

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Green Tree Servicing vs Anthony + Marianne Camarero

NO. 74-15 ED

NO. 61-15 JD

DATE/TIME OF SALE: OCT 14, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3533.11

POUNDAGE -- 2% OF BID \$ 70.66

TRANSFER TAX -- 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

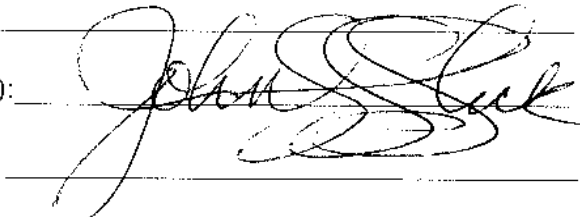
TOTAL AMOUNT NEEDED TO PURCHASE \$ 3603.77

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 3603.77

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2253.77

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
GREEN TREE SERVICING LLC

vs.

Defendant
ANTHONY CAMARATTA
MARIANNE CAMARATTA

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

Sheriff's Sale Date: Wednesday, October 14, 2015

Writ of Execution No. : 2015CV61

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1132-1134 4TH AVNUE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$45.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,232.25
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	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Total Sheriff Costs	\$2,040.25

Municipal Costs

Sewer	\$1,423.86
Total Municipal Costs	\$1,423.86

Distribution Costs

Recording Fees	\$69.00
Total Distribution Costs	\$69.00

Grand Total: **\$3,533.11**

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

KML LAW GROUP, P.C.
Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

October 26, 2015

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

RE: GREEN TREE SERVICING LLC vs. MARIANNE E. CAMARATTA and ANTHONY J. CAMARATTA
Sale Book/Writ No.: /
Docket Number: 2015-CV-61
Sale Date: 10/14/2015
Property Address: 1132-1134 4th Avenue Berwick, PA 18603

To the Sheriff:

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

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

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

KML LAW GROUP, P.C.
Denise Boccella, Legal Assistant
FC Special Services/Post Sale
267-515-5508 (Direct Phone)
267-515-5613 (Fax)
dboccella@kmlawgroup.com

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

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount of \$ _____

COPIES RECEIVED FROM

KML #11207811



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

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

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

B. TRANSFER DATA

Date of Acceptance of Document **10/26/2015**

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

C. REAL ESTATE LOCATION

Street Address 1132-1134 4th Avenue		City, Township, Borough Berwick - Borough of Berwick	
County Columbia	School District Berwick	Tax Parcel Number 04C-01-121, 04C-01-122, AND 04C-01-123	

D. VALUATION DATA

Was transaction part of an assignment or relocation? **O Y ~~N~~**

1. Actual Cash Consideration =\$3,603.77	2. Other Consideration +0	3. Total Consideration =\$3,603.77
4. County Assessed Value \$22,574.00	5. Common Level Ratio Factor X3.60	6. Computed Value =\$81,266.40

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

1a. Amount of Exemption Claimed \$81,266.40	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	--	--

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) **FANNIE MAE IS AN EXEMPT CORPORATION.**

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

Signature of Correspondent or Responsible Party

Debra Buehler

Date

10/26/15

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

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

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

01/25/2016

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ **2,253.77

TWO THOUSAND TWO HUNDRED FIFTY-THREE AND 77 / 100 ~~~~~ DOLLARS

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



MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

[Signature]
AUTHORIZED SIGNATURE

MEMO 133675/ Camaratta

⑈828660⑈ ⑆236073801⑆ 80 00082795⑈

Security features. Details on back.

KML LAW GROUP, P.C.

MICHAEL T. MCKEEVER*
LISA A. LEE*
KRISTINA G. MURTHA*
THOMAS I. PULEO
DAVID B. FEIN*

*PA & NJ BAR

ATTORNEYS AT LAW
— — — — —
SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19106-1532
(215) 627-1322
(866) 413-2311
FAX (215) 627-7734

WWW.KMLLAWGROUP.COM

ANDREW F. GORNALL
JILL P. JENKINS*
JOSHUA I. GOLDMAN*
ALYK L. OFLAZIAN*
LAUREN M. SYLINS*
COLLEEN M. HIRST*
PAUL W. LUONGO*
CAITLIN M. DONNELLY*
CRISTINA LYNN CONNOR*
VICTORIA W. CHEN*
JOHN GORYL
CRYSTAL I. ESPAÑOL*
MATTHEW K. FISSEL*
MICHAEL J. CLARK*

January 27, 2016

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

RE: GREEN TREE SERVICING LLC vs. MARIANNE E. CAMARATTA and ANTHONY J. CAMARATTA

Sale Book/Writ No.: /

Docket Number: 2015-CV-61

Sale Date: 10/14/2015

Property Address: 1132-1134 4th Avenue Berwick, PA 18603

To the Sheriff:

Enclosed is a check in the amount of \$2,253.77 for the Sheriff's cost. If you require anything else please contact me at 267-515-5508.

Thank you

KML LAW GROUP, P.C.
Denise Boccella, Legal Assistant
FC Special Services/Post Sale
267-515-5508 (Direct Phone)
267-515-5613 (Fax)
dboccella@kmlgroup.com

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 September 23, 30 and October 7, 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 7th day of October 2015

Karen M. Beach
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen M. Beach, Notary Public
Schoen Town, Columbia County
My Commission Expires May 12, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	<u>\$15.00</u> 45.00
MAILING COSTS	\$ <u>36.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>448.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1232.25</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1457.25</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>69.00</u>
TOTAL ***** \$ <u>79.00</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1433.86</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>1433.86</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3533.11

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
ANTHONY CAMARATTA (et al.)

Case Number
2015CV61

SHERIFF'S RETURN OF SERVICE

08/31/2015 02:45 PM - 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 1132-1134 4TH AVNUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

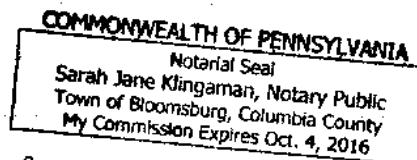

TIMOTHY T. CHAMBERLAIN, SHERIFF

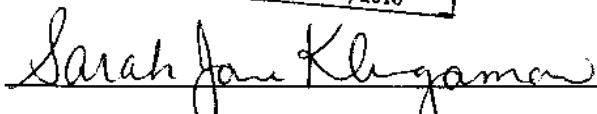
August 31, 2015

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2015





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

2015/09/01 10:00 AM

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1132-1134 4TH AVNUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	8-31-15
Time:	11:45
Deputy:	3
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2015CV61

1132-1134 4TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF PHILADELPHIA COUNTY

Jewell Williams
Sheriff



Al Innaurato
Captain

Kevin Lamb
Chief Deputy

Robert Jackson
Chief of Staff

GREEN TREE SERVICING LLC
vs.
ANTHONY J CAMARATTA (et al.)

Case Number
2015-CV-61

AFFIDAVIT OF SERVICE

08/19/2015 05:03 PM - SERVED THE NOTICE OF SHERIFF SALE BY PERSONAL SERVICE UPON ANTHONY J CAMARATTA AT 2532 EDMONT STREET, PHILADELPHIA, PA 19125. SO ANSWERS: DEPUTY MARCUS MORRIS, DEPUTY SHERIFF OF PHILADELPHIA COUNTY, PA.


MARCUS MORRIS, DEPUTY

08/19/2015 05:03 PM - SERVED THE NOTICE OF SHERIFF SALE BY PERSONAL SERVICE UPON ANTHONY J CAMARATTA AT 1513 EAST HEWSON STREET, PHILADELPHIA, PA 19125. SO ANSWERS: DEPUTY MARCUS MORRIS, DEPUTY SHERIFF OF PHILADELPHIA COUNTY, PA.


MARCUS MORRIS, DEPUTY

SHERIFF COST: \$116.00

SO ANSWERS,

August 21, 2015


JEWELL WILLIAMS, SHERIFF

NOTARY

Affirmed and subscribed to before me this

_____ day of _____

SHERIFF'S OFFICE OF PHILADELPHIA COUNTY

Jewell Williams
Sheriff



Al Innaurato
Captain

Kevin Lamb
Chief Deputy

Robert Jackson
Chief of Staff

GREEN TREE SERVICING LLC
vs.
ANTHONY J CAMARATTA

Case Number
2015-CV-61

DEPOSIT RECEIPTS

208966

Printed: 8/10/2015 3:16:38PM

Receipt No: (see below)

Date: 08/10/2015

Type: Civil Action - Other Court

<u>Rcpt. No:</u>	<u>Check No:</u>	<u>Check Date:</u>	<u>Paid By / Description:</u>	<u>Dep. Amount:</u>
3195	6971	07/28/2015	COLUMBIA COUNTY SHERIFF OFFICE (sheriff #: 20063) Advance Fee	\$100.00
3196	6985	08/05/2015	COLUMBIA COUNTY SHERIFF OFFICE (sheriff #: 20064) Advance Fee	\$32.00

Mail To: COLUMBIA COUNTY SHERIFF OFFICE

Origin: Foreign County Columbia

Received by: VB

City of Philadelphia Sheriff, Philadelphia, Pennsylvania, 19110, (215) 686-3530, (215) 686-3979 (fax)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 94

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ANTHONY CAMARATTA
Primary Address: 2532 EDMONT STREETE
PHILADELPHIA, PA 19125

Phone: DOB:

Alternate
Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In
Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Now, July 28, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Philadelphia County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

CAMARATTA, ANTHONY

2015CV61

2532 EDMONT STREETE, PHILADELPHIA, PA 19125 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 94

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ANTHONY CAMARATTA

Primary Address: 1513 EAST HEWSON STREET
PHILADELPHIA, PA 19125

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

Now, July 28, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Philadelphia County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

CAMARATTA, ANTHONY

2015CV61

1513 EAST HEWSON STREET, PHILADELPHIA, PA 19125 NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 08/13/2015

Fee: \$5.00

Cert. NO: 22476

CAMARATTA ANTHONY J & MARIANNE E
1134 FOURTH AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20040 -8967
Location: 1134 FOURTH AVE
Parcel Id: 04C-01 -122-00,000

Assessment: 17,984

Balances as of 08/13/2015

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

By: COLUMBIA COUNTY SHERIFF Per: _____

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

REAL ESTATE TAX CERTIFICATION

Date: 08/13/2015

Fee: \$5.00

Cert. NO: 22477

CAMARATTA ANTHONY J & MARIANNE E
1134 FOURTH AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20040 -8967
Location: FOURTH AVE LOT 957
Parcel Id: 04C-01 -123-00,000

Assessment: 1,440
Balances as of 08/13/2015

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

NO TAX CLAIM TAXES DUE

By: COLUMBIA COUNTY SHERIFF Per: _____

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

REAL ESTATE TAX CERTIFICATION

Date: 08/13/2015

Fee: \$5.00

Cert. NO: 22475

CAMARATTA ANTHONY J & MARIANNE E
1134 FOURTH AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20040 -8967
Location: 1132 FOURTH AVE
Parcel Id: 04C-01 -121-00,000

Assessment: 1,800
Balances as of 08/13/2015

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

By: COLUMBIA COUNTY SHERIFF _{Per:} _____



August 12, 2015

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

GREEN TREE SERVICING LLC

VS.

**MARIANNE E. CAMARATTA
ANTHONY J. CAMARATTA**

NO: 2015-CV-833-61

Dear Timothy:

The amount due on the sewer account #127501 for the property located at 1134 4th Avenue, Berwick Pa through December 30, 2015 is \$1,423.86. This amount includes fees to satisfy a lien on the property.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", is written over the typed name.

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

Columbia County
Columbia County Sheriff

35 West Main Street
PO Box 380

Bloomsburg PA 17815



71901140006000058909

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

94

KML Law Group, P.C.

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

GREEN TREE SERVICING LLC

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

Plaintiff

vs.

MARIANNE E. CAMARATTA
 ANTHONY J. CAMARATTA
Mortgagor(s) and Record Owner(s)
 1132-1134 4th Avenue
 Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Docket No. 2015-CV-61

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CAMARATTA, MARIANNE E.
MARIANNE E. CAMARATTA
 1132-1134 4th Avenue
 Berwick, PA 18603

Your house at 1132-1134 4th Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Oct. 14th 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$60,486.83 obtained by GREEN TREE SERVICING LLC against you.

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

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

1. The sale will be cancelled if you pay to GREEN TREE SERVICING LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 133675FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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



71901140006000058923

AMERICAN EXPRESS CENTURION BANK
6985 S. UNION PARK CTR.

MIDVALE UT 84047

94

KML Law Group, P.C.

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

GREEN TREE SERVICING LLC

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

vs.

MARIANNE E. CAMARATTA
ANTHONY J. CAMARATTA
Mortgagor(s) and Record Owner(s)
1132-1134 4th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2015-CV-61

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CAMARATTA, ANTHONY J.
ANTHONY J. CAMARATTA
1132-1134 4th Avenue
Berwick, PA 18603

Your house at 1132-1134 4th Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Oct. 14th 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$60,486.83 obtained by GREEN TREE SERVICING LLC against you.

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

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

1. The sale will be cancelled if you pay to GREEN TREE SERVICING LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 133675FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

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

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

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

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

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

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

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

PENNSYLVANIA BAR ASSOCIATION

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

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 07/31/15

Account:

Name:

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

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

Ad ID:	1045519
Description:	SHERIFF'S SALE By Virtue of a Writ o
Run Dates:	09/23/15 to 10/07/15
Class:	2
Agate Lines:	225
Blind Box:	

Total Ad Cost	\$1,232.25			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	09/23/15	10/07/15	3	\$1,232.25

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV61

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, OCTOBER 14, 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 THOSE CERTAIN LOTS, pieces, or parcels of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:
LOT NO. 1: Beginning on the south side of Fourth Avenue at the northeast corner of Lot No. 958; thence in an easterly direction along Fourth Avenue a distance of 45 feet to the northwest corner of Lot No. 954; thence southerly along the westerly side of Lot No. 954 a distance of 160 feet to a fifteen foot alley; thence along said alley a distance of 45 feet to the southwest corner of Lot No. 956 a distance of 160 feet to Fourth Avenue, the place of beginning. Being Lot No. 956 of the Berwick Land and Improvement Company's Addition to Berwick, formerly West Berwick.

LOT NO. 2: Beginning at a point 270 feet east of Warren Street; thence easterly along the southerly side of Fourth Avenue a distance of 45 feet to the northwesterly corner of Lot No. 955; thence southerly along the westerly side of Lot No. 955 a distance of 160 feet to a fifteen foot alley; thence westerly along the northerly side of said alley a distance of 45 feet to the southeasterly corner of Lot No. 957; thence northerly along the easterly side of Lot No. 957 a distance of 160 feet to Fourth Avenue, the place of beginning. This description is intended to cover and this deed to convey Lot No. 956 of the Berwick Land and Improvement Company's Addition to West Berwick.

LOT NO. 3: Beginning on the southerly side of Fourth Avenue at the northeasterly corner of Lot No. 968; thence easterly along the southerly side of Fourth Avenue a distance of 45 feet to the northwesterly corner of Lot No. 956; thence southerly along the westerly side of Lot No. 956 a distance of 160 feet to a fifteen foot alley; thence westerly along the northerly side of said alley a distance of 45 feet to the southeasterly corner of Lot No. 958; thence northerly along the easterly side of Lot No. 958 a distance of 160 feet to Fourth Avenue, the place of beginning. Being Lot No. 957 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

TOGETHER all and every the dwelling house and outbuildings erected upon Lot no. 956 as more fully described in Lot No. 2 above.

TAX PARCEL #S: 04C-01-121, 04C-01-122, AND 04C-01-123
BEING KNOWN AS: 1132-1134 4th Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 1132-1134 4TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-121, 04C-01-122, 04C-01-123

Seized and taken into execution to be sold as the property of ANTHONY CAMARATTA, MARIANNE CAMARATTA in suit of GREEN TREE SERVICING LLC.

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

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

TIMOTHY I. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
ANTHONY CAMARATTA (et al.)

Case Number
2015CV61

SHERIFF'S RETURN OF SERVICE

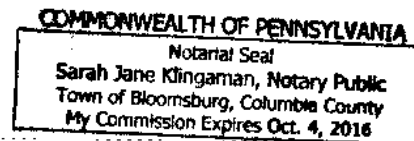
07/29/2015 01:50 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARIANNE CAMARATTA AT 2857 WHITE BIRCH LANE, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

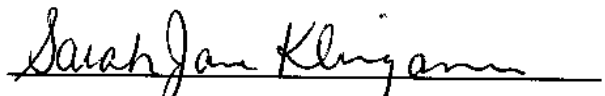
July 30, 2015



NOTARY

Affirmed and subscribed to before me this

30TH day of JULY, 2015



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 94

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MARIANNE CAMARATTA

Primary Address: 2857 WHITE BIRCH LANE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Marianne Camaratta

Relation: DEF

Date: 7.29.15 Time: 13:50

Deputy: 4 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

CAMARATTA, MARIANNE

2015CV61

2857 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

94

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1132-1134 4TH AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7-28-15

Time:

14:30

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2015CV61

1132-1134 4TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 94

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Final Service:

Name: ANTHONY CAMARATTA

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 1132 4TH AVENUE
BERWICK, PA 18603

Adult In Charge:

Phone: DOB: Relation:

Relation:

Alternate Address:

Date: 7-28-15 Time: 14:30

Phone:

Deputy: 3 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. No Address Found

2.

3.

4.

5.

6.

CAMARATTA, ANTHONY

2015CV61

1132 4TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 94

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ANTHONY CAMARATTA

Primary Address: 1134 4TH AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-28-15 Time: 14:30

Deputy: 3 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. Does not live here have Vacant

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

CAMARATTA, ANTHONY

2015CV61

1134 4TH AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 94

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Kelly Morris

Relation:

Clerk.

Date:

7-28-15

Time:

14:20

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA JOINT SEI

2015CV61

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 94

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Final Service:

Name: MARIANNE CAMARATTA

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 1134 4TH AVE

Adult In Charge:

Address: BERWICK, PA 18603

Phone:

DOB:

Relation:

Alternate Address:

Date: 7-28-15

Time: 1430

Phone:

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. House Vacant

2.

3.

4.

5.

6.

CAMARATTA, MARIANNE

2015CV61

1134 4TH AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 94

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Phone: 570-752-7442

DOB:

Alternate
Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In
Charge:

Relation:

Date: 7-28-15

Time: 15:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2015CV61

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

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

FOR: COLUMBIA County

DATE
03/01/2015BILL NO.
2938

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	1,800	9.491	16.74	17.08	18.79
SINKING		1	1.76	1.80	1.98
FIRE		1.25	2.20	2.25	2.36
LIGHT		1.75	3.09	3.15	3.31
BORO RE		11.1	19.58	19.98	20.98
The discount & penalty have been calculated for your convenience			43.37 April 30 If paid on or before	44.26 June 30 If paid on or before	47.42 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CAMARATTA ANTHONY J & MARIANNE E
1134 FOURTH AVENUE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-01 -121-00,000
1132 FOURTH AVE
.1653 Acres Land
Buildings
Total Assessment 1,800

This tax returned
to courthouse on:
January 1, 2016

Connie C. Gingher
3481

FILE COPY

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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

FOR: COLUMBIA County

DATE
03/01/2015BILL NO.
2939

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

CAMARATTA ANTHONY J & MARIANNE E
1134 FOURTH AVENUE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-01 -122-00,000
1134 FOURTH AVE
.1653 Acres Land
Buildings
Total Assessment 17,984

This tax returned
to courthouse on:
January 1, 2016

Connie C. Gingher
3481

FILE COPY

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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

FOR: COLUMBIA County

DATE
03/01/2015BILL NO.
2940

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	1,440	9.491	13.40	13.67	15.04
SINKING		1	1.41	1.44	1.58
FIRE		1.25	1.76	1.80	1.89
LIGHT		1.75	2.47	2.52	2.65
BORO RE		11.1	15.66	15.98	16.78
The discount & penalty have been calculated for your convenience			34.70 April 30 If paid on or before	35.41 June 30 If paid on or before	37.94 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CAMARATTA ANTHONY J & MARIANNE E
1134 FOURTH AVENUE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-01 -123-00,000
FOURTH AVE
.1653 Acres Land
Buildings
Total Assessment 1,440

This tax returned
to courthouse on:
January 1, 2016

Connie C. Gingher
3481

FILE COPY

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:

010076
C04
CAMARATTA ANTHONY J & MARIANNE E
1134 4TH AVE
BERWICK, PA 18603-1708

Bill Date: 7/1/2015 Control #: Bill #: 565

TAXPAYER COPY

Parcel #: 04C01 12300000

Prop. Type

Property Location and Description:

FOURTH AVE

.165

Assessment:

L= 1,440

B= 0

T= 1,440

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	64.44
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	63.15
If Paid By 10/31/2015	FACE Amount	64.44
If Paid After 10/31/2015	10% Penalty Amount	70.88

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

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:

010077
C04
CAMARATTA ANTHONY J & MARIANNE E
1134 4TH AVE
BERWICK, PA 18603-1708

Bill Date: 7/1/2015

Control #:

Bill #: 566

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04C01 12200000

Prop. Type

Property Location and Description:

1134 FOURTH 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	(4,045.00)	(180.09)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	612.20
If Paid By 10/31/2015	FACE Amount	624.69
If Paid After 10/31/2015	10% Penalty Amount	687.16

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

****Homestead/Farmstead Applied****

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:

010078
C04
CAMARATTA ANTHONY J & MARIANNE E
1134 4TH AVE
BERWICK, PA 18603-1708

Bill Date: 7/1/2015

Control #:

Bill #: 567

TAXPAYER COPY

Parcel #: 04C01 12100000

Prop. Type

Property Location and Description:

1132 FOURTH AVE

.165

Assessment:

L= 1,440

B= 360

T= 1,800

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	80.55
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	78.94
If Paid By 10/31/2015	FACE Amount	80.55
If Paid After 10/31/2015	10% Penalty Amount	88.61

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

KML Law Group, P.C.

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

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

vs.

MARIANNE E. CAMARATTA
ANTHONY J. CAMARATTA
Mortgagor(s) and Record Owner(s)
1132-1134 4th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2015-CV-61

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CAMARATTA, MARIANNE E.
MARIANNE E. CAMARATTA
2857 White Birch Lane
Bloomsburg, PA 17815

Your house at 1132-1134 4th Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Oct. 14th 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$60,486.83 obtained by GREEN TREE SERVICING LLC against you.

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

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

1. The sale will be cancelled if you pay to GREEN TREE SERVICING LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homerctention@kmlawgroup.com (KML File Number 133675FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

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

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

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

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

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

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

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

PENNSYLVANIA BAR ASSOCIATION

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV61

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, OCTOBER 14, 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 THOSE CERTAIN LOTS, pieces, or parcels of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

LOT NO. 1: Beginning on the south side of Fourth Avenue at the northeast corner of Lot No. 956; thence in an easterly direction along Fourth Avenue a distance of 45 feet to the northwest corner of Lot No. 954; thence southerly along the westerly side of Lot No. 954 a distance of 160 feet to a fifteen foot alley; thence along said alley a distance of 45 feet to the southeast corner of Lot No. 956 a distance of 160 feet to Fourth Avenue, the place of beginning. Being Lot No. 955 of the Berwick Land and Improvement Company's Addition to Berwick, formerly West Berwick.

LOT NO. 2: Beginning at a point 270 feet east of Warren Street; thence easterly along the southerly side of Fourth Avenue a distance of 45 feet to the northwesterly corner of Lot No. 955; thence southerly along the westerly side of Lot No. 955 a distance of 160 feet to a fifteen foot alley; thence westerly along the northerly side of said alley a distance of 45 feet to the southeasterly corner of Lot No. 957; thence northerly along the easterly side of Lot No. 957 a distance of 160 feet to Fourth Avenue, the place of beginning. This description is intended to cover and this deed to convey Lot No. 956 of the Berwick Land and Improvement Company's Addition to West Berwick.

LOT NO. 3: Beginning on the southerly side of Fourth Avenue at the northeasterly corner of Lot No. 958; thence easterly along the southerly side of Fourth Avenue a distance of 45 feet to the northwesterly corner of Lot No. 956; thence southerly along the westerly side of Lot No. 956 a

distance of 160 feet to a fifteen foot alley; thence westerly along the northerly side of said alley a

distance of 45 feet to the southeasterly corner of Lot No. 958; thence northerly along the easterly

side of Lot No. 958 a distance of 160 feet to Fourth Avenue, the place of beginning. Being Lot No. 957 of the Berwick Land & Improvement Company's Addition to West Berwick, now Berwick.

TOGETHER all and every the dwelling house and out-buildings erected upon Lot no. 956 as more fully described in Lot No. 2 above.

TAX PARCEL #S: 04C-01-121, 04C-01-122, AND 04C-01-123

BEING KNOWN AS: 1132-1134 4th Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 1132-1134 4TH AVNUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-121, 04C-01-122, 04C-01-123

Seized and taken into execution to be sold as the property of ANTHONY CAMARATTA, MARIANNE CAMARATTA in suit of GREEN TREE SERVICING LLC.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 94

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cot

Primary Address: 11 WEST MAIN STREET

2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate
Address:

Phone:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richenderfer

Relation: Clerk

Date: 7-28-15 Time: 12:40

Deputy: 4 Mileage:

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV61

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
CAMARATTA, ANTHONY (et al.)

Case Number
2015CV61

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 94

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
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:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 7-28-15

Time: 12:25

Deputy: 4

Mileage:

Alternate Address:

Phone:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV61

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

GREEN TREE SERVICING LLC

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

Plaintiff

vs.

MARIANNE E. CAMARATTA
ANTHONY J. CAMARATTA
(Mortgagor(s) and Record Owner(s))
1132-1134 4th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-61

AFFIDAVIT PURSUANT TO RULE 3129

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

1132-1134 4th Avenue
Berwick, PA 18603

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

MARIANNE E. CAMARATTA
2857 White Birch Lane
Bloomsburg, PA 17815

ANTHONY J. CAMARATTA
1132-1134 4th Avenue
Berwick, PA 18603

ANTHONY J. CAMARATTA
2532 Edgemont Street
Philadelphia, PA 19125

ANTHONY J. CAMARATTA
1513 East Hewson Street
Philadelphia, PA 19125

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

MARIANNE E. CAMARATTA
2857 White Birch Lane
Bloomsburg, PA 17815

ANTHONY J. CAMARATTA
1132-1134 4th Avenue
Berwick, PA 18603

ANTHONY J. CAMARATTA
2532 Edgemont Street
Philadelphia, PA 19125

ANTHONY J. CAMARATTA
1513 East Hewson Street
Philadelphia, PA 19125

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

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

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

American Express Centurion Bank
6985 S Union Park Ctr,
Midvale, , UT 84047

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

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

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

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

TENANTS/OCCUPANTS
1132-1134 4th Avenue
Berwick, PA 18603

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

DATED: 7/24/15

By: *C. Linn*

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Pulco Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

____ Jill P. Jenkins Pa. ID 306588

____ Andrew F. Gornall Pa. ID 92382

____ Salvatore Filippello Pa. ID 313897

____ Alyk L. Oflazian Pa. ID 312912

____ Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

Kristina Lynn Linn
318389

REAL ESTATE OUTLINE

ED # 2015 ED94

DATE RECEIVED 7.27.15
DOCKET AND INDEX 2015 CV 61


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> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>813191</u>

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

SALE DATE Oct. 14th TIME 9:00 AM
POSTING DATE
ADV. DATES FOR NEWSPAPER
1ST WEEK
2ND WEEK
3RD WEEK

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ GREEN TREE SERVICING LLC		COURT NUMBER 2015-CV-61	
DEFENDANT/S/ MARIANNE E. CAMARATTA and ANTHONY J. CAMARATTA		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE MARIANNE E. CAMARATTA & ANTHONY J. CAMARATTA		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1132-1134 4th Avenue, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE July 24, 2015
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

ALL THOSE CERTAIN LOTS, pieces, or parcels of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

LOT NO. 1: Beginning on the south side of Fourth Avenue at the northeast corner of Lot No. 956; thence in an easterly direction along Fourth Avenue a distance of 45 feet to the northwest corner of Lot No. 954; thence southerly along the westerly side of Lot No. 954 a distance of 160 feet to a fifteen foot alley; thence along said alley a distance of 45 feet to the southeast corner of Lot No. 956 a distance of 160 feet to Fourth Avenue, the place of beginning. Being Lot No. 955 of the Berwick Land and Improvement Company's Addition to Berwick, formerly West Berwick.

LOT NO. 2: Beginning at a point 270 feet east of Warren Street; thence easterly along the southerly side of Fourth Avenue a distance of 45 feet to the northwesterly corner of Lot No. 955; thence southerly along the westerly side of Lot No. 955 a distance of 160 feet to a fifteen foot alley; thence westerly along the northerly side of said alley a distance of 45 feet to the southeasterly corner of Lot No. 957; thence northerly along the easterly side of Lot No. 957 a distance of 160 feet to Fourth Avenue: the place of beginning. This description is intended to cover and this deed to convey Lot No. 956 of the Berwick Land and Improvement Company's Addition to West Berwick.

LOT NO. 3: Beginning on the southerly side of Fourth Avenue at the northeasterly corner of Lot No. 958; thence easterly along the southerly side of Fourth Avenue a distance of 45 feet to the northwesterly corner of Lot No. 956; thence southerly along the westerly side of Lot No. 956 a distance of 160 feet to a fifteen foot alley; thence westerly along the northerly side of said alley a distance of 45 feet to the southeasterly corner of Lot No. 958; thence northerly along the easterly side of Lot No. 958 a distance of 160 feet to Fourth Avenue, the place of beginning. Being Lot No. 957 of the Berwick Land & Improvement Company's Addition to West Berwick, now Berwick.

TOGETHER all and every the dwelling house and out-buildings erected upon Lot no. 956 as more fully described in Lot No. 2 above.

TAX PARCEL #S: 04C-01-121, 04C-01-122, AND 04C-01-123

BEING KNOWN AS: 1132-1134 4th Avenue, Berwick, PA 18603

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

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

vs.

MARIANNE E. CAMARATTA
ANTHONY J. CAMARATTA
1132-1134 4th Avenue
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2015-CV-61

2015-ED-94

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1132-1134 4th Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE \$60,486.83

Interest From **11/22/2014**
Through Date of Sale

(Costs to be added)

Dated:

7/22/15

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

Deputy

Rosalie Antonelli

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

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

153675FC
CF: 01/12/2015
SD: 10/14/2015
\$60,486.83

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

Plaintiff

vs.

MARIANNE E. CAMARATTA
ANTHONY J. CAMARATTA
**Mortgagor(s) and
Record Owner(s)**

1132-1134 4th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-61

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

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

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

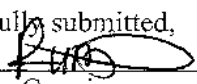
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

Respectfully submitted,


BY: Ruby Gyening

Legal Assistant

KML Law Group, P.C.

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

Check type of mail or service:
☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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

Article Number	Addressee (Name, Street, City, State, & Zip Code)	Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	CAMARATTA, MARIANNE E. 2857 White Birch Lane Bloombsburg, PA 17815	TENANTS/OCCUPANTS 1132-1134 4th Avenue Berwick, PA 18603									
2.	CAMARATTA, ANTHONY J. 1132-1134 4th Avenue Berwick, PA 18603	CAMARATTA, MARIANNE E. 1132-1134 4th Avenue Berwick, PA 18603									
3.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloombsburg, PA 17815	CAMARATTA, ANTHONY J. 1513 East Hewson Street Philadelphia, PA 19125									
4.	PA-DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	CAMARATTA, ANTHONY J. 2532 Edgemont Street Philadelphia, PA 19125									
5.	American Express Centurion Bank 6985 S Union Park Ctr, Midvale, UT 84047										
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See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

S Form 3877, February 2002 (Page 1 of 2)

33675FC Columbia County Sale Date: 10/14/2015

MARIANNE E. CAMARATTA & ANTHONY J. CAMARATTA

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		Postmark and Date of Receipt		Actual Value if Registered		Insured Value		Due Sender if COD		DC Fee		SC Fee		SH Fee		RD Fee		RR Fee							
Article Number		Addressee (Name, Street, City, State, & ZIP Code)		<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured		<input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation		Postage		Fee		Handling Charge		Actual Value if Registered		Insured Value		Due Sender if COD		DC Fee		SC Fee		SH Fee		RD Fee		RR Fee	
1.	ML LAW GROUP, P.C. SUITE 5000 31 MARKET STREET PHILADELPHIA, PA 3106-1532	Benwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603																											
2.	American Express Centurion Bank c/o David J. Apothaker, Esquire 520 Fellowship Road, # C306 Mount Laurel, NJ 08054																												
3.	Benwick Area Joint Sewer Authority c/o Bull Bull & McDonald 106 Market Street Berwick, PA 18603																												
4.																													
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7.																													
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Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		See Privacy Act Statement on Reverse																							

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

vs.

MARIANNE E. CAMARATTA and
ANTHONY J CAMARATTA
1132-1134 4th Avenue
Berwick, PA 18603

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

FILED
PROTHONOTARY
2015 APR 10 AM 9 17
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA
2015-CV-6

ORDER

AND NOW, this 9 day of April, 2015, upon consideration of the Plaintiff's Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendant, Anthony J. Camaratta have been unsuccessful, it is hereby

ORDERED and DECREED that Plaintiff's Motion is granted, and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure and Notice of Sheriff's Sale upon Defendant, Anthony J. Camaratta by (i) posting a copy of same upon the subject property, located at 1132-1134 4th Avenue, Berwick, PA, 18603 (the "Property"), and (ii) sending a copy of same by certified and regular mail to the Property and to 2532 Edgemont Street, Philadelphia, PA 19125 and 1513 East Hewson Street, Philadelphia, PA 19125; and, it is further

ORDERED and DECREED that all other legal papers shall be served upon Defendant, Anthony J. Camaratta by sending a copy of same by regular mail to the Property and to 2532 Edgemont Street, Philadelphia, PA 19125 and 1513 East Hewson Street, Philadelphia, PA 19125. Service is complete upon mailing.

BY THE COURT:

/s/ Thomas A. James, Jr.
J.

Distribution list:

Michael T. McKeever, Esquire, Suite 5000 - BNY Independence Center, 701 Market Street,
Philadelphia, PA 19106-1532
ANTHONY J CAMARATTA, 2532 Edgemont Street Philadelphia, PA 19125

USPS Manifest Mailing System

Page 3

Mailer's Name & Address		Permit Number		MAC Ver. Number			
KML Law Group 701 Market Street Suite 5000 Philadelphia, PA 19106		123		ConnectShip Prologistics 6.5			
Article #/ Piece ID		Sequence Number		Class of Mail			
Addressee Name Delivery Address		ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9171999991703589422071	VANDEWETTERING, JOEL PO Box 2100 Boothwyn, PA 19061	ERR C	0.900	1.35 3.30			5.55
9171999991703589422085	BERCKMAN, JR., JOHN F. 1036 Eisenhower Avenue Woodlyn, PA 19094	ERR C	0.900	1.35 3.30			5.55
9171999991703589422095	YOUNG, JANICE 1605 Clifton Avenue Sharon Hill, PA 19079	ERR C	0.900	1.35 3.30			5.55
9171999991703589422101	CAMARATTA, MARIANNE E. 2657 White Birch Lane Bloomsburg, PA 17815	ERR C	0.900	1.35 3.30			5.55
9171999991703589422118	CAMARATTA, ANTHONY J. 1132-1134 4th Avenue Berwick, PA 18603	ERR C	0.900	1.35 3.30			5.55
9171999991703589422125	CAMARATTA, ANTHONY J. 1513 East Hewson Street Philadelphia, PA 19125	ERR C	0.900	1.35 3.30			5.55
9171999991703589422132	CAMARATTA, ANTHONY J. 2632 Edgemont Street Philadelphia, PA 19125	ERR C	0.900	1.35 3.30			5.55
9171999991703589422149	CAMARATTA, MARIANNE E. 1132-1134 4th Avenue Berwick, PA 18603	ERR C	0.900	1.35 3.30			5.55
9171999991703589606672	HALLENBECK, KEITH M. 25 Langoms Avenue aka 25 Langoms Road Elverson, PA 19320	ERR C	0.900	1.35 3.30			5.55
Page Totals		9	8.10	41.85			49.95
Cumulative Totals		33	29.70	153.45			183.15



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

GREEN TREE SERVICING LLC; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2015-CV-61

Sheriff's Sale Date: 10/14/2015

V.

MARIANNE E. CAMARATTA, ET AL,
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, RICHARD HIMMELBERGER, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served ANTHONY J. CAMARATTA the above process on the 19 day of August, 2015, at 11:35 o'clock, AM, at 1132-1134 4th Avenue BERWICK, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By posting a copy of the original process on the most public part of the property pursuant to an order of court

Service was attempted on the following dates/times:

1) _____ 2) _____ 3) _____

Commonwealth/State of Pa)
) SS:
County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Richard Himmelberger to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

[Signature]
(Signature of Affiant)

Subscribed and sworn to before me
this 25 day of Aug, 2015

File Number: 133675FC
Case ID #: 4380064

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017

Notary Public



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

GREEN TREE SERVICING LLC; et seq.
Plaintiff (Petitioner)

V.

MARIANNE E. CAMARATTA, ET AL,
Defendant (Respondent)

CASE and/or DOCKET No.: 2015-CV-61

Sheriff's Sale Date: 10/14/2015

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, RICHARD HIMMELBERGER, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served MARIANNE E. CAMARATTA the above process on the 19 day of August, 2015, at 11:13 o'clock, AM, at 2857 WHITE BIRCH LANE BLOOMSBURG, PA 17815, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 46-50 Height 5'6 Weight 125 Race WHITE Sex FEMALE Hair BROWN

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of PA)
) SS:
County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Richard Himmelberger to me known, who being duly sworn according to law, deposes the following:

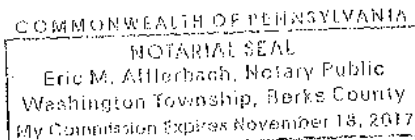
I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

[Signature]
(Signature of Affiant)

Subscribed and sworn to before me
this 25 day of Aug 2015

File Number: 133675FC
Case ID #: 4380064

Notary Public



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
ANTHONY CAMARATTA (et al.)

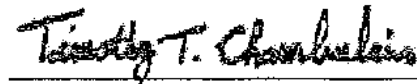
Case Number
2015CV61

SHERIFF'S RETURN OF SERVICE

08/31/2015 02:45 PM - 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 1132-1134 4TH AVNUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

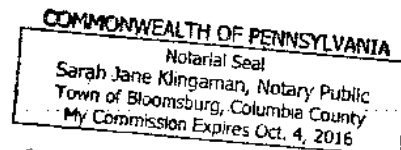

TIMOTHY T. CHAMBERLAIN, SHERIFF

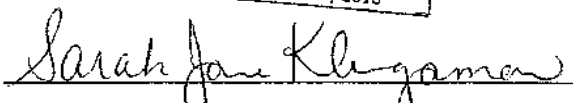
August 31, 2015

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2015





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

101 County Suite Sheriff, Telesoft, Inc.

SHERIFF'S OFFICE OF PHILADELPHIA COUNTY

Jewell Williams
Sheriff

Al Innaurato
Captain

Kevin Lamb
Chief Deputy

Robert Jackson
Chief of Staff



GREEN TREE SERVICING LLC
vs.
ANTHONY J CAMARATTA (et al.)

Case Number
2015-CV-61

AFFIDAVIT OF SERVICE

08/19/2015 05:03 PM - SERVED THE NOTICE OF SHERIFF SALE BY PERSONAL SERVICE UPON ANTHONY J CAMARATTA AT 2532 EDMONT STREET, PHILADELPHIA, PA 19125. SO ANSWERS: DEPUTY MARCUS MORRIS, DEPUTY SHERIFF OF PHILADELPHIA COUNTY, PA.


MARCUS MORRIS, DEPUTY

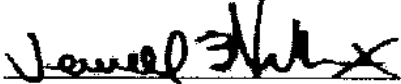
08/19/2015 05:03 PM - SERVED THE NOTICE OF SHERIFF SALE BY PERSONAL SERVICE UPON ANTHONY J CAMARATTA AT 1513 EAST HEWSON STREET, PHILADELPHIA, PA 19125. SO ANSWERS: DEPUTY MARCUS MORRIS, DEPUTY SHERIFF OF PHILADELPHIA COUNTY, PA.


MARCUS MORRIS, DEPUTY

SHERIFF COST: \$116.00

SO ANSWERS,

August 21, 2015


JEWELL WILLIAMS, SHERIFF

NOTARY

Affirmed and subscribed to before me this

_____ day of _____

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

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

Plaintiff

vs.

MARIANNE E. CAMARATTA
ANTHONY J. CAMARATTA
Mortgagor(s) and Record Owner(s)
1132-1134 4th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2015-CV-61

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

____ Jill P. Jenkins Pa. ID 306588

____ Andrew F. Gornall Pa. ID 92382

____ Salvatore Filippello Pa. ID 313897

____ Alyk L. Oflazian Pa. ID 312912

____ Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

→ *constituted* LYNN LANNAR
318389

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

GREEN TREE SERVICING LLC

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

Plaintiff

vs.

MARIANNE E. CAMARATTA
ANTHONY J. CAMARATTA
Mortgagor(s) and Record Owner(s)

1132-1134 4th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-61

WAIVER OF WATCHMAN

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

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

____ Jill P. Jenkins Pa. ID 306588

____ Andrew F. Gornall Pa. ID 92382

____ Salvatore Filippello Pa. ID 313897

____ Alyk L. Oflazian Pa. ID 312912

____ Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

Handwritten: Kristina Lynn Connor
318389

ALL THOSE CERTAIN LOTS, pieces, or parcels of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

LOT NO. 1: Beginning on the south side of Fourth Avenue at the northeast corner of Lot No. 956; thence in an easterly direction along Fourth Avenue a distance of 45 feet to the northwest corner of Lot No. 954; thence southerly along the westerly side of Lot No. 954 a distance of 160 feet to a fifteen foot alley; thence along said alley a distance of 45 feet to the southeast corner of Lot No. 956 a distance of 160 feet to Fourth Avenue, the place of beginning. Being Lot No. 955 of the Berwick Land and Improvement Company's Addition to Berwick, formerly West Berwick.

LOT NO. 2: Beginning at a point 270 feet east of Warren Street; thence easterly along the southerly side of Fourth Avenue a distance of 45 feet to the northwesterly corner of Lot No. 955; thence southerly along the westerly side of Lot No. 955 a distance of 160 feet to a fifteen foot alley; thence westerly along the northerly side of said alley a distance of 45 feet to the southeasterly corner of Lot No. 957; thence northerly along the easterly side of Lot No. 957 a distance of 160 feet to Fourth Avenue: the place of beginning. This description is intended to cover and this deed to convey Lot No. 956 of the Berwick Land and Improvement Company's Addition to West Berwick.

LOT NO. 3: Beginning on the southerly side of Fourth Avenue at the northeasterly corner of Lot No. 958; thence easterly along the southerly side of Fourth Avenue a distance of 45 feet to the northwesterly corner of Lot No. 956; thence southerly along the westerly side of Lot No. 956 a distance of 160 feet to a fifteen foot alley; thence westerly along the northerly side of said alley a distance of 45 feet to the southeasterly corner of Lot No. 958; thence northerly along the easterly side of Lot No. 958 a distance of 160 feet to Fourth Avenue, the place of beginning. Being Lot No. 957 of the Berwick Land & Improvement Company's Addition to West Berwick, now Berwick.

TOGETHER all and every the dwelling house and out-buildings erected upon Lot no. 956 as more fully described in Lot No. 2 above.

TAX PARCEL #S: 04C-01-121, 04C-01-122, AND 04C-01-123

BEING KNOWN AS: 1132-1134 4th Avenue, Berwick, PA 18603

Document Receipt

Trans #	5899	Carrier / service:	USPS Server	First-Class Mail®	7/28/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000058916

Doc Ref #: 2015ED94

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5898	Carrier / service:	USPS Server	First-Class Mail®	7/28/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000058909
Doc Ref #:	2015ED94
Postage	5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	5897	Carrier / service:	USPS Server	First-Class Mail®	7/28/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000058893

Doc Ref #: 2015ED94

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5896	Carrier / service:	USPS Server	First-Class Mail®	7/28/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000058886

Doc Ref #: 2015ED94

Postage 5 1300

HARRISBURG PA 17128

81319

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

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

07/24/2015

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY**\$1,350.00****ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100**

DOLLARS

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

MEMO/33675 Camaratta

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



AUTHORIZED SIGNATURE

⑈813191⑈ ⑆236073801⑆ 80 00082795⑈

Document Receipt

Trans #	5899	Carrier / service:	USPS Server	First-Class Mail®	7/28/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000058916

Doc Ref #: 2015ED94

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5900	Carrier / service:	USPS Server	First-Class Mail®	7/28/2015 12:00:00 AM
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Ship to:

AMERICAN EXPRESS CENTURION
BANK

6965 S. UNION PARK CTR.

Tracking #: 71901140006000058923

Doc Ref #: 2015ED94

Postage 5.1300

MIDVALE UT 84047

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

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

07/24/2015

Security features. Details on back.

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY**\$1,350.00****ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100**

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



AUTHORIZED SIGNATURE

MEMO/33675 Camaratta

⑈813191⑈ ⑆236073801⑆ 80 00082795⑈