

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
CITIMORGAGE INC

vs.

**Defendant**  
SCOTT DZIALO  
MARY DZIALO

**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, November 9, 2016

**Writ of Execution No. :** 2016CV371

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

**Location of the real estate:** 81 MOUNTIAN SIDE LANE, CATAWISSA, PA 17820

## 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	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,134.51
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

**Total Sheriff Costs** **\$2,055.51**

## Distribution Costs

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

**Grand Total:** **\$2,122.51**

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

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

CITIMORTGAGE INC                      VS    SCOTT & MARY DZIALO

NO.        120-2016                      ED                      NO. 371-2016    JD

DATE/TIME OF SALE:    NOVEMBER 9, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST)                      \$ 2122.51

POUNDAGE -- 2% OF BID                      \$ 42.45

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

MISC. COSTS                      \$ -

TOTAL AMOUNT NEEDED TO PURCHASE                      \$ 2164.96

PURCHASER(S): 

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

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

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

TOTAL DUE:                      \$ 2164.96

LESS DEPOSIT:                      \$ 1350.00

DOWN PAYMENT:                      \$         

TOTAL DUE IN 8 DAYS                      \$ 814.96

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 210764	Invoice Date: 01/26/2017 2:58:25 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED			
	Grantor - DZIALO, SCOTT R	\$67.00	201700681	LOCUST TOWNSHIP
	Grantee - FEDERAL HOME LOAN MORTGAGE CORP		01/26/17 2:58:27 PM	
	Consideration - \$2,164.96			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	\$67.00		
	<b>PAYMENTS</b>			
	CHECK: 7686 - SHERIFF	\$67.00		
	<b>TOTAL PAYMENTS</b>	\$67.00		
	<b>AMOUNT DUE</b>	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		



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

Post Sale Department, Ext. 31617

November 17, 2016

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

Re: SCOTT R. DZIALO A/K/A SCOTT DZIALO  
MARY C. DZIALO  
81 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820  
2016-CV-371

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," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

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,

A handwritten signature in cursive script, appearing to read "Steven H. Jones".

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 980673

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 11/18/16

Grantor(s)/Lessor(s)

Timothy Chamberlain

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

FEDERAL HOME LOAN MORTGAGE CORPORATION

Telephone Number:

1-800-373-3343

Mailing Address

PO Box 380, W. Main Street

Mailing Address

8200 Jones Branch Drive, Mailstop 202

City

Bloomsburg

State

PA

ZIP Code

17815

City

McLeau

State

VA

ZIP Code

22102

### C. REAL ESTATE LOCATION

Street Address

81 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820

City, Township, Borough

LOCUST TOWNSHIP

County

COLUMBIA

School District

SOUTHERN COLUMBIA AREA

Tax Parcel Number

20-01-031-02,000

### D. VALUATION DATA

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

1. Actual Cash Consideration

\$ 2,164.96 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 2,164.96

4. County Assessed Value

\$ 43065.0

5. Common Level Ratio Factor

X 3.69

6. Computed Value

= \$158,909.85

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

1a. Amount of Exemption Claimed

= \$158,909.85

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

100%

1c. Percentage of Grantor's Interest Conveyed

100%

### 2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession

(Name of Decedent)

Estate File Number

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.

(If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default.

(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.

This is an exempt transaction based on P.S. Sect. 91 (b)(1)(v) and 12 U.S.C. Sect. 1723a (c)(2). This is a government Instrumentality.

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

Sierra Grago

*Sierra Grago*

Date

11/18/16

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

Sheriff of Columbia County

DATE 1/24/2017

CHECK # 001649656

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
980673 SIG [980673] 81 MOUNTAIN SIDE LANE (2016-CV-371)	1/24/2017	814.96	0.00	001611439	814.96
<b>TOTAL</b>		814.96	0.00		814.96

Sheriff of Columbia County

DATE 1/24/2017

CHECK # 001649656

VENDOR SCOLU

PH#	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
980673 SIG [980673] 81 MOUNTAIN SIDE LANE (2016-CV-371)	1/24/2017	814.96	0.00	001611439	814.96
<b>TOTAL</b>		814.96	0.00		814.96

SAFEGUARD

ORIGINAL DOCUMENT PRINTED ON CHEMPAK REACTIVE PAPER WITH MICROPRINTED FOLIO

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

TD Bank, NA  
3-180/360

001649656

DATE  
1/24/2017

AMOUNT  
\*\*\*\*\*\$814.96

PAY EIGHT HUNDRED FOURTEEN AND 96 / 100 Dollars

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

SIG [980673] 81 MOUNTAIN SIDE LANE (2016-CV-371)

*Francis S. Hallinan*  
AUTHORIZED SIGNATURE

11001649656 1036001808 361508222

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ VS. Dzialo  
 JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>60.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>7.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>496.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1134.51</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1384.51</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>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2122.51

Phelan Hallinan Diamond & Jones, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103  
215-563-7000  
Main Fax 215-568-7616

LISA STEINMAN  
Legal Assistant

Representing Lenders in  
Pennsylvania

OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE

Re: DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC  
vs. SCOTT R. DZIALO A/K/A SCOTT DZIALO and MARY C. DZIALO  
No.: 2016-CV-371

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. Thank you for your cooperation.

Sincerely,

LISA STEINMAN

cc: Prothonotary of COLUMBIA COUNTY

**PHELAN HALLINAN DIAMOND & JONES, LLP**

Attorney for Plaintiff  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

DITECH FINANCIAL LLC F/K/A  
GREEN TREE SERVICING LLC

Plaintiff

vs.

SCOTT R. DZIALO A/K/A  
SCOTT DZIALO  
MARY C. DZIALO

Defendants

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
: NO. 2016-CV-371  
:

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE**  
**PURSUANT TO P.R.C.P., 404(2)/403**

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail to SCOTT R. DZIALO A/K/A SCOTT DZIALO on 9/8/16 in accordance with the Order of Court dated 4/28/16. The property was posted on 8/19/16. Publication was advertised in THE PRESS ENTERPRISE on 9/15/16.

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP

DATE: SEP 28 2016

By:   
Jennie C. Tsai, Esq., Id. No. 315213  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC.

Plaintiff

vs.

SCOTT R. DZIALO A/K/A SCOTT DZIALO

MARY C. DZIALO

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2016-CV-371

FILED  
CLERK  
COURT

2016 MAY 2 PM 8 05

FILED  
PROTHONOTARY

ORDER

AND NOW, this 28<sup>th</sup> day of April, 2016, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C)\*, on the above captioned Defendants, SCOTT R. DZIALO A/K/A SCOTT DZIALO, by:

1. Posting of the premises: 81 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820 by the Sheriff or a non-party competent adult; and
2. First class mail to SCOTT R. DZIALO A/K/A SCOTT DZIALO at the mortgaged premises located at 81 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820. Service by mail is complete upon the date of mailing,\* and

3. Legal advertisements in compliance with PA R.C.P.(6)(1).

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

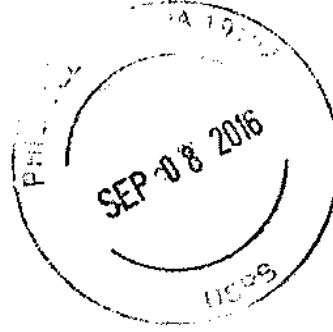
*16 Mary E. Norton*  
J.

\*Prior to fulfilling the requirements of service of Notice of Sale as set forth in this Order, Plaintiff must first attempt service as set forth in Pa.RCP. 3129.2(c)(1)(i) (A) or (B). In the event this attempted service is not successful, Plaintiff may proceed with service of the Notice of Sale in conformity with this Order.

Name and Address of Sender  
**PHILAN HALLINAN DIAMOND & JONES, LLP**  
**ONE PENN CENTER PLAZA, SUITE 1400**  
**PHILADELPHIA, PA 19103-1814**

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	Scott R. Dzialo a/k/a Scott Dzialo 81 Mountain Side Lane Catawissa, PA 17820		
2	****			
3				
4				
5				
6				
7				
8				
		<b>PH 980673</b>	<b>COLUMBLA</b>	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

U.S. POSTAGE & PHOTOCOPY SERVICE  
 PHILADELPHIA, PA 19103  
 SEP 08 2016  
 \$001.77  
 000033843267 08 2016



SPL/NOS-CERTIFICATE OF MAILING-  
 CODE 1020

**AFFIDAVIT OF SERVICE (FHLMO)**

**PLAINTIFF**  
CITIMORTGAGE, INC.

**COLUMBIA COUNTY**

PH # 980673

**DEFENDANT**  
SCOTT R. DZIALO A/K/A SCOTT DZIALO  
MARY C. DZIALO

**SERVICE TEAM/ lmm**  
COURT NO.: 2016-CV-371

SERVE SCOTT R. DZIALO A/K/A SCOTT DZIALO AT:  
81 MOUNTAIN SIDE LANE  
CATAWISSA, PA 17820  
\*\*PLEASE POST PROPERTY IF UNABLE TO OBTAIN  
SUCCESSFUL SERVICE\*\*PLEASE POST PROPERTY ON YOUR  
LAST ATTEMPT\*\*& \*\*DIVORCED- One cannot accept service for  
the other\*\*  
Previous Successful Service

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: October 5, 2016

**SERVED**

Served and made known to SCOTT R. DZIALO A/K/A SCOTT DZIALO, Defendant on the 19<sup>th</sup> day of AUGUST, 20 16, at 8:20 o'clock A. M., at 81 MOUNTAIN SIDE LANE, in the manner described below:

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

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

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

DATE: 8/19/16

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

**NOT SERVED**

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

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)  
☐ No Answer on 8/6/16 at 6:05 pm; 8/14/16 at 3:10 pm; \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown  
☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

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

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

8/3

15

980673

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 15, 2016 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.

**NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA  
NO. 2016-CV-371**

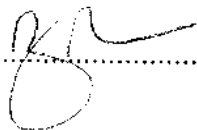
**DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC**  
Vs  
**SCOTT R. DZIALO and MARY C. DZIALO**

NOTICE TO: SCOTT R. DZIALO A/K/A SCOTT DZIALO  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 81 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820  
Being in LOCUST TOWNSHIP, County of COLUMBIA, Commonwealth of Pennsylvania.  
20-01-031-02,000  
Improvements consist of residential property.  
Sold as the property of SCOTT R. DZIALO and MARY C. DZIALO

Your house (real estate) at 81 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820 is scheduled to be sold at the Sheriff's Sale on 11/09/2016 at 09:00 AM, at the COLUMBIA County Courthouse, PO Box 380, W. Main Street, Bloomsburg, PA 17815, to enforce the Court Judgment of \$138,313.39 obtained by, DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC (the mortgagee), against the above premises.

PHILAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff



5.....day of September 2016

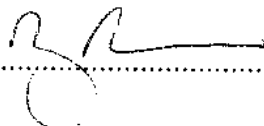
Albert Lee Jensen  
(Notary Public)

**COMMONWEALTH OF PENNSYLVANIA**  
**NOTARIAL SEAL**  
**ALBERT LEE JENSEN, Notary Public**  
**Scott Township, Columbia County**  
**My Commission Expires April 21, 2020**

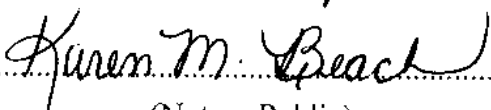
And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

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 14, 21, 28, 2016 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 28<sup>th</sup> day of September 2016.

.....  
(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.

.....

# Affidavit of Process Server

Columbia County

(NAME OF COURT)

CitiMortgage Inc

vs

Scott R Dzialo & Mary C Dzialo

2016-CV-371

PLAINTIFF/PETITIONER

DEFENDANT/RESPONDENT

CASE NUMBER

I, Derrick Napper

, being first duly sworn, depose and say: that I am over the age of 18 years and not a party to this action, and that within the boundaries of the state where service was effected, I was authorized by law to perform said service.

Service: I served Mary C Dzialo / Defendant

NAME OF PERSON / ENTITY BEING SERVED

with (list documents) Notice of Sheriff's Sale

by leaving with Aaron Cup / Fiancee'

At

☒ Residence

537 TRADER MILL RD

NAME

RELATIONSHIP / POSITION

COLUMBIA, SC 29223

☐ Business

ADDRESS

CITY / STATE

ADDRESS

CITY / STATE

On 8-10-2016

AT 4:00 PM

DATE

TIME

☐ Inquired if subject was a member of the U.S. Military and was informed they are not.

Thereafter copies of the documents were mailed by prepaid, first class mail on

DATE

from

CITY

STATE

ZIP

## Manner of Service:

☐ **Personal:** By personally delivering copies to the person being served.

☒ **Substituted at Residence:** By leaving copies at the dwelling house or usual place of abode of the person being served with a member of the household over the age of 18 and explaining the general nature of the papers.

☐ **Substituted at Business:** By leaving, during office hours, copies at the office of the person/entity being served with the person apparently in charge thereof.

☐ **Corporate:** By personally delivering copies to the person named above.

☐ **Posting:** By posting copies in a conspicuous manner to the front door of the person/entity being served.

**Non-Service:** After due search, careful inquiry and diligent attempts at the address(es) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

☐ **Unknown at Address** ☐ **Moved, Left no Forwarding** ☐ **Service Cancelled by Litigant** ☐ **Unable to Serve in Timely Fashion**

☐ **Address Does Not Exist** ☐ **Other**

**Service Attempts:** Service was attempted on: (1)

DATE

TIME

(2)

DATE

TIME

(3)

DATE

TIME

(4)

DATE

TIME

(5)

DATE

TIME

**Description:** Age 44 Sex M Race W Height 5'9 Weight 160 Hair Light Beard No Glasses No

Derrick Napper  
SIGNATURE OF PROCESS SERVER

SUBSCRIBED AND SWORN to before me this 12th day of August, 2016, by Derrick Napper  
Proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

Pamela Lorie Johnson  
SIGNATURE OF NOTARY PUBLIC

NOTARY PUBLIC for the state of South Carolina



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

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

**Re: DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC v. SCOTT R.  
DZIALO A/K/A SCOTT DZIALO et al.**  
**No.: 2016-CV-371**

Dear Sir/Madam:

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

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

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

**\*\*Property is listed for the 11/09/2016 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By:  
Legal Assistant

CC: SCOTT R. DZIALO A/K/A SCOTT DZIALO and MARY C. DZIALO

PHELAN HALLINAN DIAMOND & JONES, LLP  
Vishal J. Dobarra, Esq., Id. No.311860  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Vishal.Dobarra@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**DITECH FINANCIAL LLC F/K/A GREEN TREE  
SERVICING LLC**  
Plaintiff

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-371**  
:


v.

**SCOTT R. DZIALO A/K/A SCOTT DZIALO  
MARY C. DZIALO**  
Defendant(s)

**CERTIFICATE OF FILING**

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

Date: 9/12/2016

  
\_\_\_\_\_  
Vishal J. Dobarra, Esq., Id. No.311860  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Vishal J. Dobarra, Esq., Id. No.311860  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Vishal.Dobarra@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**DITECH FINANCIAL LLC F/K/A GREEN TREE  
SERVICING LLC**  
Plaintiff

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-371**  
:

v.

**SCOTT R. DZIALO A/K/A SCOTT DZIALO  
MARY C. DZIALO**  
Defendant(s)

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

The Sheriff's Sale scheduled for 10/05/2016 at 09:00 AM in the above-captioned matter has been continued until 11/09/2016 at 09:00 AM.

Date: 9/12/2014



\_\_\_\_\_  
Vishal J. Dobarra, Esq., Id. No.311860  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Vishal J. Dobaria, Esq., Id. No.311860  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Vishal.Dobaria@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**DITECH FINANCIAL LLC F/K/A GREEN TREE  
SERVICING LLC**  
Plaintiff

v.

**SCOTT R. DZIALO A/K/A SCOTT DZIALO  
MARY C. DZIALO**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2016-CV-371**  
:  
:

**CERTIFICATION OF SERVICE**


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

**SCOTT R. DZIALO  
81 MOUNTAIN SIDE LANE  
CATAWISSA, PA 17820**

MARY C. DZIALO  
81 MOUNTAIN SIDE LANE  
CATAWISSA, PA 17820

Date: 9/12/2016

MARY C. DZIALO  
537 TRADER MILL RD  
COLUMBIA, SC 29223-5131

A handwritten signature in black ink, appearing to read "Vishal", is written over a horizontal line.

Vishal J. Dobarra, Esq., Id. No.311860  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Vishal J. Dobarra, Esq., Id. No.311860  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Vishal.Dobarra@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**DITECH FINANCIAL LLC F/K/A GREEN TREE  
SERVICING LLC**  
Plaintiff

:  
: **CIVIL DIVISION**  
:

: **No.: 2016-CV-371**  
:  
:

v.

**SCOTT R. DZIALO A/K/A SCOTT DZIALO  
MARY C. DZIALO**  
Defendant(s)

**CERTIFICATE OF FILING**

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

Date: 9/12/2016



\_\_\_\_\_  
Vishal J. Dobarra, Esq., Id. No.311860  
Attorney for Plaintiff

*[Faint, illegible text]*

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

**CHRISTINE SCHOFFLER**  
**Legal Assistant, 1286**

**Representing Lenders in**  
**Pennsylvania**

---

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

No.: 2016-CV-371  
No.: 2016-ED-120

**Re: DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC VS. SCOTT R. DZIALO**  
**A/K/A SCOTT DZIALO, and MARY C. DZIALO**  
**No.: 2016-CV-371, No.: 2016-ED-120**

**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 10/05/2016 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:

CHRISTINE SCHOFFLER, 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**

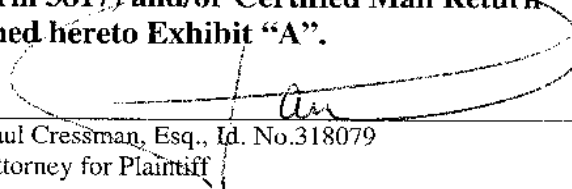
<b>DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC</b>	:	<b>COLUMBIA COUNTY</b>
Plaintiff,	:	
	:	<b>COURT OF COMMON PLEAS</b>
	:	
v.	:	<b>CIVIL DIVISION</b>
	:	
<b>SCOTT R. DZIALO A/K/A SCOTT DZIALO</b>	:	
<b>MARY C. DZIALO</b>	:	<b>No.: 2016-CV-371</b>
Defendant(s)	:	<b>No.: 2016-ED-120</b>

**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".

Date: 9/7/16

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

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

Name and  
Address  
Of Sender

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

AZK/SRC - 10/05/2016 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 81 MOUNTAIN SIDE LANE CATAWISSA, PA 17820	\$0.47	
2	****	JPMorgan Chase Bank, N.A. NATIONAL HOME EQUITY POST CLOSING KY2-1606 P.O. BOX 11606 LEXINGTON, KY 40576-1606	\$0.47	
3	****	JPMorgan Chase Bank, N.A. 1111 POLARIS PARKWAY COLUMBUS, OH 43240	\$0.47	
4	****	JPMorgan Chase Bank, N.A. C/O CHASE HOME FINANCE LLC. 250 WEST HURON ROAD, P.O. BOX 93764 CLEVELAND, OH 44113	\$0.47	
5	****	Susan M. Hill, Esq. 38 WEST THIRD STREET BLOOMSBURG, PA 17815		
6	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
7	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
9	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754		
		RE: SCOTT R. DZIALO A/K/A SCOTT DZIALO (COLUMBIA) PH # 980673/1021 Writ Team		

The full declaration of value is required on all parcels, and the amount declared must be accurate. The maximum value payable for the reconstruction of noninsurable documents under Express Mail document reconstruction insurance is \$500,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail Insured is \$500,000. The maximum liability for registered mail sent with optional insurance. See Domestic Mail Manual.

Total Number of Pieces  
Received at Post Office

Total Number of Pieces  
Received at Post Office

Total Number of  
Pieces Listed by Sender

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

Foreclosure Manager

Representing Lenders in  
Pennsylvania

September 8, 2016

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC v.  
SCOTT R. DZIALO and MARY C. DZIALO  
81 MOUNTAIN SIDE LANE CATAWISSA, PA 17820  
No.: 2016-CV-371

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 5, 2016 due to the following: Service of NOS.

The Property is to be relisted for the November 9, 2016 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
Patrick Cosenza for  
Phelan Hallinan Diamond & Jones, LLP

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

Praecipe Department

Office of the Prothonotary  
COLUMBIA County

RE: CITIMORTGAGE, INC. v. SCOTT R. DZIALO A/K/A SCOTT DZIALO and MARY C. DZIALO  
COLUMBIA County, CCP, No. 2016-CV-371, PH # 980673

Dear Sir/Madam:

Enclosed please find the original and one copy each of a Praecipe to Mark Judgment to Use Plaintiff, a Praecipe to Substitute Party Plaintiff Name Change, an Entry of Appearance and a Certification of Service. Kindly file the original of record. Once time-stamped, kindly return the time-stamped copies in the envelope enclosed.

Very truly yours,

Praecipe Department

CC: SCOTT R. DZIALO A/K/A SCOTT DZIALO  
MARY C. DZIALO

Jonathan M. Etkowicz, Esq., Id. No.208786  
PHELAN HALLINAN DIAMOND & JONES,  
LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
jonathan.etkowicz@phelanhallinan.com  
Identification No: 208786  
215-563-7000

Attorney for Plaintiff

CITIMORTGAGE, INC.  
Plaintiff

v.

SCOTT R. DZIALO A/K/A SCOTT DZIALO  
MARY C. DZIALO  
Defendants

: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No. 2016-CV-371  
:  
:

PRAECIPE FOR VOLUNTARY SUBSTITUTION OF PARTY PLAINTIFF  
PURSUANT TO Pa.R.C.P., 2352

TO THE PROTHONOTARY:

Kindly substitute DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC as  
successor Plaintiff for the originally named Plaintiff.

The material facts on which the right of succession and substitution are based as follows:

DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC is the current  
holder of the mortgage by virtue of that certain Assignment of Mortgage, which  
Assignment was recorded on 05/31/2016 in Instrument No. 201604038 of the  
Recorder of Deeds Office in and for COLUMBIA County.

Kindly amend the information on the docket accordingly.

Date: 8/29/16  
PH # 980673

By:   
Jonathan M. Etkowicz, Esq., Id. No.208786  
Attorney for Plaintiff

Jonathan M. Etkowicz, Esq., Id. No.208786  
PHELAN HALLINAN DIAMOND & JONES,  
LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
jonathan.etkowicz@phelanhallinan.com  
Identification No: 208786  
215-563-7000

Attorney for Plaintiff

CITIMORTGAGE, INC.  
Plaintiff

v.

SCOTT R. DZIALO A/K/A SCOTT DZIALO  
MARY C. DZIALO  
Defendants

: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No. 2016-CV-371  
:  
:

**PRAECIPE TO MARK JUDGMENT TO USE PLAINTIFF**

TO THE PROTHONOTARY:

Please mark the judgment in the above-captioned matter to the use of DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, located 3000 BAYPORT DRIVE SUITE 880 TAMPA, FL 33607.

Date: \_\_\_\_\_

8/29/16

PHELAN HALLINAN DIAMOND & JONES, LLP

By: \_\_\_\_\_

Jonathan M. Etkowicz, Esq., Id. No.208786  
Attorney for Plaintiff

PII # 980673

Jonathan M. Etkowicz, Esq., Id. No.208786  
PHELAN HALLINAN DIAMOND & JONES,  
LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
jonathan.etkowicz@phelanhallinan.com  
Identification No: 208786  
215-563-7000

Attorney for Plaintiff

CITIMORTGAGE, INC.  
Plaintiff

v.

SCOTT R. DZIALO A/K/A SCOTT DZIALO  
MARY C. DZIALO  
Defendants

: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No. 2016-CV-371  
:  
:

ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Kindly enter my appearance on behalf of DITECH FINANCIAL LLC F/K/A GREEN  
TREE SERVICING LLC.

Date:

8/29/16

PHELAN HALLINAN DIAMOND & JONES, LLP

By:

Jonathan M. Etkowicz, Esq., Id. No.208786  
Attorney for Plaintiff

PH # 980673

Jonathan M. Etkowicz, Esq., Id. No.208786  
PHELAN HALLINAN DIAMOND & JONES,  
LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
jonathan.etkowicz@phelanhallinan.com  
Identification No: 208786  
215-563-7000

Attorney for Plaintiff

CITIMORTGAGE, INC.  
Plaintiff

v.

SCOTT R. DZIALO A/K/A SCOTT DZIALO  
MARY C. DZIALO  
Defendants

: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No. 2016-CV-371  
:  
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Plaintiff's Praecipe to Mark Judgment to DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Substitution of Party Plaintiff and Entry of Appearance were served by regular mail on the person(s) on the date listed below:

SCOTT R. DZIALO  
81 MOUNTAIN SIDE LANE  
CATAWISSA, PA 17820

MARY C. DZIALO  
81 MOUNTAIN SIDE LANE  
CATAWISSA, PA 17820

MARY C. DZIALO  
537 TRADER MILL RD  
COLUMBIA, SC 29223-5131

Columbia County Sheriff's Office  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

Date: 8/29/16

PH # 980673

Phelan Hallinan Diamond & Jones, LLP

By: 

Jonathan M. Etkowicz, Esquire  
Attorney for Plaintiff



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORGAGE INC  
vs.  
SCOTT DZIALO (et al.)

Case Number  
2016CV371

## SHERIFF'S RETURN OF SERVICE

08/30/2016 09:00 AM - DEPUTY MICHAEL BEYER, 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 81 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

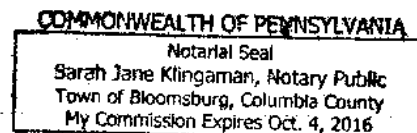
Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 30, 2016

NOTARY

Affirmed and subscribed to before me this

30TH day of AUGUST 2016



Sarah Jane Klingaman

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA  
Columbia County Sheriff's Office, Inc.

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



71901140006000084663

MARY C. DZIALO  
537 TRADER MILL ROAD  
  
COLUMBIA SC 29223

---

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



71901140006000084670

NAT HOME EQUITY POST  
JP MORGAN  
P.O. BOX 11606

LEXINGTON KY 40576

---

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



71901140006000084649

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

---

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

Date: 07/27/2016

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 25228

DZIALO SCOTT R & MARY C  
81 MOUNTAIN SIDE LANE  
CATAWISSA PA 17820

District: LOCUST TWP  
Deed: 20051 -2227  
Location: 81 MOUNTAIN SIDE LN  
Parcel Id:20 -01 -031-02,000

Assessment: 43,065

Balances as of 07/27/2016

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

CITIMORGAGE INC  
vs.  
DZIALO, SCOTT (et al.)

Case Number  
2016CV371

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

120

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 10/05/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: SUSAN M. HILL ESQUIRE

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Dayleen Snyder

Relation: Receptionist

Date: 7-26-14

Time: 08:45

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. \_\_\_\_\_

SUSAN M. HILL ESQUIRE

2016CV371

38 WEST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
DZIALO, SCOTT (et al.)

Case Number  
2016CV371

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	120
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 10/05/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Col
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Allison Housee		
<b>Relation:</b>	Receptionist		
<b>Date:</b>	7-26-16	<b>Time:</b>	08:30
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN & HALLINAN LLP	<b>Phone:</b> 215-563-7000
------------------------------------	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV371 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# 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 07/25/16

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: **(570) 389-5622**

Ad ID: **1080314**  
Description: **Dzialo Sheriff Sale**  
Run Dates: **09/14/16 to 09/28/16**  
Class: **2**  
Agate Lines: **207**  
Blind Box:

**Total Ad Cost \$1,134.51**  
**Amount Paid \$0.00**

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	09/14/16	09/28/16	3	\$1,134.51

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV371

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 5, 2016 AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the 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 situate in Locust Township, Columbia

County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly line of lands of John and Estel Hibbs, said iron pin marking northeasterly corner of lands of Anthony P. and Joann M. Lentini; THENCE along the southerly line of lands of said Hibbs, South 84 degrees 24 minutes 49 seconds East, 224.65 feet to an iron pin marking the northwesterly corner of lands of John R. Beltz; THENCE along the westerly line of lands of said Beltz, South 26 degrees 51 minutes 27 seconds West, 1076.75 feet to an iron pin in the northerly line of lands now or formerly of High Sky, Inc.; THENCE along the northerly line of lands of said High Sky, Inc., North 81 degrees 02 minutes 56 seconds West, 220.00 feet to an iron pin marking the southeasterly corner of lands of aforementioned Lentini; THENCE along the easterly line of lands of said Lentini, North 26 degrees 51 minutes 27 seconds East, 1069.89 feet to the point of BEGINNING, CONTAINING 5.142 acres of land in all.

BEING more fully described as shown on a draft of a survey prepared by Richard C. Parsons Land Surveying dated July 20, 1995, approved by the Locust Township Planning Commission on 9/12/95, and the Locust Township Supervisors on 10/5/95, being recorded in Columbia County Map Book 7, Page 978. TOGETHER WITH the right of ingress, egress and regress, over a 33 foot wide access road from the northeast border of Grantor's property to the northeast corner of the Grantees' property as shown on survey and subdivision map recorded in Columbia County Map Book 7, Page 978.

TITLE TO SAID PREMISES IS VESTED IN Scott R. Dzialo and Mary C. Dzialo, h/w, by Deed from Robert J. Yocum and Nancy A. Yocum, h/w, dated 11/08/2005, recorded 11/08/2005 in Instrument Number 200512277. Tax Parcel: 20-01-031-02,000 Premises Being: 81 Mountain Side Lane, Catawissa, PA 17820

PROPERTY ADDRESS: 81 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-01-031-02,000

Seized and taken into execution to be sold as the property of SCOTT DZIALO, MARY DZIALO in suit of CITIMORGAGE INC. 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 bidders risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
DZIALO, SCOTT (et al.)

Case Number  
2016CV371

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

120

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 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:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Sherry Evans

Relation:

Check

Date:

7-25-16

Time:

3:40

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV371

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV371

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 05, 2016**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the 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 situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly line of lands of John and Estel Hibbs, said iron pin marking northeasterly corner of lands of Anthony P. and Joann M. Lentini; THENCE along the southerly line of lands of said Hibbs, South 84 degrees 24 minutes 49 seconds East, 224.65 feet to an iron pin marking the northwesterly corner of lands of John R. Beltz; THENCE along the westerly line of lands of said Beltz, South 26 degrees 51 minutes 27 seconds West, 1076.75 feet to an iron pin in the northerly line of lands now or formerly of High Sky, Inc.; THENCE along the northerly line of lands of said High Sky, Inc., North 81 degrees 02 minutes 56 seconds West, 220.00 feet to an iron pin marking the southeasterly corner of lands of aforementioned Lentini; THENCE along the easterly line of lands of said Lentini, North 26 degrees 51 minutes 27 seconds East, 1069.89 feet to the point of BEGINNING.

CONTAINING 5.142 acres of land in all.

BEING more fully described as shown on a draft of a survey prepared by Richard C. Parsons Land Surveying dated July 20, 1995, approved by the Locust Township Planning Commission on 9/12/95, and the Locust Township Supervisors on 10/5/95, being recorded in Columbia County Map Book 7, Page 978.

TOGETHER WITH the right of ingress, egress and regress, over a 33 foot wide access road from the northeast border of Grantor's property to the northeast corner of the Grantees' property as shown on survey and subdivision map recorded in Columbia County Map Book 7, Page 978.

TITLE TO SAID PREMISES IS VESTED IN Scott R. Dzialo and Mary C. Dzialo, h/w, by Deed from Robert J. Yocum and Nancy A. Yocum, h/w, dated 11/08/2005, recorded 11/08/2005 in Instrument Number 200512277.

Tax Parcel: 20-01-031-02,000

Premises Being: 81 Mountain Side Lane, Catawissa, PA 17820

PROPERTY ADDRESS: 81 MOUNTIAN SIDE LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-01-031-02,000

Seized and taken into execution to be sold as the property of SCOTT DZIALO, MARY DZIALO in suit of CITIMORGAGE INC.

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

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

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

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

CitiMortgage, Inc.

vs.

Scott R. Dzialo a/k/a Scott Dzialo  
Mary C. Dzialo

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: 81 Mountain Side Lane, Catawissa, PA 17820  
(See Legal Description attached)

Amount Due  
Interest from 07/20/2016 to Date of Sale  
@ \$22.74 per diem

\$138,313.39  
\$\_\_\_\_\_ and costs.

Dated

7/20/2016  
(SEAL)

PH # 980673

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-371

2016-ED-120

COLUMBIA COUNTY

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

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020

No.: 2016-CV-371

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

CitiMortgage, Inc.

vs.

Scott R. Dzialo a/k/a Scott Dzialo  
Mary C. Dzialo

WRIT OF EXECUTION  
(Mortgage Foreclosure)

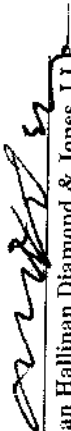
Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.



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

Address where papers may be served:  
Scott R. Dzialo a/k/a Scott Dzialo  
81 Mountain Side Lane  
Catawissa, PA 17820

Mary C. Dzialo  
537 Trader Mill rd  
Columbia, SC 29223-5131

Complaint \_\_\_\_\_  
Judgment \_\_\_\_\_  
\_\_\_\_\_   
\_\_\_\_\_   
\_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
DZIALO, SCOTT (et al.)

Case Number  
2016CV371

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 120

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 81 MOUNTAIN SIDE LANE  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-22-16

Time: 14:35

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.

OCCUPANT

2016CV371

81 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
DZIALO, SCOTT (et al.)

Case Number  
2016CV371

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

120

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MARY DZIALO

Primary Address: 81 MOUNTAIN SIDE LANE  
CATAWISSA, PA 17820

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: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. Columbia S.C. Lives in - Addresses were given last time

2. We were there

3.

4.

5.

6.

DZIALO, MARY

2016CV371

81 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820

NO EXPIRATION

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

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

CitiMortgage, Inc.

vs.

Scott R. Dzialo a/k/a Scott Dzialo  
Mary C. Dzialo

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-371

2016 - ED - 120

COLUMBIA COUNTY

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: 81 Mountain Side Lane, Catawissa, PA 17820  
(See Legal Description attached)

Amount Due  
Interest from 07/20/2016 to Date of Sale  
@ \$22.74 per diem

\$138,313.39  
\$\_\_\_\_\_ and costs.

Dated

7/20/2016  
(SEAL)

PH # 980673

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

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2020**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
DZIALO, SCOTT (et al.)

Case Number  
2016CV371

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Manner:** < Not Specified >

**Expires:**

**Zone:**

120

**Warrant:**

**Notes:** SALE DATE & TIME: 10/05/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** SCOTT DZIALO

**Primary Address:** 81 MOUNTAIN SIDE LANE  
CATAWISSA, PA 17820

**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:** PHELAN & HALLINAN LLP

**Phone:** 215-563-7000

### Service Attempts:

**Date:**

7-22-16

**Time:**

14:30

**Mileage:**

**Deputy:**

3

### Service Attempt Notes:

1. Not here
2. Lives in Sunbury
- 3.
- 4.
- 5.
- 6.

DZIALO, SCOTT

2016CV371

81 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORTGAGE INC  
vs.  
DZIALO, SCOTT (et al.)

Case Number  
2016CV371

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 120

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Debra A. Long

Primary Address: 456 A Poorhouse Road  
Catawissa, PA 17820

Phone: 570-799-0156

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-22-16

Time: 15:05

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.

LONG, DEBRA A.

2016CV371

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

# REAL ESTATE OUTLINE

ED # 2016 ED

DATE RECEIVED 7-21-16

DOCKET AND INDEX 2016 CV 371

## 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>  </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>001618263</u>

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

SALE DATE    TIME 9:00

POSTING DATE   

ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>  </u>
2 <sup>ND</sup> WEEK	<u>  </u>
3 <sup>RD</sup> WEEK	<u>  </u>

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly line of lands of John and Estel Hibbs, said iron pin marking northeasterly corner of lands of Anthony P. and Joann M. Lentini; THENCE along the southerly line of lands of said Hibbs, South 84 degrees 24 minutes 49 seconds East, 224.65 feet to an iron pin marking the northwesterly corner of lands of John R. Beltz; THENCE along the westerly line of lands of said Beltz, South 26 degrees 51 minutes 27 seconds West, 1076.75 feet to an iron pin in the northerly line of lands now or formerly of High Sky, Inc.; THENCE along the northerly line of lands of said High Sky, Inc., North 81 degrees 02 minutes 56 seconds West, 220.00 feet to an iron pin marking the southeasterly corner of lands of aforementioned Lentini; THENCE along the easterly line of lands of said Lentini, North 26 degrees 51 minutes 27 seconds East, 1069.89 feet to the point of BEGINNING.

CONTAINING 5.142 acres of land in all.

BEING more fully described as shown on a draft of a survey prepared by Richard C. Parsons Land Surveying dated July 20, 1995, approved by the Locust Township Planning Commission on 9/12/95, and the Locust Township Supervisors on 10/5/95, being recorded in Columbia County Map Book 7, Page 978.

TOGETHER WITH the right of ingress, egress and regress, over a 33 foot wide access road from the northeast border of Grantor's property to the northeast corner of the Grantees' property as shown on survey and subdivision map recorded in Columbia County Map Book 7, Page 978.

TITLE TO SAID PREMISES IS VESTED IN Scott R. Dzialo and Mary C. Dzialo, h/w, by Deed from Robert J. Yocum and Nancy A. Yocum, h/w, dated 11/08/2005, recorded 11/08/2005 in Instrument Number 200512277.

Tax Parcel: 20-01-031-02,000

Premises Being: 81 Mountain Side Lane, Catawissa, PA 17820

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2016-CV-371**

**CitiMortgage, Inc.**

v.

**Scott R. Dzialo a/k/a Scott Dzialo**

**Mary C. Dzialo**

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

**81 Mountain Side Lane, Catawissa, PA 17820**

**Parcel No. 20-01-031-02,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$138,313.39**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

## SHERIFF'S RETURN

CitiMortgage, Inc.

Plaintiff

vs.

Scott R. Dzialo a/k/a Scott Dzialo  
Mary C. Dzialo

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2016-CV-371

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



# 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

No.: 2016-CV-371

Plaintiff  
CitiMortgage, Inc.

Defendant  
Scott R. Dzialo a/k/a Scott Dzialo  
Mary C. Dzialo

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.

**SCOTT R. DZIALO A/K/A SCOTT DZIALO**

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

**81 Mountain Side Lane**

**Catawissa, PA 17820**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

☐ Defendant

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

Telephone Number

(215)563-7000

Date

7/19/16

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
CitiMortgage, Inc.

No.: 2016-CV 371

Defendant  
Scott R. Dzialo a/k/a Scott Dzialo  
Mary C. Dzialo

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.

MARY C. DZIALO

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

81 Mountain Side Lane

Catawissa, PA 17820

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

\_\_\_\_ Defendant

Telephone Number

Date

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

(215)563-7000

7/17/16

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

No.: 2016-CV-371

Plaintiff  
CitiMortgage, Inc.

Defendant  
Scott R. Dzialo a/k/a Scott Dzialo  
Mary C. Dzialo

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

**MARY C. DZIALO**

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

**81 Mountain Side Lane**

**Catawissa, PA 17820**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

7/19/16

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

**To the Sheriff of COLUMBIA County**

**Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) Scott R.

Dzialo a/k/a Scott Dzialo and Mary C. Dzialo at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Jill Nicholas  
Supervisor  
Writ Department  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Automated Attendant: (215) 320-0007 Ext. 31569  
Front Desk: (215) 563-7000 Ext. 31569  
Fax: (215) 563-3826

**Phelan Hallinan & Schmieg, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran  
Legal Assistant, Ext. 1253

Representing Lenders in  
Pennsylvania and New Jersey

July 19, 2016

Office of the **Prothonotary**  
**COLUMBIA** County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the sheriff. Thank you for your cooperation.

Sincerely,

Sue Moran  
Enclosure

## AFFIDAVIT OF SERVICE (FHL/MC)

PLAINTIFF  
FULTON BANK, N.A.

COLUMBIA COUNTY

PH # 975052

DEFENDANT  
NATHAN J. CARR A/K/A NATHAN CARR  
KATRINA L. CARR

SERVICE TEAM/ lmm  
COURT NO.: 2015-CV-1661

SERVE NATHAN J. CARR A/K/A NATHAN CARR AT:  
300 BOWERS LN  
BERWICK, PA 18603-1452

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: August 3, 2016

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

SERVED

Served and made known to NATHAN J. CARR A/K/A NATHAN CARR, Defendant on the 2<sup>ND</sup> day of JULY, 20 16, at 9:15 o'clock A. M., at 300 BOWERS LN, BERWICK, PA, in the manner described below:

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

☒ Other: CO HABITANT

Description: Age 30 Height 5'3" Weight 135 Race W Sex F Other \_\_\_\_\_

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

DATE: 7/2/16NAME: Ronald MollPRINTED NAME: Ronald MollTITLE: Process ServerNOT SERVED

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

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)  
☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown  
☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

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

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

10/14

5/181

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel or tract of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly line of lands of John and Estel Hibbs, said iron pin marking northeasterly corner of lands of Anthony P. and Joann M. Lentini; THENCE along the southerly line of lands of said Hibbs, South 84 degrees 24 minutes 49 seconds East, 224.65 feet to an iron pin marking the northwesterly corner of lands of John R. Beltz; THENCE along the westerly line of lands of said Beltz, South 26 degrees 51 minutes 27 seconds West, 1076.75 feet to an iron pin in the northerly line of lands now or formerly of High Sky, Inc.; THENCE along the northerly line of lands of said High Sky, Inc., North 81 degrees 02 minutes 56 seconds West, 220.00 feet to an iron pin marking the southeasterly corner of lands of aforementioned Lentini; THENCE along the easterly line of lands of said Lentini, North 26 degrees 51 minutes 27 seconds East, 1069.89 feet to the point of BEGINNING.

CONTAINING 5.142 acres of land in all.

BEING more fully described as shown on a draft of a survey prepared by Richard C. Parsons Land Surveying dated July 20, 1995, approved by the Locust Township Planning Commission on 9/12/95, and the Locust Township Supervisors on 10/5/95, being recorded in Columbia County Map Book 7, Page 978.

TOGETHER WITH the right of ingress, egress and regress, over a 33 foot wide access road from the northeast border of Grantor's property to the northeast corner of the Grantees' property as shown on survey and subdivision map recorded in Columbia County Map Book 7, Page 978.

TITLE TO SAID PREMISES IS VESTED IN Scott R. Dzialo and Mary C. Dzialo, h/w, by Deed from Robert J. Yocum and Nancy A. Yocum, h/w, dated 11/08/2005, recorded 11/08/2005 in Instrument Number 200512277.

Tax Parcel: 20-01-031-02,000

Premises Being: 81 Mountain Side Lane, Catawissa, PA 17820

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

**CitiMortgage, Inc.**  
Plaintiff

v.

**Scott R. Dzialo a/k/a Scott Dzialo**  
**Mary C. Dzialo**  
Defendant(s)

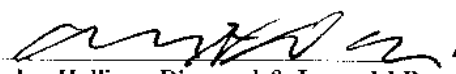
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2016-CV-371**  
:  
: **COLUMBIA County**  
:

**CERTIFICATION**

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

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) 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

Attorney for Plaintiff

CitiMortgage, Inc.

vs.

Scott R. Dzialo a/k/a Scott Dzialo  
Mary C. Dzialo

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-371  
:

**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) Scott R. Dzialo a/k/a Scott Dzialo and Mary C. Dzialo are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Service members Civil Relief Act, as amended.

(b) that defendant Scott R. Dzialo a/k/a Scott Dzialo is over 18 years of age and resides at 81 Mountain Side Lane, Catawissa, PA 17820.

(c) that defendant Mary C. Dzialo is over 18 years of age and resides at 537 Trader Mill rd, Columbia, SC 29223-5131 and 81 Mountain Side Lane, Catawissa, PA 17820.

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

## Document Receipt

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Trans #	8473	Carrier / service:	USPS Server	First-Class Mail®	7/22/2016 12:00:00 AM
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Ship to:

JP MORGAN

CHASE HOME FINANCE LLC

250 WEST HRON ROAD P.O. BOX 93764

Tracking #: 71901140006000084694

Doc Ref #: 2016ED120

Postage 5.1300

CLEVELAND OH 44113

## Document Receipt

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Trans #	8472	Carrier / service	USPS Server	First-Class Mail®	7/22/2016 12:00:00 AM
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Ship to:

JP MORGAN CHASE BANK

1111 POLARIS PARKWAY

Tracking #: 71901140006000084687

Doc Ref #: 2016ED120

Postage 5.1300

COLUMBUS OH 43240

## Document Receipt

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Trans #	8471	Carrier / service:	USPS Server	First-Class Mail®	7/22/2016 12:00:00 AM
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Ship to:

JP MORGAN

NAT HOME EQUITY POST

P.O. BOX 11606

Tracking #: 71901140006000084670

Doc Ref #: 2016ED120

Postage 5.1300

LEXINGTON KY 40576

## Document Receipt

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Trans #	8471	Carrier / service:	USPS Server	First-Class Mail®	7/22/2016 12:00:00 AM
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Ship to:

JP MORGAN

NAT HOME EQUITY POST

P.O. BOX 11606

Tracking #: 71901140006000084670

Doc Ref #: 2016ED120

Postage 5.1300

LEXINGTON KY 40576

## Document Receipt

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Trans #	8470	Carrier / service:	USPS Server	First-Class Mail®	7/22/2016 12:00:00 AM
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## Ship to:

MARY G. DZIALO

537 TRADER MILL ROAD

Tracking #: 71901140006000084663

Doc Ref #: 2016ED120

Postage 5.1300

COLUMBIA SC 29223

## Document Receipt

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Trans #	8469	Carrier / service:	USPS Server	First-Class Mail®	7/22/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000084656

Doc Ref #: 2016ED120

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	8469	Carrier / service:	USPS Server	First-Class Mail®	7/22/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000084656

Doc Ref #: 2016ED120

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	8468	Carrier / service:	USPS Server	First-Class Mail®	7/22/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000084649

Doc Ref #: 2016ED120

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	8467	Carrier / service:	USPS Server	First-Class Mail®	7/22/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000084632

Doc Ref #: 2016ED120

Postage 5.1300

HARRISBURG PA 17105

120

## Document Receipt

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Trans #	8466	Carrier / service:	USPS Server	First-Class Mail®	7/22/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000084625

Doc Ref #: 2016ED120

Postage 5.1300

HARRISBURG PA 17128

001618263 036001808 351508665

AUTHORIZED SIGNATURE

*James S. Allen*

NGB [980673] 81 MOUNTAIN SIDE LANE (2016-CV-371)

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE  
7/19/2016

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

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

TD Bank, NA  
3-180/360

001618263