

SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 47,41

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LAKEVIEW LOAN SERVICING

vs.

Defendant
DAYSI RODRIGUEZ

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. : 2013CV1378

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1542 FAIRVIEW AVENUE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,004.19
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$135.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$100.00

Total Sheriff Costs **\$1,744.19**

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$1,811.19**

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



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

Marielena Santiago
Legal Assistant,

September 9, 2015

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

Re: DAYSI RODRIGUEZ
1542 FAIRVIEW AVENUE,
BERWICK, PA 18603-2611
2013-CV-1378

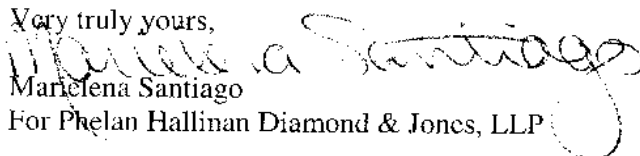
Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2013-NPL1**, 500 DELAWARE AVE. 11TH FL, WILMINGTON, DE 19801.

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

Thank you in advance for your cooperation in this matter.

Very truly yours,


Marielena Santiago
For Phelan Hallinan Diamond & Jones, LLP

cc: WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS
CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2013-NPL1

PH # 816057

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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

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

Name Phelan Hallinan Diamond & Jones, LLP	Telephone Number: 215-563-7000
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza	City Philadelphia
	State PA
	ZIP Code 19103

B. TRANSFER DATA

Date of Acceptance of Document **9 / 18 / 15**

Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2013-NPL1	Telephone Number: (888) 504-6700
Mailing Address PO Box 380, W. Main Street	City Bloomburg	State PA	ZIP Code 17815
		Mailing Address 500 DELAWARE AVE. 11TH FL	City WILMINGTON
		State DE	ZIP Code 19801

C. REAL ESTATE LOCATION

Street Address
1542 FAIRVIEW AVENUE, BERWICK, PA 18603-2611

City, Township, Borough
BERWICK BOROUGH

County COLUMBIA	School District BERWICK AREA S.D.	Tax Parcel Number 04D,05-109-00,000
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D. VALUATION DATA

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

1. Actual Cash Consideration \$ 1,811.19 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 1,811.19
4. County Assessed Value \$ 17,984.00	5. Common Level Ratio Factor X 3.6	6. Computed Value = \$64,742.40

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

1a. Amount of Exemption Claimed = \$64,742.40	1b. Percentage of Grantor's Interest in Real Estate 100%	1b. Percentage of Grantor's Interest in Real Estate 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____ (Name of Decedent) Estate File Number _____
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party Marielena Santiago	Date 9-18-15
--	------------------------

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
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001553872

DATE
9/18/2015

AMOUNT
****\$497.41

PAY FOUR HUNDRED NINETY-SEVEN AND 41 / 100 Dollars

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

KXL [816057] 1542 FAIRVIEW AVENUE (2013-CV-1378)

Francis S. Hallinan

AUTHORIZED SIGNATURE

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

⑈001553872⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>21.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>4.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>400.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1004.19</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1229.19</u>

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

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

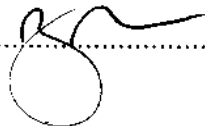
MUNICIPAL FEES DUE:		
SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>100.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

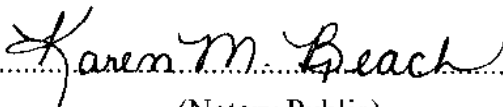
TOTAL COSTS (OPENING BID) \$ 1811.19

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

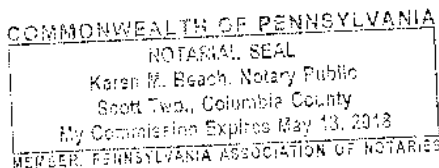
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 19, 26 and September 2, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 2nd day of September 2015.



(Notary Public)



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LAKEVIEW LOAN SERVICING
vs.
DAYSI RODRIGUEZ

Case Number
2013CV1378

SHERIFF'S RETURN OF SERVICE

08/05/2015 11:10 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 1542 FAIRVIEW AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

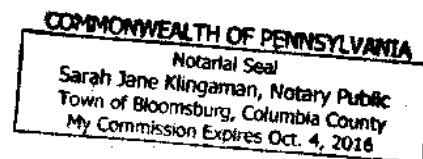

TIMOTHY T. CHAMBERLAIN, SHERIFF

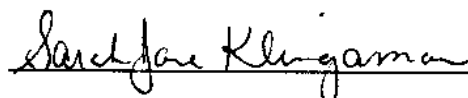
August 06, 2015

NOTARY

Affirmed and subscribed to before me this

6TH day of AUGUST 2015





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

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

Jessica Gliwa
Legal Assistant

Representing Lenders in
Pennsylvania

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

No.: 2013-CV-1378
No.: 2015-ED-79

**Re: WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR
BRONZE CREEK TITLE TRUST 2013-NPL1 VS. DAYSI RODRIGUEZ**
No.: 2013-CV-1378, No.: 2015-ED-79

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

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

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

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

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

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WILMINGTON SAVINGS FUND SOCIETY, FSB,	:	COLUMBIA COUNTY
DOING BUSINESS AS CHRISTIANA TRUST, NOT	:	
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS	:	COURT OF COMMON PLEAS
LEGAL TITLE TRUSTEE FOR BRONZE CREEK	:	
TITLE TRUST 2013-NPL1	:	CIVIL DIVISION
Plaintiff,	:	
	:	
	:	
v.	:	No.: <u>2013-CV-1378</u>
	:	No.: <u>2015-ED-79</u>
DAYSI RODRIGUEZ	:	
Defendant(s)	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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

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

Date: 8/12/15

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

Name and
Address
Of Sender

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

AZK/GIL 09/09/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	****	TENANT/OCCUPANT 1542 FAIRVIEW AVENUE BERWICK, PA 18603-2611
2	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105
4	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222
5	****	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
6	****	Charles Laputka, Esq. 1344 W. HAMILTON ST. ALLENTOWN, PA 18102
RE: DAYS RODRIGUEZ (COLUMBIA) PH # 8160571021		
Page 1 of 1		
Writ Team		

U.S. POSTAGE & PAYMENT SERVICE
ZIP 19103
\$0.47
0001281191 JUL 28 2015



\$0.47

\$2.82

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Postmaster, Per (Name of
Receiving Employee)

Total Number of Pieces
Received at Post Office

Total Number of
Pieces Listed by Sender

Form 3877 Facsimile

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

WILMINGTON SAVINGS FUND SOCIETY,
FSB, DOING BUSINESS AS CHRISTIANA
TRUST, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS LEGAL TITLE TRUSTEE FOR
BRONZE CREEK TITLE TRUST 2013-NPL1

Plaintiff

vs.

DAYS I RODRIGUEZ

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2013-CV-1378

No.: 2015-ED-79

2015 AUG 13 PM 10 31
FILED
PROTHONOTARY
CLERK OF COURT

ORDER

AND NOW, this 12 day of August, 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$85,028.97
Interest Through August 31, 2015	\$15,936.89
Late Charges	\$192.15
Legal fees	\$2,975.00
Cost of Suit and Title	\$764.00
Property Inspections	\$383.50
Appraisal/Brokers Price Opinion	\$105.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$136.68
Escrow Deficit	\$5,354.02

TOTAL \$110,876.21

Plus interest at six percent per annum.

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

BY THE COURT

15/ Thomas A. James, Jr.
J.

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

REAL ESTATE TAX CERTIFICATION

Date: 08/10/2015

Fee: \$5.00

Cert. NO: 22441

RODRIGUEZ DAYSI
1542 FAIRVIEW AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20060 -4900
Location: 1542 FAIRVIEW AVE
Parcel Id:04D-05 -109-00,000

Assessment: 17,984

Balances as of 08/10/2015

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

By: COLUMBIA County SHERIFF Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
DAYSI RODRIGUEZ

Case Number
2013CV1378

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1542 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-5-15

Time: 11:10

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2013CV1378

1542 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LAKEVIEW LOAN SERVICING
vs.
DAYSI RODRIGUEZ

Case Number
2013CV1378

SHERIFF'S RETURN OF SERVICE

07/01/2015 09:13 AM - 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: DAYSI RODRIGUEZ AT 1542 FAIRVEIW AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

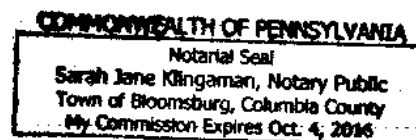

TIMOTHY T. CHAMBERLAIN, SHERIFF

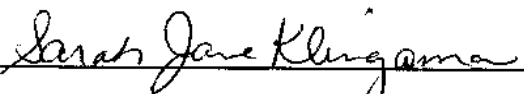
July 01, 2015

NOTARY

Affirmed and subscribed to before me this

1ST day of JULY, 2015





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

Tax Notice 2015 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

DATE
03/01/2015
FOR: COLUMBIA County

BILL NO.
5733

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,984	9.491	167.28	170.69	187.76
SINKING		1	17.62	17.98	19.78
FIRE		1.25	22.03	22.48	23.60
LIGHT		1.75	30.84	31.47	33.04
BORO RE		11.1	195.63	199.62	209.60
The discount & penalty have been calculated for your convenience			433.40 April 30 If paid on or before	442.24 June 30 If paid on or before	473.78 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

RODRIGUEZ DAYSI
1542 FAIRVIEW AVE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-05 -109-00,000
1542 FAIRVIEW AVE
.1653 Acres Land 2,880
Buildings 15,104
Total Assessment
Pushmore
Connie C. Gingher

This tax returned
to courthouse on:
January 1, 2016

CK 433.40
CR 0144896
FILE COPY

4.30

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2015 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

C04
RODRIGUEZ DAYSI
1542 FAIRVIEW AVE
BERWICK, PA 18603-2611

Bill Date: 7/1/2015

Control #:

Bill #: 3353

TAXPAYER COPY

Parcel #: 04D05 10900000

Prop. Type

Property Location and Description:

1542 FAIRVIEW AVE
.165

Assessment:

L= 2,880
B= 15,104
T= 17,984

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	804.78
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	788.68
If Paid By 10/31/2015	FACE Amount	804.78
If Paid After 10/31/2015	10% Penalty Amount	885.26

Last Day to Pay: 12/31/2015

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Wilmington Savings Fund Society, FSB, Doing Business as
Christiana Trust, Not in Its Individual Capacity But Solely as
Legal Title Trustee for Bronze Creek Title Trust 2013-Npl1

Plaintiff

vs.

Daysi Rodriguez

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-1378
:
: 2015-ED-79
: COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Daysi Rodriguez
1542 Fairview Avenue
Berwick, PA 18603-2611

****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 **1542 Fairview Avenue, Berwick, PA 18603-2611** 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 **\$102,927.07** obtained by Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-Npl1 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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



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

Wilmington Savings Fund Society, FSB, Doing Business as
Christiana Trust, Not in Its Individual Capacity But Solely as
Legal Title Trustee for Bronze Creek Title Trust 2013-Npl1

Plaintiff

vs.

Daysi Rodriguez

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-1378
:
: 2015-ED-79
: COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Daysi Rodriguez
1542 Fairview Avenue
Berwick, PA 18603-2611

****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.****

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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 07/06/15

Account:

Name:

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

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

Ad ID: **1042424**
Description: **Daysi Rodriguez**
Run Dates: **08/19/15 to 09/02/15**
Class: **2**
Agate Lines: **183**
Blind Box:

Total Ad Cost \$1,004.19
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/19/15	09/02/15	3	\$1,004.19

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1378

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 piece, parcel, or tract of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Fairview Avenue at the corner of Lot #98; thence in an easterly direction along Fairview Avenue forty-five feet to corner of Lot #100; thence in southerly direction along line of Lot #100, one hundred and sixty feet to a fifteen foot alley; thence in a westerly direction along said alley forty-five feet to corner of Lot #98; thence in a northerly direction along said alley sixty feet to Fairview Avenue, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Daysi Rodriguez, by Deed from William J. Watkins, joined by his spouse, Diane Watkins and Scott Watkins, joined by his spouse, Denise Watkins, dated 04/26/2006, recorded 05/17/2006 in Instrument Number 200604900.

Tax Parcel: 04D,05-109-00,000

Premises Being: 1542 Fairview Avenue, Berwick, PA 18603-2611

PROPERTY ADDRESS: 1542 FAIRVIEW AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D,05-109-00,000

Seized and taken into execution to be sold as the property of DAYSI RODRIGUEZ in suit of LAKEVIEW LOAN SERVICING.

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

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

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1378

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.

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Premises Being: 1542 Fairview Avenue, Berwick, PA 18603-2611

PROPERTY ADDRESS: 1542 FAIRVIEW AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D,05-109-00,000

Seized and taken into execution to be sold as the property of DAYSI RODRIGUEZ in suit of LAKEVIEW LOAN SERVICING.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
DAYSI RODRIGUEZ

Case Number
2013CV1378

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: DAYSI RODRIGUEZ
Primary Address: 1542 FAIRVEIW AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-1-15

Time: 09:13

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

RODRIGUEZ, DAYSI

2013CV1378

1542 FAIRVEIW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LAKEVIEW LOAN SERVICING
vs.
DAYSI RODRIGUEZ

Case Number
2013CV1378

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Martha Mathew

Relation:

Clerk

Date:

7-1-15

Time:

2:45

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2013CV1378 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
DAYSI RODRIGUEZ

Case Number
2013CV1378

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 7-1-15

Time: 2:40

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2013CV1378

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
DAYSI RODRIGUEZ

Case Number
2013CV1378

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 1542 FAIRVEIW AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Daysi Rodriguez

Relation: Homeowner

Date: 7-1-15

Time: 09:13

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2013CV1378

1542 FAIRVEIW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
DAYSI RODRIGUEZ

Case Number
2013CV1378

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 79

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Connie C. Gingham
Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 7-1-15

Time: 09:46

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2013CV1378

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2015 EQ 79

DATE RECEIVED 6-30-2015
DOCKET AND INDEX 2013 CV 1378

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>001533018</u>

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

SALE DATE Sept. 9th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Wilmington Savings Fund Society, FSB, Doing Business as
Christiana Trust, Not in Its Individual Capacity But Solely as Legal
Title Trustee for Bronze Creek Title Trust 2013-Np11

vs.

Daysi Rodriguez
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1542 Fairview Avenue, Berwick, PA 18603-2611
(See Legal Description attached)

Amount Due
Interest from 06/05/2015 to Date of Sale
@ \$16.92 per diem

\$102,927.07
\$_____ and costs.

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

Dated 6-30-15
(SEAL)

PH # 816057

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

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

Wilmington Savings Fund Society, FSB, Doing Business as	:	COLUMBIA County
Christiana Trust, Not in Its Individual Capacity But Solely as Legal	:	
Title Trustee for Bronze Creek Title Trust 2013-Npl1	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
vs.	:	
	:	NO.: <u>2013-CV-1378</u>
Daysi Rodriguez	:	
	:	2015-ED-79

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 Daysi Rodriguez is over 18 years of age and resides at 1542 Fairview Avenue, Berwick, PA 18603-2611.

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

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

**Wilmington Savings Fund Society, FSB, Doing Business as
Christiana Trust, Not in Its Individual Capacity But Solely as Legal
Title Trustee for Bronze Creek Title Trust 2013-Npl1**

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-1378**
:

vs.

Daysi Rodriguez

2015-ED-79

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 Daysi Rodriguez is over 18 years of age and resides at 1542 Fairview Avenue, Berwick, PA 18603-2611.

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

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

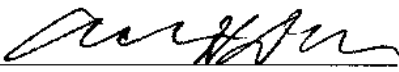
Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-Np11	:	COURT OF COMMON PLEAS
Plaintiff	:	CIVIL DIVISION
	:	
	:	NO.: <u>2013-CV-1378</u>
v.	:	
	:	2015-ED-79
Daysi Rodriguez	:	COLUMBIA County
Defendant(s)	:	

CERTIFICATION

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

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

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

By: 
Phelan Hallinan 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

Attorneys for Plaintiff


Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-Npl1	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
	:	
	:	NO.: <u>2013-CV-1378</u>
v.	:	
	:	2015-ED-79
Daysi Rodriguez	:	COLUMBIA County
Defendant(s)	:	

CERTIFICATION

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

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

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

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

Wilmington Savings Fund Society, FSB, Doing Business as
Christiana Trust, Not in Its Individual Capacity But Solely as
Legal Title Trustee for Bronze Creek Title Trust 2013-Npl1

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
Plaintiff : NO.: 2013-CV-1378
:
: 2015-ED-79
:
: COLUMBIA County
:

vs.

Daysi Rodriguez

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Daysi Rodriguez
1542 Fairview Avenue
Berwick, PA 18603-2611

****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 **1542 Fairview Avenue, Berwick, PA 18603-2611** is scheduled to be sold at the Sheriff's Sale on 9-9-15 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 \$102,927.07 obtained by Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-Npl1 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

Telephone (570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-1378**

Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-Np11

v.

Daysi Rodriguez

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

1542 Fairview Avenue, Berwick, PA 18603-2611

Parcel No. 04D,05-109-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$102,927.07**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

BEGINNING on Fairview Avenue at the corner of Lot #98; thence in an easterly direction along Fairview Avenue forty-five feet to corner of Lot #100; thence in southerly direction along line of Lot #100, one hundred and sixty feet to a fifteen foot alley; thence in a westerly direction along said alley forty-five feet to corner of Lot #98; thence in a northerly direction along said alley sixty feet to Fairview Avenue, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Daysi Rodriguez, by Deed from William J. Watkins, joined by his spouse, Diane Watkins and Scott Watkins, joined by his spouse, Denise Watkins, dated 04/26/2006, recorded 05/17/2006 in Instrument Number 200604900.

Tax Parcel: 04D,05-109-00,000

Premises Being: 1542 Fairview Avenue, Berwick, PA 18603-2611

**Wilmington Savings Fund Society, FSB, Doing Business as
Christiana Trust, Not in Its Individual Capacity But Solely
as Legal Title Trustee for Bronze Creek Title Trust 2013-
Npl1**

Plaintiff

v.

Daysi Rodriguez
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-1378
:
: 2015-ED-79
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-Npl1, 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 **1542 Fairview Avenue, Berwick, PA 18603-2611**.

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

Name

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

Daysi Rodriguez

**1542 Fairview Avenue
Berwick, PA 18603-2611**

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

Name

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

Daysi Rodriguez

**1542 Fairview Avenue
Berwick, PA 18603-2611**

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

Name

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

None.

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

Name

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

None.

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

Name

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

None.

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

Name

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

None.

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

Name

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

Tenant/Occupant

**1542 Fairview Avenue
Berwick, PA 18603-2611**

**Domestic Relations of
Columbia County**

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

**Commonwealth of Pennsylvania
Department of Welfare**

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

Internal Revenue Service Advisory

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

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

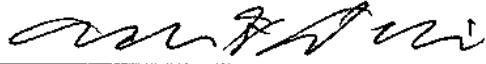
**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

Charles Laputka, Esq.

**1344 W. Hamilton st.
Allentown, PA 18102**

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: 6/28/15

By: 

Phelan Hallinan Diamond & Jones, LLP

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

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

LEGAL DESCRIPTION

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

BEGINNING on Fairview Avenue at the corner of Lot #98; thence in an easterly direction along Fairview Avenue forty-five feet to corner of Lot #100; thence in southerly direction along line of Lot #100, one hundred and sixty feet to a fifteen foot alley; thence in a westerly direction along said alley forty-five feet to corner of Lot #98; thence in a northerly direction along said alley sixty feet to Fairview Avenue, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Daysi Rodriguez, by Deed from William J. Watkins, joined by his spouse, Diane Watkins and Scott Watkins, joined by his spouse, Denise Watkins, dated 04/26/2006, recorded 05/17/2006 in Instrument Number 200604900.

Tax Parcel: 04D,05-109-00,000

Premises Being: 1542 Fairview Avenue, Berwick, PA 18603-2611

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-1378 2015-ED-79

Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-Np11

v.

Daysi Rodriguez

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

1542 Fairview Avenue, Berwick, PA 18603-2611

Parcel No. 04D,05-109-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$102,927.07**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
--	---

Plaintiff Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-Np11	No.: 2013-CV-1378 <div style="font-size: 1.5em; font-family: cursive;">2015-ED-79</div>
---	--

Defendant Daysi Rodriguez	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
------------------------------	--

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>1542 Fairview Avenue</u> <u>Berwick, PA 18603-2611</u>
-------------------------------	---

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

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

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

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ — Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="font-size: 1.5em; font-family: cursive;">6/26/15</div>
--	-----------------------------------	--

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

PLAINTIFF	Court Number
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RETURNED: AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
--	--

Plaintiff Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-Npl1	No.: 2013-CV-1378
Defendant Daysi Rodriguez	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE <u>DAYSI RODRIGUEZ</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>1542 Fairview Avenue</u> <u>Berwick, PA 18603-2611</u>
-------------------------------	--

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>6/26/15</u>
--	-----------------------------------	------------------------

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

PLAINTIFF	Court Number
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RETURNED:		
AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____

SHERIFF'S RETURN

Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bronze Creek Title Trust 2013-Np11

Plaintiff

vs.

Daysi Rodriguez

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-1378

2015-ED-79
ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20__, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

**Wilmington Savings Fund Society, FSB, Doing Business as
Christiana Trust, Not in Its Individual Capacity But Solely
as Legal Title Trustee for Bronze Creek Title Trust 2013-
Np11**

Plaintiff

v.

Daysi Rodriguez
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-1378**
:
: **2015-ED-79**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

**Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as
Legal Title Trustee for Bronze Creek Title Trust 2013-Np11**, 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 **1542 Fairview
Avenue, Berwick, PA 18603-2611**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably ascertained,
please so indicate)

Daysi Rodriguez **1542 Fairview Avenue**
Berwick, PA 18603-2611
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably
ascertained, please so indicate)

Daysi Rodriguez **1542 Fairview Avenue**
Berwick, PA 18603-2611
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the
sale. Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

Name

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

Tenant/Occupant

**1542 Fairview Avenue
Berwick, PA 18603-2611**

**Domestic Relations of
Columbia County**

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

**Commonwealth of Pennsylvania
Department of Welfare**

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

Internal Revenue Service Advisory

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

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

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

Charles Laputka, Esq.

**1344 W. Hamilton st.
Allentown, PA 18102**

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:

6/26/15

By:



Phelan Hallinan Diamond & Jones, LLP

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

Attorney for Plaintiff

PHILAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Document Receipt

Car Mail
Broke
6-30-15
Sara

Document Receipt

Trans #	5701	Carrier / service:	USPS Server	First-Class Mail®	6/30/2015 12:00:00 AM
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Ship to:

CHARLES LAPUTKA ESQ

PO Box 90115

Tracking #: 71901140006000057025

Doc Ref #: 2015ED79

Postage 5.1300

Philadelphia PA 19190

Document Receipt

Trans #	5700	Carrier / service:	USPS Server	First-Class Mail®	6/30/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

PO Box 90115

Tracking #: 71901140006000057018

Doc Ref #: 2015ED79

Postage 5.1300

Philadelphia PA 19190

Document Receipt

Trans #	5700	Carrier / service:	USPS Server	First-Class Mail®	6/30/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

PO Box 90115

Tracking #: 71901140006000057018

Doc Ref #: 2015ED79

Postage 5.1300

Philadelphia PA 19190

Document Receipt					
Trans #	5699	Carrier / service:	USPS Server	First-Class Mail®	6/30/2015 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE					
226 Midway Avenue			Tracking #:	71901140006000057001	
			Doc Ref #:	2015ED79	
			Postage	5.1300	
Clarks Summit	PA	18411-1918			

Document Receipt

Trans #	5699	Carrier / service:	USPS Server	First-Class Mail®	6/30/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

226 Midway Avenue

Tracking #: 71901140006000057001

Doc Ref #: 2015ED79

Postage 5.1300

Clarks Summit PA 18411-1918

Document Receipt

Trans #	5698	Carrier / service:	USPS Server	First-Class Mail®	6/30/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

PO Box 90115

Tracking #: 71901140006000056998

Doc Ref #: 2015ED79

Postage 5.1300

Philadelphia PA 19190

Document Receipt

Trans #	5697	Carrier / service:	USPS Server	First-Class Mail®	6/30/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

PO Box 90115

Tracking #: 71901140006000056981

Doc Ref #: 2015ED79

Postage 5.1300

Philadelphia PA 19190

Document Receipt

Trans #	5701	Carrier / service:	USPS Server	First-Class Mail®	6/30/2015 12:00:00 AM
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Ship to:

CHARLES LAPUTKA ESQ

PO Box 90115

Tracking #: 71901140006000057025

Doc Ref #: 2015ED79

Postage 5.1300

Philadelphia PA 19190

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

TD Bank, NA
3-180/360

001533018

DATE
6/26/2015

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

DAC [816057] 1542 FAIRVIEW AVENUE (2013-CV-1378)

Francis S. Hillman
AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCHING OR PRESSING HERE A RED IMAGE DISAPPEARS WITH HEAT.

⑈001533018⑈ ⑆036001808⑆ 361508666⑈