10

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

DITECH FINANCIAL LLC

۷s.

<u>Defendant</u>

KAREN GIFFORD DANIEL GIFFORD

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, February 1, 2017

Writ of Execution No.: 2016CV920

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 7600 COLUMBIA AVENUE, BERWICK, PA 18603

Sheriff Costs

2	Total Distribution Costs	\$67.00
Recording Fees		\$67.00
Distribution Costs	Total Municipal Costs	\$1,738.54
Sewer		\$1,738.54
-		
Municipal Costs	Total Sheriff Costs	\$1,827.77
Gurcharge	·	\$120.00
Tax Claim Search Surcharge		\$5.00
Notary Fee		\$15.00
Copies		\$5.50
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$165.00
Web Posting	·	\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$1,036.77 \$10.00
Press Enterprise Inc.		\$15.00
Posting Handbill		\$24.00
Mailing Costs		\$15.00
Levy		\$15.00
Docketing		\$10.00
Crying Sale		\$17.50
Advertising Sale (Newspaper) Advertising Sale Bills & Copies		\$15.00

Grand Total:

\$3,633.31

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

DITECH FINANCIAL LLC VS KAREN & DANIEL GIFFORD
NO. 160-2016 ED NO. 920-2016 JD
DATE/TIME OF SALE: FEBRUARY 1, 2017 @ 9:00 AM
BID PRICE (INCLUDES COST) \$ 2600,00 (3633.71)
POUNDAGE - 2% OF BID \$ \(\frac{1666}{3633.77} \) \$ \(\frac{1666}{3633.77} \)
TRANSFER TAX – 2% OF FAIR MKT \$
MISC. COSTS \$_ 210,60
TOTAL AMOUNT NEEDED TO PURCHASE \$ 4383,31
ADDRESS: 1617 JAR Bhd Swit 1400 Phola PA 1910
NAMES(S) ON DEED:
PURCHASER(S) SIGNATURE(S):
* 4383.3/
LESS DEPOSIT: \$\frac{1350.00}{}
DOWN PAYMENT: \$
TOTAL DUE IN 8 DAYS \(\) \(\

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 212901 Invoice Date: 05/01/2017 10:18:35 AM RECEIPT Customer: Reg/Drw ID: 0102 Last Change: Receipt By: MAIL By: HAS SHERIFF'S OFFICE Chg # Charge / Payment / Fee Description Amount Inst # / Inst Date Municipality 1 DEED \$67.00 201703314 BRIARCREEK BORO Grantor - GIFFORD, KAREN 05/01/17 10:18:43 AM Grantee - FEDERAL NATIONAL MORTGAGE ASSO Consideration -\$4,283.31 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: SHERIFFS DEED **TOTAL CHARGES** \$67.00 **PAYMENTS** CHECK: 7776 - SHERIFF'S OFFICE \$67.00 **TOTAL PAYMENTS** \$67.00 AMOUNT DUE \$67.00 PAYMENT ON INVOICE (\$67.00)**BALANCE DUE ON INVOICE** \$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. 1477

February 2, 2017

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

Re:

KAREN GIFFORD DANIEL GIFFORD 7600 COLUMBIA AVENUE

BERWICK, PA 18603-5762

2016-CV-920

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phefan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to FEDERAL NATIONAL MORTGAGE ASSOCIATION, PO Box 650043, Dallas, TX 75265.

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,

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH# 981817 /attorneyUserID/

REV-1		

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603

REALTY TRANSFER TAX STATEMENT OF VALUE

RECOR	DER'S U	SE ONLY	,		
State Tax Paid			— -	——	
Book Number					-
BOOK Willinger	-			<u> </u>	
Page Number	-				
Date Recorded		· ·	·		
wife Mecchaed					

DEPT. 280603 HARRISBURG, PA 17128 0603	Se	e Reverse fo	or Instructions	Date Recorded	· 	· · · · · · · · · · · · · · · · · · ·
Connien such various and the		_				
Complete each section and file in displicate with Rec. (3) a tax exemption is claimed. If more space is needefamily relationship or public utility easenment Howev A. CORRESPONDENT - All inquiries	orders of De	eds when (1) the ful!	value/consideration is not	Set forth in the dwarf (3) at 1		·
A. CORRESPONDENT - All inquiries	or, at is reen	Tach additional sheet;	S. A Statement of Value (S)	OV) is not required if the transfer is who	10th Cursic	leration, or by giff, or
A. CORRESPONDENT - All inquiries	may be di	rected to the follo	v accompany all documents	s filed for recording.	лгу ехсипр	a arom and based on
Phelan Hallings Diagram 1 W.	· .		swing person:			
Phelan Hallinan Diamond & Jones, LLP Mailing Address					Telep	phone Number:
1617 JFK Boulevard, Suite 1400, One Penn C			City		215	563-7000
22 INAMERICAN		iza	Philadelphia			ZIP Code
Date of Acceptance of Document 2/2/					PA_	<u>19103</u>
Grantor(s)/Lessor(s)					-——	
	Telop	hone Number:	Grantec(s)/Lessee(s			
Timonthy Chamberlain	1	389-5622	FEDERAL NATIO) DNAL MORTGAGE	Tolep	hone Number.
Mailing Address			IASSOCIATION	MORTGAGE	1-215	-575-1400
PO Box 380, W. Main Street			Mailing Address			·
City ———————	State	T 2/12	PO Box 650043	_		
Bloomsburg	PA	ZJP Code 17815	City		State	ZIP Code
C. REAL ESTATE LOCATION	·—···		D <u>allas</u>		TX	<u> </u> 75265
Street Address		City, Township		- — — — — — — —		
7600 COLUMBIA AVENUE, BERWICK, PA 5762	18603-	BRIAR CREE	EK BOROUGII	— — — ·—		· — · —
5702			as noncount			
County						
COLÚMBIA	School D			Tax Parcel Number		
D. VALUATION DATA	BERWI	<u> </u>		06-01A-007-00,000		
Was transaction part of an assignment or reloc				010100,000		
Actual Cash Consideration	ation?	$Y \boxtimes N$		—·————————————————————————————————————		
\$ 20,000.00 (winning bid)	2. Other (Consideration		3. Total Consideration		
4 County 4	+ -0-	_ .		= \$ 20,000.00		
\$ 13391.0	5. Commo	ou Level Ratio Fac	etor	6. Computed Value		
E. EXEMPTION DATA – Refer to instruct 1a. Amount of Exemption Claimed	X 3,69			= \$49,412,79		
	th Domes	xemption status.				
= \$49.412.79 [Estate	stage of Grantor's	Interest in Real	le Barran so		
		00%		1c. Percentage of Grantor's Intere-	81 Соцуез	yed
7. Charles			·——:—:	100%		
2. Check Appropriate Box Below for Exemption Will or intestate succession	Claimed			 -		
Tenanta T			Name of Decedent)			
Transfer to a Trust (Altach complete copy Transfer from a trust, Date of transfer into	of trust ag	reement identifyin	19 all beneficiaries)		Estat	te File Number
— Transfer into a real place of transfer into a			e an addictional (cs.)			
If trust was amended attach a copy of origin	ial and am	enried trust.				
- 3 Thousted DETWEEN DESIGNED and amonthorous	DOM: (4.	and the second second	V OF a remaining			
Transfer to the Commonwealth, the United (If condemnation or in lieu of condemnation	States and	Instrumentalities	by oiff dodlosting	agreement.)		
(If condemnation or in lieu of condemnation	i, attach co	py of resolution)	oy gire, decidanton, conc	tempation or in licu of condemnation	on.	
— a moder of a moder of a moder of a moder	MITTO CO. IN.	default.				
CARROLL CODY OF INDITIONIE and note/acciones.						
Corrective confirmatory deed, (Attach corner	data a	of the prior dead is	Ping corrossed c	• .		
Statutory corporate consolidation, merge, or *Other (Please explain exemption of the consolidation)	division (Attach convint and	iologic Confection of Confir	med.)		
*Other (Please explain exemption claimed, i	f other tha	n listed above	101(3)			
			-			
			—·———			
nder Penalties of law, I declare that I have nowledge and belief, it is true, correct and	examine	of this States	N			— ·— ·— –
nowledge and belief, it is true, correct and	complete		n, including accomp	panying information, and to the	ie best c	of my
and the control of Responsible Party	Aprica	'	<u></u>		. ~ (
$\sqrt{1 - 4}$						<u> </u>

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

SHERIFF'S SALE COST SHEET

	vs. Gifford
NOED NO	JD_DATE/TIME OF SALE
DOCKET/RETURN	
SERVICE PER DEF.	\$15.00
LEVY (PER PARCEL	\$ <u>\(\(\C_1 \) \(\O_2 \)</u>
MAILING COSTS	\$15.00
	\$ 24,00
ADVERTISING SALE BILLS & COPI	
ADVERTISING SALE (NEWSPAPER MILEAGE	
	\$ <u>2400</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE SHERIFF'S DEED	\$10.00
	\$35,00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>\$,50</u>
ΝΟΤΛRΥ	\$ <u>15.00</u> ********** \$ <u>4</u> 06.00
TOTAL ******	******* \$ <u>406,00</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$_ <i>10</i> 36,77
SOLICITOR'S SERVICES	\$100.00
	********** \$ 1286,77
DROTHONOS ABY CHOTA DVS	
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *******	\$10.00
RECORDER OF DEEDS	\$ 67,00
TOTAL ******	************ \$ <u>77,00</u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 6.00
TOTAL ******	\$_ <u>\$.600</u> ************ \$_ 5.00
MUNICIPAL FEES DUE:	an and
SEWER 20_	\$ <u>1738,54</u>
WATER 20_	\$
TOTAL *******	\$ <u>1738,54</u> \$_ ********** \$ <u>1738,54</u>
SURCHARGE FEE (DSTE)	
	\$ <u>/20.00</u> \$
	\$
TOTAL ******	\$
TOTAL COSTS (C	PENING BID) \$ 3633,3/

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

Legal Assistant, 1328

KIM ZIELINSKI

Representing Lenders in Pennsylvania

No.: 2016-CV-920

No.: 2016-ED-160

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

Re: DITECH FINANCIAL, LLC., F/K/A GREEN TREE SERVICING, LLC., S/B/M GREEN TREE CONSUMER DISCOUNT COMPANY VS. KAREN GIFFORD, and DANIEL GIFFORD

No.: 2016-CV-920, No.: 2016-ED-160

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 is to be stayed or postponed.

Property is listed for the 02/01/2017 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:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Date: JAN 1 7 2017	Jennie C. Psai, Esq., Id. No.315213 Attorney for Plaintiff
and any known interested party in the manner r the persons or parties named, at that address, se applicable. A copy of the Certificate of Mailing (Receipt stamped by the U.S. Postal Service is att	t forth on the Affidavit and as amended if Form 3817) and/or Certified Mail Return
As required by Pa. R.C.P. 3129.2(a) Notice	ce of Sale has been given to Lienholders
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY)) SS:
AFFIDAVIT OF SERVICE PU	RSUANT TO RULE 3129.2
KAREN GIFFORD DANIEL GIFFORD Defendant(s)	: No.: <u>2016-CV-920</u> No.: <u>2016-ED-160</u>
v.	CIVIL DIVISION
DITECH FINANCIAL, LLC., F/K/A GREEN TREI SERVICING, LLC., S/B/M GREEN TREE CONSUMER DISCOUNT COMPANY Plaintiff,	E : COLUMBIA COUNTY : : COURT OF COMMON PLEAS
DITECTION AND ALCOHOLD	

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.

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., : COURT OF COMMON PLEAS

s/b/m Green Tree Consumer Discount Company

Plaintiff : CIVIL DIVISION

:

v. : NO.: <u>2016-CV-920</u>

:

Karen Gifford
Daniel Gifford

Defendant(s)

COLUMBIA COUNTY

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m Green Tree Consumer Discount Company, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 7600 Columbia Avenue, Berwick, PA 18603-5762.

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

Name Address (if address cannot be reasonably ascertained,

please so indicate)

Karen Gifford 7600 Columbia Avenue, Berwick, PA 18603-5762

Daniel Gifford 7600 Columbia Avenue, Berwick, PA 18603-5762

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

Berwick Area Joint Sewer Authority

Name

Address (if address cannot be reasonably

Karen Gifford

ascertained, please so indicate)
7600 Columbia Avenue
Berwick, PA 18603-5762

Daniel Gifford 7600 Columbia Avenue Berwick, PA 18603-5762

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

and the state of t

1108 Freas Avenue Berwick, PA 18603 Berwick Area Joint Sewer Authority C/O Anthony J. Mcdonald, Esquire

Bull, Bull & Medonald, LLP. 106 Market Street Berwick, PA 18603

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

Name

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

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant

7600 Columbia Avenue Berwick, PA 18603-5762

Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division

6th Floor, Strawberry Sq.

Dept 280601

Harrisburg, PA 17128

Department of Public Welfare, TPL Casualty

Unit, Estate Recovery Program

P.O. Box 8486

Willow Oak Building Harrisburg, PA 17105

Domestic Relations of Columbia County

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania

Department of Welfare

P.O. Box 2675

Harrisburg, PA 17105

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704

Pittsburgh, PA 15222

U.S. Department of Justice

U.S. Attorney for The Middle District of PA

Federal Building

228 Walnut Street, Suite 220

PO Box 11754

Harrisburg, PA 17108-1754

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

JAN 17 2017 Date:

By:

Phelan Hallinan Bramond & Jones, LLP

Jennie C. Tsai, Esq., Id. No.315213

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Name and Of Sender Address

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

Philadelphia, PA 19103

AZK/KAZ - 02/01/2017 SALE

3	Article Normber	Nome of Addings					
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		Berwick, PA 186413					
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		106 MARKET STREET	NALD, LLF.				
		BERWICK, PA 18603				- #1 · · ·	
		RE: KAREN GIFFORD	RE: KAREN GIFFORD (COLIMBIA) PH # 081817/1074				
	W. Thursday, Co.		**************************************	I APC I OI I	ARO CA	\$0.96	
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· . <u> </u>				piece subject to a limit of \$500,00. The maximum indemnity payable.	piece subject to a limit of \$500,000 per occurrence. The maximum indemnities to excess wait maranalise is \$500. The maximum indemnity payable is \$25,000 for registrice mail, seet with exchange insurance. See Theories Assist Assistant Assistant and the maximum indemnity payable is \$25,000 for registrice mail, seet with exchange insurance. See Theories Assistant Assistant and the maximum indemnity payable is \$25,000 for registrice mail, seet with exchange insurance.	asympte on Express Mail men unal interpret See Domesti	chandise is \$500
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Form	Form 38 // Facsimile	رو				***************************************	

Form 3877 Facsimile



Name and Ph Address 16 Of Sender Or

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

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_	***	TENANT/OCCUPANT				\$0.47		
	<i></i>	7600 COLUMBIA AVENUE	NOE			: }		
		BERWICK, PA 18603-5762	762				-	_
7	***	Commonwealth of Penn	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	s Inheritance Tax Divi	sion		O	
		6th Floor, Strawberry Sq.	±			SAC	: 0 6	•••••
		Dept 280601					Ş	-
		Harrisburg, PA 17128					68 40 100 100 100 100 100 100 100 100 100	_
m	* * *	Department of Public W	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program	Recovery Program			k ji k Karat	Ī
		P.O. Box 8486	•				√ \ 	
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ď	****	Commonwealth of Pennsylvania	ylvania					
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		1000 Liberty Avenue Room 70	om 704					
		Pittsburgh, PA 15222	:					
L	***	U.S. Department of Justice	ice				+	Τ
	٠	U.S. Attorney for The Middle	iddle District of PA					
		Federal Building						
		228 Walnut Street, Suite 220	220			-	4	
		PO Box 11754						
		Harrisburg, PA 17108-1754	754					
	N	RE: KAREN GIFFORD (COI	(COLUMBIA) PH # 981817/1021	Page 1 of 1	Writ Team	\$3.29		T
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Tixal Number of	Total Number of	Total Nationary of Pieces	jr: 2	The full det landion of value is re-	The full der location of value is required on all done sie and international reassered man. The maximum independing payable	mal sezhesed man. The ma	измент інфантіст рауай	Į,
- FELCS 1.	ised by sender	ACCOUNTS OF POST OFFICE	. หငัดดาขาก (วัตทุมการ์ดด)	for the reconstruction of manages piece subject to a limit of \$500,00 The maximum subcounty payable	for the reconstruction of nonnegatable documents under Express Mail document reconstruction invarance in \$50,000 per piece subject to a lattic of \$50x(1000 per occurrence. The maximum indexunity payable on Express Mail membrandise ps \$50x). The inaximum enderunity payable is \$25x000 for section mail: sent with continual naturance. See Domestic Mail Mannal	il document reconstruction is deumity payable on Express with optional insurance. So	natrance is \$50,000 per • Misé merchandise is \$50 • Domestic Mad Manas	
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Form 3877 Facsimile

DATE 4/21/2017

AMOUNT

PAY TWO THOUSAND NINE HUNDRED THIRTY-THREE AND 31 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

SIG [981817] 7600 COLUMBIA AVENUE (2016-CV-920)

AUTHORIZED SIGNATURE STATE OF THE STATE

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Cert. NO: 26177

GIFFORD DANIEL & KAREN 7600 COLUMBIA BLVD BERWICK PA 18603

District: BRIARCREEK BORO Deed: 20061 -2477
Location: 7600 COLUMBIA BLVD
Parcel Id:06 -01A-007-00,000

Date: 01/24/2017

Assessment: 13,391 Balances as of 01/24/2017

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

COLUMBIA	COUNTY SHERIFF	
Ву:		Per:

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,

S/B/M GREEN TREE CONSUMER DISCOUNT COMPANY

vs. KAREN GIFFORD and DANIEL GIFFORD

No.: 2016-CV-920

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., S/B/M GREEN TREE CONSUMER DISCOUNT COMPANY

Plaintiff

COLUMBIA COUNTY
COURT OF COMMON PLEAS

VS,

KAREN GIFFORD DANIEL GIFFORD

Defendants

CIVIL DIVISION NO. 2016-CV-920

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 and certified mail return receipt requested, to KAREN GIFFORD and DANIEL GIFFORD on 12/5/16 in accordance with the Order of Court dated 11/23/16. The property was posted on 12/8/16.

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.

DATE: 1/(0/17

Phelan Hallinan Diamond & Jones, LLP

By: Abigail Brunner, Esq., ld. No.319034

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

DITECH FINANCIAL, LLC TREE SERVICING, LLC., CONSUMER DISCOUNT	S/B/M GREEN TREE	: CIVIL DIV	ISION
		: NO. 2016-0	CV-920
Plaint	tiff	:	
v.		; ;	
KAREN GIFFORD DANIEL GIFFORD			
Defen	dante		
Beitin	ORDER		
AND NOW,	this 23 day of 1	Jovenher.	. 2016, after
consideration of Plaintiff's N	Motion for Service of Notice	e of Sale Pursuant to	Special Order of
Court, it is hereby:			
ORDERED t	hat pursuant to Pa. R.C.P. 4	30(a), service of the	Notice of Sale is
permitted on Defendants KA	REN GIFFORD and DANI	EL GIFFORD by:	
	REGULAR MAIL TO K AVENUE, BERWICK, F at 7600 COLUMBIA AV Service by mail is comple	PA 18603-5762, and ENUE, BERWICK	DANIEL GIFFORD , PA 18603-5762
	CERTIFIED MAIL TO BE AVENUE, BERWICK, Pat 7600 COLUMBIA AV Service by mail is complete.	A 18603-5762, and ENUE, BERWICK	DANIEL GIFFORD PA 18603-5762
	POSTING 7600 COLUM 5762	MBIA AVENUE, BI	ERWICK, PA 18603-
	BY	THE COURT:	
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PH # 981817 CC PHELAN HALLINAN DIAMOND & JONES, LLP 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103

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RESENTATION OF THE STATEMENT 8 Postage Postmaster, Per (Name of Receiving COLUMBIA Employee) PHILADELPHIA, PA 19103-1814
Name of Addressee, Street, and Pret Office Address 7600 COLUMBIA AVENUE BERWICK, PA 18603-5762 7600 COLUMBIA AVENUE BERWICK, PA 18603-5762 DANIEL GIFFORD KAREN GIFFORD Total Number of Pieces Received at Post Office PH 981817 Article Total Number of Pieces Listed by Sender Lig N m 4 40 φ ∞

PHELAN HALLINAN DIAMOND & JONES, LLP

Name and

Address | of Sender

ONE PENN CENTER PLAZA, SUITE 1400

LAS/NOS-CERTIFICATE OF MAILING-CODE 1020



		717315 - 17375 AM AM AM		
PLAINTIFF	Al	FIDAVIT OF SERVIC		
DITECH FINANCIAL, L	I.C., F/K/A GREE	N TREE SERVICING	COLUMBIA COUNTY	
LLC S/B/M GREEN TR	EE CONSUMER D	ISCOUNT COMPANY	PH # 981817	
DEFENDANT				
KAREN GIFFORD			SERVICE TEAM/ spl	
DANIEL GIFFORD			COURT NO.: 2016-CV-920	
SERVE KAREN GIFFOR	ND AT:		TYPE OF ACTION	
7600 COLUMBIA AVENT			XX Notice of Sheriff's Sale	
BERWICK, PA 18603-576	52		SALE DATE: 02/01/2017	
****PLEASE POST THE	PROPERTY***			
	TROTERT 1			
		(1) White a company		
5		SERVED		
Served and made known	to KAREN GIFF	\overline{ORD} , Defendant on the	84 day of DECEMBER, 20 03-5762, in the manner described	16. at 7:00
O Clock P. M., at 7600 (10)	TCMBIA AVENI	L. BERWICK, PA 186	03-5762, in the manner described	below:
— rendering beretatilly	SCINE CL			
Adult family member	with whom Defenc	lant(s) reside(s).		
Relationship is	······································			
Adult in charge of Def	endant's residence	who refused to give nan	ne or relationship.	
Manager/Clerk of plac	e of lodging in whi	ch Defendant(s) reside(s).	
Agent or person in cha	rge of Defendant's	office or usual place of	business.	
VV Orbert Borne	OTHER OF SAID DEED	engant's company,		
XX Other: POST				
Description: Age	Height	Weight Race	Sex Other	
Description: Age	Height	Weight Race	SexOther	Urua and comocin
Description: Age I, Regard Moll copy of the Notice of Sher	Height	Weight Race hereby verify that I per	Sex Other sonally posted the property with a issued in the captioned case on the	and standard and and
Description: Age I, Regard Molt copy of the Notice of Sher address indicated above.	Height	Weight Race hereby verify that I per inner as set forth herein, this statement is made	Sex Other sonally posted the property with a issued in the captioned case on the	and standard and and
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12/19

AFFIDAVIT OF SERVICE (FNMA) COLUMBIA COUNTY

		(France)
PLAINTIFF DITECH FINANCIAL. LLC., F/K/A GREEI LLC., S/B/M GREEN TREE CONSUMER I		PH # 981817
DEFENDANT KAREN GIFFORD		SERVICE TEAM! spi COURT NO.: 2016-CV-920
DANIEL GIFFORD		
SERVE DANIEL GIFFORD AT: 7600 COLUMBIA AVENUE BERWICK, PA 18603-5762		TYPE OF ACTION XX Notice of Sheriff's Sale SALE DATE: 02/01/2017
****PLEASE POST THE PROPERTY***		
	SERVED	
Adult family member with whom Defen Relationship is	FORD, Defendant on the UE. BERWICK, PA 1866 dant(s) reside(s). who refused to give namich Defendant(s) reside(s) to office or usual place of bendant's company.	.) ousiness.
Descriptions Ann. Heinbe		
	Weight Race	Sex Other
I. Romald Moll, a competent adult copy of the Notice of Sheriff's Sale in the m	It, hereby verify that I pen nanner as set forth herein, this statement is made:	sonally posted the property with a true and correct issued in the captioned case on the date and at the subject to the penalties of 18 Pa. C.S. Sec. 4904 Ronald Moll Server
I. Romald Moll, a competent adult copy of the Notice of Sheriff's Sale in the maddress indicated above. I understand that relating to unsworn falsification to authoritie	tt, hereby verify that I pen namer as set forth herein, this statement is made set. NAME: FRINTED NAME: TITLE: Process S	issued in the captioned case on the date and at the subject to the penalties of 18 Pa. C.S. Sec. 4904 Round Moll
I. Robate Motice of Sheriff's Sale in the maddress indicated above. I understand that retaining to unsworm falsification to authorities. DATE: 12/8/16	It, hereby verify that I pen namer as set forth herein, this statement is made as. NAME: FRINTED NAME: TITLE: Process S	issued in the captioned case on the date and at the subject to the penalties of 18 Pa. C.S. Sec. 4904 Roundd Moll Gerver
I. Robate Mott, a competent adult copy of the Notice of Sheriff's Sale in the maddress indicated above. I understand that relating to unsworm falsification to authoritie DATE: D. 8/16 On the day of state that Defendant NOT FOUND because:	It, hereby verify that I pen namer as set forth herein, this statement is made at the statement is made. NAME: FOUNDAME: PRINTED NAME: TITLE: PROCESS S NOT SERVED ato'clock M., I	sonally posted the property with a true and correct issued in the captioned case on the date and at the subject to the penalties of 18 Pa. C.S. Sec. 4904 ROBBIG Moli Server a competent adult hereby
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USPS CERTIFIED MAILTM



9214 8969 0096 4000 6805 22

DANIEL GIFFORD 7600 COLUMBIA AVENUE BERWICK, PA 18603-5762

--fold here (regular)

-- fold here (6x9) PH# 981817 / LAS

-fold here (regular)

USPS CERTIFIED MAILTM



9214 8969 0096 4000 6805 15

KAREN GIFFORD 7600 COLUMBIA AVENUE BERWICK, PA 18603-5762

1010	nere	(regul	ar)

- fold here (6x9) PH# 981817 / LAS

--fold here (regular)

English

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USPS Tracking®

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Available Actions

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Email Updates



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Tracking Number: 9214896900964000680522

Product & Tracking Information

Postal Product: First-Class Mail®

Features: Certified Mail*

December 12, 2016 , 1:13

Delivered, Left with Individual

BERWICK, PA 18603

Your item was delivered to an individual at the address at 1.13 pm on December 12, 2016 in BERWICK

December 6, 2016 , 10.42

In Transit In Destination

December 5, 2016 , 10:42

Arrived at USPS Facility

PHILADELPHIA, PA 19176

December 5, 2016 , 9:27 pm

Accepted at USPS Origin Facility

PHILADELPHIA, PA 19103

December 5, 2016

Pre-Shipment Info Sent to USPS, USPS Awaiting Item

Track Another Package

Tracking (or receipt) number

Manage Incoming Packages

Track all your packages from a dashboard, No tracking numbers necessary.

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English

Customer Service

USPS Mobile

Register / Sign in

BUSPS.COM

USPS Tracking®

Still Have Questions? Browse our FAQs:



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Tracking Number: 9214896900964000680515

Product & Tracking Information

Postal Product:

Features: Certified Mail

Available Actions

Return Receipt Electronic

Text Updates

Email Updates

December 12, 2015 , 1:13

Delivered, Left with Individual

BERWICK, PA 18603

Your item was delivered to an individual at the address at $1.43~\mathrm{pm}$ on Decamber 12, 2046 in BERWICK PA 18603

December 6, 2016 , 10:42

in Transit to Destination

December 5, 2016 , 10:42

Arrived at USPS Facility

PHILADELPHIA. PA 19176

December 5, 2016 , 9:27 pm

Accepted at USPS Origin Facility

PHILADELPHIA, PA 19103

December 5, 2016

Pre-Shipment Info Sent to USPS, USPS Awaiting Item

Track Another Package

Tracking (or receipt) number

Track It

Manage Incoming Packages

Track all your packages from a dashboard No tracking numbers necessary.

Sign up for My USPS ;



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Inspector Gaheral
Postal Explorer
National Postal Museum
Resources for Developers

LEGAL INFORMATION
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Terms of Use
FOIA
No FEAR Act EEO Data

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 January 11, 18, 25, 2017 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.

allegations in the foregoing statement as to time, place, and character of publication are true.
Sworn and subscribed to before me this 35th day of January 20.17. Aaren M. Beach (Notary Public)
CRUSHANA MARANA
And now,

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

DITECH FINANCIAL LLC vs. KAREN GIFFORD (et al.)

Case Number 2016CV920

SHERIFF'S RETURN OF SERVICE

12/29/2016 09:52 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 7600 COLUMBIA AVENUE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

December 29, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

SARAH JANE KUNGAMAN, NOTARY PUBLIC TOWN OF BLOOMSELRG COLUMBIA COUNTY MY COMMISSION FYOIRES

NOTARY

Affirmed and subscribed to before me this

29TH day of

DECEMBER

2016

Soul for Kligers

COMMONWEALTH OF PENNSYLVANIA

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	INANCIAL LLC		<u> </u>			
vs. GiFFORD), KAREN (et al.)				e Number 16CV920	
Service D		COVER SH	EET			
Category.	Real Estate Sale - Posting - Sale Bill			Zone:		
Manner:	< Not Specified >	Expires:		Warrant:		
Notes:	SALE DATE & TIME: 02/01/2017 AT 9:00 AN SHERIFF'S SALE BILL	1	· · · · · · · · · · · · · · · · · · ·			***
Serve To:		Final Serv	ice; "			
Name:	(POSTING)	Served:	Personally · Adu	lt In Charge	Posted Other	-223055
Primary Address:	7600 COLUMBIA AVENUE BERWICK, PA 18603	Adult In Charge:				
Phone:	DOB:	Relation:				
Alternate Address:		Date:	12-29-14	Time:	09:52	
Phone:		Deputy:	4	Mileage:		
Attorney /	Originator:					
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000			
Service Att	empts:				7000	
Date:						· · · · · · · · · · · · · · · · · · ·
Time:						_
Mileage:						Ţ
Deputy:						
Service Att	empt Notes:					- - -
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

DITECH FINANCIAL LLC vs. KAREN GIFFORD (et al.)

Case Number 2016CV920

SHERIFF'S RETURN OF SERVICE

09/29/2016 11:13 AM - DEPUTY RAYMOND TONKINSON, 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 DANIEL GIFFORD, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR KAREN GIFFORD AT 619 MONROE STREET, BERWICK, PA 18603.

RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

September 29, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

29TH day o

day of Si

SEPTEMBER

2016

Sauly an Klingaman

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

DITECH FINANCIAL LLC vs. KAREN GIFFORD (et al.)

Case Number 2016CV920

SHERIFF'S RETURN OF SERVICE

09/29/2016 11:13 AM - DEPUTY RAYMOND TONKINSON, 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: DANIEL GIFFORD AT 619 MONROE STREET, BERWICK, PA 18603.

RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERI AIN SHERIES

September 29, 2016

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

Affirmed and subscribed to before me this

29TH day of

SEPTEMBER

2016

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

NOTARY

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

DITECH FINANCIAL, LLC., F/K/A GREEN : Court of Common Pleas TREE SERVICING, LLC., S/B/M GREEN TREE :

CONSUMER DISCOUNT COMPANY : Civil Division

Plaintiff

COLUMBIA County

VS

No.: 2016-CV-920 No.: 2016-ED-160

KAREN GIFFORD DANIEL GIFFORD

Defendants

AND NOW, this 14 day of 15 Take , 2016 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$66,069.77
Interest Through August 26, 2016	\$5,916.47
Late Charges	\$253.03
Legal fees	\$2,365.00
Cost of Suit and Title	\$590.00
Escrow Deficit	\$1,307.35

TOTAL \$76,501.62

Plus interest at six percent per annum.

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

BY THE COURT

8E & V SI 130 9107

BEOLHUMOLVUK LIFED



October 14, 2016

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

DITECH FINANCIAL, LLC., F/K/A/ GREEN TREE SERVICING, LLC., S/B/M GREEN TREE CONSUMER DISCOUNT COMPANY

VS.

KAREN GIFFORD DANIEL GIFFORD

NO: 2016-CV-920

Dear Timothy:

The amount due on the sewer account #600274 for the property located at 7600 Columbia Blvd, Berwick Pa through March 31, 2017 is \$1738.54. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

Kelly Merris 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

Timothy T. Chamberlain Sheriff



VS.	FINANCIAL LLC), KAREN (et al.)					se Number 216CV920
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Notes:	SALE DATE & TIME: PLAINTIFF NOTICE (02/01/2017 AT 9:00 OF SHERIFF'S SALE	AM E AND DEBTOR'S	RIGHTS		
Serve To:			Final Serv	/ice:		
Name:	Joan M. Rothery	NAC STREET, CONTROL OF THE SECOND	Served:	Personally /	Adult In Charge	· Posted · Other
Primary Address:	122 Twin Church Ros Berwick, PA 18603	ad	Adult In Charge:			
Phone:	570-759-2118	DOB:	Relation:		e de la companya de	er amerikan karan ka Karan karan kar
Alternate Address:	The state of the s	terrer energia en	Date:	10-3-16	Time:	11:55
Phone:	The same second control of the same second contr	en entreten over alle en tre comprese conserve.	Deputy:	3	Mileage:	
Attorney / (Originator:					
Name:	PHELAN & HALLINAN	LLP	Phone:	215-563-7000	l	
Service Att	empts:			Server of the se		er i de de de de la
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Timothy T. Chamberlain Sheriff



VS.	, KAREN (et al.)					e Number 16CV920
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Category:	Real Estate Sale - Sale Notice				Zone:	17.25
Manner:	< Not Specified >	The first of the control of the cont	Expires:		Warrant:	160
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erve To:	The second secon		Final Serv	lce:		
Name:	DANIEL GIFFORD		Served:	Personally Adu	lt in Charge :	Posted - Other
Primary Address:	7600 COLUMBIA AVENUE BERWICK, PA 18603	Presidential de la completament	Adult in Charge:	Daniel		
Phone:	DOE	3:	Relation:	Def	e tota a seen a tota e sur e see.	e e e e e e e e e e e e e e e e e e e
lternate ddress:	619 MONROE STREET BERWICK, PA 18603	Service services and appropriate services	Date:	9-29-16	Time:	11/3
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ame:	PHELAN & HALLINAN LLP		Phone:	215-563-7000		
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Timothy T. Chamberlain Sheriff



vs. GIFFORD), KAREN (et al.)				e Number 16CV920
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Serve To: Name: Primary Address:	KAREN GIFFORD 7600 COLUMBIA AVENUE BERWICK, PA 18603	Final Serv Served: Adult in Charge:	Personally Add	ult In Charge ·	
Phone: Alternate Address:	619 MONROE STREET BERWICK, PA 18603	Relation: Date:	9-29-16	Time:	1/12
Phone:		Deputy:	7	Mileage:	
Attorney / (Name:	Originator: PHELAN & HALLINAN LLP	Phone:	215-563-7000		
No 0	9-29-16 0846 7 Empt Notes: 2	Limbia Are			

Timothy T. Chamberlain Sheriff



VS.	FINANCIAL LLC			Cas	e Number
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Phone:		Deputy:	7	Mileage:	Section Consideration Consider
Attorney /	Originator:				- North Company (1981)
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	***************************************	
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Timothy T. Chamberlain Sheriff



VS.	FINANCIAL LLC , KAREN (et al.)				e Number 6CV920
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Service De	etalls:	-			
Category:	Real Estate Sale - Sale Notice		- 10 JAAC-1 Jagus - 12 Jagus - 12 - 12 Jagus -	Zone:	16.6
Manner:	< Not Specified >	Expires:		Warrant:	140
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erve To:		Final Servi	ice:		
Vame:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adu	ilt In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	and the second control of the second control	Church	to the second of the many of the control of the con
hone:	DOB:	Relation:		Clerk	· ······
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ame:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	FINANCIAL LLC D. KAREN (et al.)				e Number 16CV920	
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Serve To:		Final Serv	ice:			
Name:	Columbia County Tax Office	Served:	Personally · Adu	ultdn Charge	· Posted · Other	016
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	and the second in I would be a second	er e la recensión de la recensión de	and the second of the second o	2016CV920
Phone:	570-389-5649 DOB :	Relation:		hitinight Lleuk		:
Alternate Address:		Date:	9-29-16	Time:	9:25	
Phone:	Section 1.	Deputy:	4	Mileage:	the electronic control of property	В
Attorney / l	Originator:			- And the state of the section of th	-	ВО
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	Same and the second of the sec	· · · · · · · · · · · · · · · · · · ·	BOX 380,
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						EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV920

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, FEBRUARY 01, 2017 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 and parcel of land, together with buildings thereon situated in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of lands of Alice S. Harry along highway No. 11; thence west along highway No. 11 sixty (60) feet to land of Grover C. Vought; thence south along land of Grover C. Vought one hundred and seventy eight (178) feet to land of the D.L. & W. R. R. Co.; thence east along land of D. L. & W. R. R. Co., sixty (60) feet to land of Alice S. Harry; thence north along land of Alice S. Harry one hundred and seventy-eight (178) feet to the place of beginning.

TITLE TO SAID PRÉMISES IS VESTED IN Daniel Gifford and Karen Gifford, his wife, by Deed from Irene M. Jurbala, Agent under General Power-of-Attorney for Louise A. Wolford, dated 11/21/2006, recorded 11/28/2006 in Instrument Number 200612477. Tax Parcel: 06-01A-007-00.000

Premises Being: 7600 Columbia Avenue, Berwick, PA 18603-5762

PROPERTY ADDRESS: 7600 COLUMBIA AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 06-01A-007-00,000

Seized and taken into execution to be sold as the property of KAREN GIFFORD, DANIEL GIFFORD in suit of DITECH FINANCIAL LLC.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., : COURT OF COMMON PLEAS

s/b/m Green Tree Consumer Discount Company

Plaintiff : CIVIL DIVISION

v. : NO.: 2016-CV-920

Karen Gifford

Daniel Gifford : COLUMBIA COUNTY

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m Green Tree Consumer Discount Company. Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 7600 Columbia Avenue, Berwick, PA 18603-5762.

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

Name Address (if address cannot be reasonably ascertained,

please so indicate)

Karen Gifford 7600 Columbia Avenue, Berwick, PA 18603-5762

Daniel Gifford 7600 Columbia Avenue, Berwick, PA 18603-5762

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

Name Address (if address cannot be reasonably

ascertained, please so indicate)

Karen Gifford 7600 Columbia Avenue
Repwiel: PA 18603-5763

Berwick, PA 18603-5762

Daniel Gifford 7600 Columbia Avenue

Berwick, PA 18603-5762

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

sale.

Name Address (if address cannot be

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant

7600 Columbia Avenue Berwick, PA 18603-5762

Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division

6th Floor, Strawberry Sq. Dept 280601

Harrisburg, PA 17128

Department of Public Welfare, TPL Casualty

Unit, Estate Recovery Program

P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105

Domestic Relations of Columbia County

Columbia County Courthouse P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania

Department of Welfare

P.O. Box 2675 Harrisburg, PA 17105

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704

Pittsburgh, PA 15222

U.S. Department of Justice

U.S. Attorney for The Middle District of PA

Federal Building

228 Walnut Street, Suite 220

PO Box 11754

Harrisburg, PA 17108-1754

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

Date:

Phelan Hallikan Diamond & Jones, LLP

PETER WAPNER, Esq., Id. No.318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

06-014-001-00,000

REAL ESTATE OUTLINE

ED# 2016 ED 160 9-26-2014 2016 CV 920 DATE RECEIVED DOCKET AND INDEX CHECK FOR PROPER INFO. WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR CK# 0016 30389 **IF ANY OF ABOVE IS MISSING DO NOT PROCEED** Feb. 15+ 20,7 TIME 9.00 SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER 1ST WEEK 2ND WEEK 3RD WEEK

COLUMBIA COUNTY, PENNSYLVANIA IN THE COURT OF COMMON PLEAS OF

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m Green Tree Consumer Discount Company

Karen Gifford Daniel Gifford

WRIT OF EXECUTION

(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Sat.

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Phelan. Hallinan Diamond & Jones, LLP PETER WAPNER, Esq., 10-No. 318263 Attorney for Plaintiff

7600 Columbia Avenue Berwick, PA 18603-5762 Address where papers may be served: Karen Gifford

Berwick, PA 18603-5762 Daniel Gifford 7600 Columbia Avenue

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

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m
Green Tree Consumer Discount Company

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

Karen Gifford Daniel Gifford

Commonwealth of Pennsylvania:

NO.: <u>2016-CV-920</u> 2016 - ED-160

COLUMBIA COUNTY

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: 7600 COLUMBIA AVENUE, BERWICK, PA 18603-5762 (See Legal Description attached)

Amount Due Interest from 09/26/2016 to Date of Sale @ \$11.91 per diem

\$72,441.09

\$_____ and costs.

Dated 9 20 2016

PH#981817

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

of Columbia County, Penna.

LEGAL DESCRIPTION

ALL that certain piece and parcel of land, together with buildings thereon situated in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of lands of Alice S. Harry along highway No. 11; thence west along highway No. 11 sixty (60) feet to land of Grover C. Vought; thence south along land of Grover C. Vought one hundred and seventy eight (178) feet to land of the D.L. & W. R. R. Co.; thence east along land of D. L. & W. R. R. Co., sixty (60) feet to land of Alice S. Harry; thence north along land of Alice S. Harry one hundred and seventy-eight (178) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel Gifford and Karen Gifford, his wife, by Deed from Irene M. Jurbala, Agent under General Power-of-Attorney for Louise A. Wolford, dated 11/21/2006, recorded 11/28/2006 in Instrument Number 200612477.

Tax Parcel: 06-01A-007-00,000

Premises Being: 7600 Columbia Avenue, Berwick, PA 18603-5762

PHELAN HALLINAN DIAMOND & JONES, LLP PETER WAPNER, Esq., ld. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

Attorneys for Plaintiff

Ditech	Financial,	LLC.,	f/k/a G	reen '	Tree Serv	icing, L	LC., :	s/b/m

:

COURT OF COMMON PLEAS

Green Tree Consumer Discount Company
Plaintiff

:

CIVIL DIVISION

: . x

NO.: <u>2016-CV-920</u>

Karen Gifford Daniel Gifford

v.

:

COLUMBIA County

Defendant(s)

CERTIFICATION

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

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

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

 $R_{V'}$

Phelan Hallinan Diamond & Jones, LLP PETER WAPNER, Esq., Id. No.318263

Attorney of Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP PETER WAPNER, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m

Green Tree Consumer Discount Company

COLUMBIA County

reen Tree Consumer Discount Company

COURT OF COMMON PLEAS

vs. : CIVIL DIVISION

Karen Gifford : NO.: 2016-CV-920

2016 - ED - KO

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) Karen Gifford and Daniel Gifford are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that defendant Karen Gifford is over 18 years of age and resides at 7600 Columbia Avenue, Berwick, PA 18603-5762.
- (c) that defendant Daniel Gifford is over 18 years of age and resides at 7600 Columbia Avenue, Berwick, PA 18603-5762.

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 PETER WAPNER, Esq., Id. No.318263 Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP PETER WAPNER, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

Attorneys for Plaintiff

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/n

COURT OF COMMON PLEAS

Green Tree Consumer Discount Company

CIVIL DIVISION

Plaintiff

NO.: 2016-CV-920

Karen Gifford Daniel Gifford

v.

2016 - ED - 160

Defendant(s)

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
- Act 91 procedures have been fulfilled (X)
- 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 talsification to authorities.

Phelan Hallinan Diamond & Jones, LLP PETER WAPNER, Esq., Id. No.318263

Attorney

Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP PETER WAPNER, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m

Green Tree Consumer Discount Company

vs.

COLUMBIA County

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Karen Gifford : NO.: 2016-CV-920

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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) Karen Gifford and Daniel Gifford are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that defendant Karen Gifford is over 18 years of age and resides at 7600 Columbia Avenue, Berwick, PA 18603-5762.
- (c) that defendant Daniel Gifford is over 18 years of age and resides at 7600 Columbia Avenue, Berwick, PA 18603-5762.

This statement is made subject to the penalties of 18 Pa. C.S.A § 404 relating to unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP PETER WAPNER, Esq., Id. No.318263 Autorney for Plaintiff

LEGAL DESCRIPTION

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TITLE TO SAID PREMISES IS VESTED IN Daniel Gifford and Karen Gifford, his wife, by Deed from Irene M. Jurbala, Agent under General Power-of-Attorney for Louise A. Wolford, dated 11/21/2006, recorded 11/28/2006 in Instrument Number 200612477.

Tax Parcel: 06-01A-007-00,000

Premises Being: 7600 Columbia Avenue, Berwick, PA 18603-5762

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2016-CV-920

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m Green Tree Consumer Discount Company

V.

Karen Gifford Daniel Gifford

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

<u>7600 Columbia Avenue, Berwick, PA 18603-5762</u> <u>Parcel No. 06-01A-007-00,000</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$72,441.09

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m Green IN THE COURT OF COMMON PLEAS Tree Consumer Discount Company OF COLUMBIA COUNTY Plaintiff VS. No.: 2016-CV-920 Karen Gifford Daniel Gifford **ISSUED** Defendants 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 Deputy Sheriff AFFIDAVIT OF SERVICE Now, _____O'Clock ____ m., served the within ____ at ______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 _____ _____ BY: ___ Notary Public Sheriff County, Pennsylvania, and made a part of this return So Answers, Sheriff Deputy Sheriff

INSTRU	CTIONS DI	pro turn or division in
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SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF R	ETURN	INSTRUC readability	TIONS: Please to of all copies. Do	ype or print legibly, insuring o not detach any copies.
Plaintiff		Expiratio	n date	
Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/r Discount Company	n Green Tree Co	onsumer	No.: 2016-CV-920	
Defendant Karen Gifford Daniel Gifford			Type or Writ of Con EXECUTION/N	oplaint NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., T KAREN GIFFORD		CRIPTION OF	PROPERTY TO BE LEV	/IED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State a 7600 Columbia Avenue	and Zip Code)			
Berwick, PA 18603-5762				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSI	CT IN EXCEPTION			
SERVE DEFENDANT WITH THE NOTICE OF SALE.	51 IN EXPEDITIN	G SERVICE,		-
NOW,, 20, I, Sheriff of COLUMBIA Con County. to execute the within and make return thereof according to law.	nty, PA do hereby c	leputize the S	heriff of	
			Соидту, Реппа.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVE property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plai sheriff's sale thereof.	ntiff harein for any	N — Any dep and in possess loss, destructi	outy sheriff levying up sion, after notifying pe on or removal of any s	on or attaching any rson of levy or such property before
ADDRESS: One Penn Center at Suburban Station, 1617 Jan F. Kennedy Bould Philadelphia, PA 19103-1814	No Caracida III	Telephone (215)563		Date
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PLAINTIFF	T ONLI —	DONOT	Court Number	W THIS LINE
			Court Mindel	
		<u> </u>		
DESTRUCTION AND A CORP.				
RETURNED:				
AFFIRMED and subscribed to before me thisday	SO ANSWERS Signature of Dep.	. Sheriff		Date
ot 20	Signature of Sher	itf		Date
				Date
	Sheriff of	 ,	<u> </u>	

OURDAND GROUND OF THE OWNER				
SHERIFF SERVICE	INSTRUC	INSTRUCTIONS: Please type or print legibly, insuring		
PROCESS RECEIPT and AFFIDAVIT OF RETURN	readability	<u>/ of all copies. Do</u>	not detach any copies.	
Plaintiff	Expiratio	n date		
Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m Green Tree Discount Company	e Consumer	No.: <u>2016-CV-920</u>		
Defendant		Tues on West of Co.		
Karen Gifford Daniel Gifford		Type or Writ of Com EXECUTION/N	OTICE OF SALE	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR KAREN GIFFORD	E DESCRIPTION OF	PROPERTY TO BE LEV	TED, ATTACHED OR SALE.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zap Code) 7600 Columbia Avenue			·	
Berwick, PA 18603-5762				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPED	ATT IC PER VICE			
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SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW, 20, I, Sheriff of COLUMBIA County, PA do her County, to execute the within and make return thereof according to law.	reby deputize the Si	heriff of		
Sheri	iff of COLUMBIA	County Penna	·	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION, N.B. WAIVER OF WAICI				
property under within writ may leave same without a watchman, in custody of waller attachment without liability on the part of such deputy or sherilf to any plaintiff he ein for sherilf's sale thereof.	HMAN — Any dep is found in possess any loss, destruction	onty sheriff levying upo ion, after notifying per on or temoval of any s	on or attaching any rson of levy or uch property before	
Signature of Attorney or other Originator requesting pervice on behalf of XX Plaintiff				
ADDRESS: One Penn Center at Suburban Station, Au17 John F. Kennedy Boulevard, Suite 14 Philadelphia, PA 19103-1814	Telephone : (215)563		Date	
SPACE BELOW FORUSE OF SHERIFF ONLY	— DO NOT	W/DITE DELO	M. THE LAND	
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V				
	<u>_</u>	<u> </u>		
RETURNED:				
AFFIRMED and subscribed to before me thisday SO ANSWI			Date	
1	f Dep. Sheriff			
of			İ	
Signature of	Sheriff		Date -	
Sheriff of				

SHERIFF SERVICE	INSTRU	CTIONS: Please	type or print legibly, insuring		
PROCESS RECEIPT and AFFIDAVIT OF RETU	RN readabili	readability of all copies. Do not detach any copies.			
	Expiration	on date	solve dealer any copies.		
Plaintiff Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m Green		No.: 2016-CV-920			
Discount Company		İ			
Defendant Karen Gifford	<u>-</u> .	Type or Writ of Co	mplaint		
Daniel Gifford		EXECUTION/I	NOTICE OF SALE		
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERV DANIEL GIFFORD		F PROPERTY TO BE LE	WIED, ATTACHED OR SALE.		
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip C 7600 Columbia Avenue	Code)				
Berwick, PA 18603-5762					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN I	EXPEDITING SERVICE				
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SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW,	do harabe danitin at	64 : cc r			
County, to execute the within and make return thereof according to law,	. по петеру исрание тас	Sheriff of			
	Sheriff of COLUMBIA	-			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF a property under within writ may leave same without a watchman, in custody of who attachment without liability on the part of such deputy or sheriff to any plaintiff he sheriff's sale thereof.					
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff,	Telephone	Number	Date		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kemrady Boulevard, S Philadelphia, PA 19103-1814	_4		Cate		
SPACE BELOW FOR USE OF SHERIFF O	NLY — DO NOT	WRITE RELO	W THIS LINE		
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	ANSWERS ature of Dep. Sheriff	-	Date		
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Sheri	iff 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) Karen Gifford and Daniel Gifford 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

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

Trans # 9005 Carrier / service: USPS Server First-Class Mail® 9/28/2016 12:00:00 AM

Ship to

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016

Tracking #: 71901140006000090015

Doc Ref#:

2016ED160

Postage

5.1300

HARRISBURG PA 17105

Document Receipt

Trans#

9006

Carrier / service:

USPS Server

First-Class Mail®

9/28/2016 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

900 MARKET STREET

US SMALL BUSINESS ADMINISTRATION

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PHILADELPHIA PA 19107-4214

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

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HARRISBURG PA 17128

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m

Green Tree Consumer Discount Company

COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff

NO.: 2016-CV-920

VS.

Karen Gifford **COLUMBIA County** Daniel Gifford

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Karen Gifford Daniel Gifford 7600 Columbia Avenue Berwick, PA 18603-5762

Karen Gifford PO Box 70, Care of: James Beatrice, Jr. Hughesville, PA 17737-0070

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

Your house (real estate) at 7600 Columbia Avenue, Berwick, PA 18603-5762 is scheduled to be sold at the Sheriff's Sale on [65 15+ 2017 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$72,441.09 obtained by Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m Green Tree Consumer Discount Company (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m

Green Tree Consumer Discount Company

: COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff:

NO.: 2016-CV-920

vs.

7.5

COLUMBIA County

Karen Gifford Daniel Gifford

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Karen Gifford

Daniel Gifford

7600 Columbia Avenue Berwick, PA 18603-5762 Karen Gifford

PO Box 70, Care of: James Beatrice, Jr.

Hughesville, PA 17737-0070

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Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m

Green Tree Consumer Discount Company

: COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff

NO - 2016 CV 020

vs.

NO.: <u>2016-CV-920</u>

Karen Gifford Daniel Gifford

COLUMBIA County

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Karen Gifford Daniel Gifford 7600 Columbia Avenue Berwick, PA 18603-5762

Karen Gifford PO Box 70, Care of: James Beatrice, Jr. Hughesville, PA 17737-0070

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DATE 9/26/2016

AMOUNT ****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

SCL [981817] 7600 COLUMBIA AVENUE (2016-CV-920)

AUTHORIZED SIGNATURE

"OD1630389" (D36001808) 361508666"

THE REPORT OF THE PROPERTY OF