERIFF SERVICE	_	INSTRUCTIONS: Please	type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	ETURN	readability of all copies. D	o not detach any copies
		Expiration date	to not detach any copies.
Plaintiff Pennymac Holdings, LLC	<u> </u>	No.: <u>2015-CV-445</u>	
Defendant	<u>. </u>	Type or Writ of Co	coplaint
Bernard K. Ridall, Jr Gail Ridall a/k/a Gail L. Ridall		EXECUTIONA	NOTICE OF SALE
			
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO BERNARD K., RIDALL, JR	SERVICE OR DES	CRIPTION OF PROPERTY TO BE LE	EVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 1229 Sixth Avenue	d Zip Code)		<u> </u>
Berwick, PA 18603-1004			
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County, to execute the within and make return thereof according to law.	y, i A do nereny i	reputize the Sheriff of	·
	Sheriff of	COLUMBIA County, Penna.	· · · · · · · · · · · · · · · · · · ·
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attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	tiff herein for any	loss, destruction or removal of any	such property before
SHEITH'S SAIE BIEFEOL			• •
Signature of Attorney or other Originator requesting service on behalf of \underline{XX} Plai		Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	fendant /ard, Suite 1400	(215)563-7000	6115105
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PLAINTIFF		Court Number	
			
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SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RET	I	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.		
TROCKSS RECENT CAND ACTIDATION RE	Expiration	, , ,		
Plaintiff Pennymac Holdings, LLC	, <i>ξ</i>	No.: <u>2015-CV-445</u>		
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 S BERNARD K. RIDALL, JR ADDRESS (Street or RFD. Apartment No., City, Boro, Twp., State and 1229 Sixth Avenue) Berwick, PA 18603-1004		F PROPERTY TO BE LEVIED, ATTACHED OR SALE.		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	'IN EXPEDITING SERVICE	3.		
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW				
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	f whomever is found in posse	eputy sheriff levying upon or attaching any ession, after notifying person of levy or		
Signature of Attorney or other Originator requesting service on behalf of XX Plai	fendant	e Number Date		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelobia, PA 19103-1814	ard, Suite 1400 (215)50	63-7000		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIF				
Philadelphia. PA 19103-1814				
Philadelphia. PA 19103-1814 SPACE BELOW FOR USE OF SHERIF PLAINTIFF		T WRITE BELOW THIS LINE		
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PROCESS RECEIPT and AFFIDAVIT OF RET		xpiration of	<u> </u>	noi actacii	any copies.
Plaintiff			lo.: 2015-CV-445		
Pennymac Holdings, LLC					
Defendant			ype or Writ of Con	nplaint	
Bernard K. Ridall, Jr			XECUTION/N		SALE
Gail Ridall a/k/a Gail L. Ridall					
SERVE / NAME OF INDIVIDUAL. COMPANY, CORPORATION. ETC., TO S	ERVICE OR DESCRI	IPTION OF PR	OPERTY TO BE LE	VIED, ATTACIII	ED 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 EXPENITING S	SEDVICE			
SPECIAL INSTRUCTIONS OF OTHER INFORMATION THAT WILL ASSIST	IN EXPROJETIVOS	SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW,, 20, 1, Sheriff of COLUMBIA County County, to execute the within and make return thereof according to law.	r, PA do hereby dep	utize the She	riff of		
County, to execute the within and make return thereof according to law.					
	Sheriff of CC	DLUMBIA C	ounty. Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN	— Any deput	v sheriff levving n	non or attaching	z anv
property under within writ may leave same without a watchman, in custody of					
attachment without liability on the part of such deputy or sheriff to any plainti	iff herein for any los	ss, destruction	or removal of any	such property	pefore
sheriff's sale thereof.					
Signature of Attorney or other Originator requesting service on behalf of XX Plain		Telephone N	omber	Date	
Signature at Attorney or other Originator requesting service on behalf of XX Plain Def ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev	fendant	-		l	5/15
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	fendant ard, Suite 1400	(215)563-7	7000	6/1	5/15
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SHERIFF SERVIO	ČE		INSTRUC	TIONS: Please	type or print legibly, insuring
PROCESS RECEIPT and AFFIDA	VIT OF R	ETURN	readability	of all copies. I	Do not detach any copies.
		i	Expiration		ш, соргел
Plaintiff				No.: 2015-CV-445	<u> </u>
Pennymac Holdings, LLC					
Defendant				Type or Writ of Co	emplaint
Bernard K. Ridall, Jr			İ		NOTICE OF SALE
Gail Ridall a/k/a Gail L. Ridall		<u>. </u>			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPOR.	ATION, ETC., TO	O SERVICE OR DES	CRIPTION OF	PROPERTY TO BE L	EVIED, ATTACHED OR SALE.
GAIL RIDALL A/K/A GAIL L. RIL	DALI,				
AT ADDRESS (Street or RFD, Apartment No., City, Bo	oro, Twp., State a	nd Zip Code)			
1229 Sixth Avenue					
Berwick, PA 18603-1004					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THA	7.3341.1				
STEEME MATRICE HORS OF CHIEF INFORMATION THA	I WILL ASSIS	ST IN EXPEDITIN	IG SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF	SALE.				
NOW, 20 I Sheriff of CO	LUMBIA Come	ity, PA do hereby	deputize the SI	neriff of	
County, to execute the within and make return thereof according	to law.	•	·	 -	·
		Sheciff of	COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION	: N.B. WAIVE	R OF WATCHMA	AN — Any dep	uty sheriff levying i	opon or attaching any
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Signature of Although Co.					
Signature of Attorney or other Originator requesting service on be			Telephone i	Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F.	Kennedy Boule	efendant evard, Suite 1400	(215)563	7000	6/15/5
Philadelphia, PA 19103-1814					
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AFFIRMED and subscribed to before me this	,	SO ANSWERS Signature of De			Date
		Signature of De	p. Sheriff		Date
AFFIRMED and subscribed to before me this	,		p. Sheriff		Date Date
AFFIRMED and subscribed to before me this	,	Signature of De	p. Sheriff		
AFFIRMED and subscribed to before me this	,	Signature of De	p. Sheriff		
AFFIRMED and subscribed to before me this	,	Signature of De	p. Sheriff		

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

Ship to:

TRAVLERS MORTGAGE SERVICES INC

RIVERVIEW CORP PLAZA 2339 ROUTE 70 WEST

Tracking #; Doc Ref #; 71901140006000055977

Doc Ref #: 2015ED70 Postage 5.1300

CHERRY HILL NJ 08002

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NORTHERN CENTRAL BANK

130 COURT STREET

Tracking #:

71901140006000055960

Doc Ref #: Postage 2015ED70

5.1300

WILLIAMSPORT PA 17701

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

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000055953

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Postage 5.1300

PHILADELPHIA PA 19106

Document	Receipt	

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

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000055946

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PHILADELPHIA PA 19107

Print Your Documents Page 1 of 1

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ÖFFICE OF F.A.I.R. DEPAR

DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016

Tracking #; Doc Ref #: 71901140006000055939

Postage

2015ED70 5.1300

HARRISBURG PA 17105

D	nt Receipt.

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

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000055922

Doc Ref#: 2015ED70 Postage 5.1300

HARRISBURG PA 17128

DATE 5/19/2015

AMOUNT ****\$1,350.00

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars PAY

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

BAV [959226] 1229 SIXTH AVENUE (2015-CV-445)

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

"OO1522312" (C36001808) 361508666#