

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
DITECH FINANCIAL LLC

vs.

**Defendant**  
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

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
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	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

**Total Sheriff Costs** **\$1,827.77**

## Municipal Costs

Sewer **\$1,738.54**

**Total Municipal Costs** **\$1,738.54**

## Distribution Costs

Recording Fees **\$67.00**

**Total Distribution Costs** **\$67.00**

**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)

\$ 26000.00 (3633.31)

POUNDAGE - 2% OF BID

\$ 460.00

TRANSFER TAX - 2% OF FAIR MKT

\$ -

MISC. COSTS

\$ 210.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 4283.31

PURCHASER(S):

Man Hays

ADDRESS:

1617 JAR Blvd Suite 1400 Phila PA 19103

NAMES(S) ON DEED:

\_\_\_\_\_

PURCHASER(S) SIGNATURE(S):

\_\_\_\_\_

TOTAL DUE:

\$ 4283.31

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 2933.31

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 212901	Invoice Date: 05/01/2017 10:18:35 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF'S OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED			
	Grantor - GIFFORD, KAREN	\$67.00	201703314	BRIARCREEK BORO
	Grantee - FEDERAL NATIONAL MORTGAGE ASSO		05/01/17 10:18:43 AM	
	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  
decdinstructions@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 Phelan 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,

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

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 981817  
/attorneyUserID/

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 or 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

Mailing Address

1617 JFK Boulevard, Suite 1400, One Penn Center Plaza

City

Philadelphia

Telephone Number:

215-563-7000

State ZIP Code

PA 19103

**B. TRANSFER DATA**

Date of Acceptance of Document

2/2/17

Grantor(s)/Lessor(s)

Timothy Chamberlain

Telephone Number:

(570) 389-5622

Grantee(s)/Lessee(s)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Telephone Number:

1-215-575-1400

Mailing Address

PO Box 380, W. Main Street

Mailing Address

PO Box 650043

City

Bloomsburg

State

PA

ZIP Code

17815

City

Dallas

State

TX

ZIP Code

75265

**C. REAL ESTATE LOCATION**

Street Address

7600 COLUMBIA AVENUE, BERWICK, PA 18603-5762

City, Township, Borough

BRIAR CREEK BOROUGH

County

COLUMBIA

School District

BERWICK

Tax Parcel Number

06-01A-007-00,000

**D. VALUATION DATA**

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

1. Actual Cash Consideration

\$ 20,000.00 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$ 20,000.00

4. County Assessed Value

\$ 13391.0

5. Common Level Ratio Factor

X 3.69

6. Computed Value

= \$49,412.79

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

1a. Amount of Exemption Claimed

= \$49,412.79

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

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

Estate File Number

☐ 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.)

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

*Radul Agre*

Date

2/2/17

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****	\$ <u>406.00</u>	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****	\$ <u>1286.77</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	\$ <u>1738.54</u>	
WATER 20	\$	
TOTAL *****	\$ <u>1738.54</u>	

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

TOTAL COSTS (OPENING BID) \$ 3633.31

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

**KIM ZIELINSKI**  
**Legal Assistant, 1328**

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

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

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

**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 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

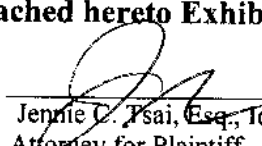
IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

DITECH FINANCIAL, LLC., F/K/A GREEN TREE	:	COLUMBIA COUNTY
SERVICING, LLC., S/B/M GREEN TREE	:	
CONSUMER DISCOUNT COMPANY	:	COURT OF COMMON PLEAS
Plaintiff,	:	
	:	CIVIL DIVISION
v.	:	
	:	
KAREN GIFFORD	:	No.: <u>2016-CV-920</u>
DANIEL GIFFORD	:	No.: <u>2016-ED-160</u>
Defendant(s)	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA     )  
PHILADELPHIA COUNTY                     )     SS:

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

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

Date: JAN 17 2017

**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.





**Berwick Area Joint Sewer Authority C/O  
Anthony J. McDonald, Esquire**

**Bull, Bull & McDonald, LLP.  
106 Market Street  
Berwick, PA 18603**

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name \_\_\_\_\_ Address (if address cannot be reasonably ascertained, please indicate) \_\_\_\_\_

**None.**

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:  
Name \_\_\_\_\_ Address (if address cannot be reasonably ascertained, please indicate) \_\_\_\_\_

**Tenant/Occupant**

**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: **JAN 17 2017**

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

**Phelan Hallinan Diamond & 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  
Address  
Of Sender

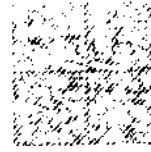
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

AZK/KAZ - 02/01/2017 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603	\$0.48	
2	****	Berwick Area Joint Sewer Authority C/O Anthony J. McDonald, Esquire BULL, BULL & MCDONALD, LLP. 106 MARKET STREET BERWICK, PA 18603	\$0.48	
		RE: KAREN GIFFORD (COLUMBIA) PH # 981817/1026	\$0.96	

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
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Form 3877 Facsimile



U.S. POSTAGE  
\$0.96  
FEB 1 2017  
PHILADELPHIA, PA

Name and  
Address  
Of Sender



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

AZK/SRC - 02/01/2017 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 7600 COLUMBIA AVENUE BERWICK, PA 18603-5762	\$0.47	
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128		
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105		
4	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
6	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
7	****	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: KAREN GIFFORD (COLUMBIA) PH # 981817/1021			Page 1 of 1	Writ Team
			\$3.29	

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual R001 5013 and 5921 for limitations of coverage.

Form 3877 Facsimile

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

TD Bank, NA  
3-180/360

001664230

DATE  
4/21/2017

AMOUNT  
\*\*\*\*\$2,933.31

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

⑈001664230⑈ ⑆036001808⑆ 361508666⑈

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

Date: 01/24/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

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

Assessment: 13,391

Balances as of 01/24/2017

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

COLUMBIA COUNTY SHERIFF

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

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

vs.

KAREN GIFFORD  
DANIEL GIFFORD

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

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.

Phelan Hallinan Diamond & Jones, LLP

DATE: 1/6/17

By: [Signature]  
Abigail Brunner, Esq., Id. No. 319034  
Attorney for Plaintiff



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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

Plaintiff

v.

KAREN GIFFORD  
DANIEL GIFFORD

Defendants

CIVIL DIVISION

NO. 2016-CV-920

ORDER

AND NOW, this 23 day of November, 2016, after

consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

**ORDERED** that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is permitted on Defendants KAREN GIFFORD and DANIEL GIFFORD by:

✓  
\_\_\_\_\_

REGULAR MAIL TO KAREN GIFFORD at 7600 COLUMBIA AVENUE, BERWICK, PA 18603-5762, and DANIEL GIFFORD at 7600 COLUMBIA AVENUE, BERWICK, PA 18603-5762  
Service by mail is complete upon the date of mailing

✓  
\_\_\_\_\_

CERTIFIED MAIL TO KAREN GIFFORD at 7600 COLUMBIA AVENUE, BERWICK, PA 18603-5762, and DANIEL GIFFORD at 7600 COLUMBIA AVENUE, BERWICK, PA 18603-5762  
Service by mail is complete upon the date of mailing

✓  
\_\_\_\_\_

POSTING 7600 COLUMBIA AVENUE, BERWICK, PA 18603-5762


BY THE COURT:

12/ Thomas A. Jones, Jr.  
J.

PH # 981817

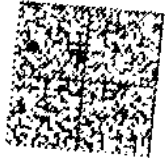
CC PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103

FILED  
JUDICIAL  
2016 NOV 23 PM 3:50  
CLERK OF COURTS OFFICE  
CITY OF COLUMBIA, PA

**Name and Address of Sender**  **PHELAN 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		KAREN GIFFORD 7600 COLUMBIA AVENUE BERWICK, PA 18603-5762		
2		DANIEL GIFFORD 7600 COLUMBIA AVENUE BERWICK, PA 18603-5762		
3				
4				
5				
6				
7				
8				
Total Number of Pieces Listed by Sender		PH 981817	COLUMBIA	
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		

U.S. POSTAGE >> PTNEY BOWES  
ZIP 19103 \$ 002.60  
00003384380EC 05.2016



**LAS/NOS-CERTIFICATE OF MAILING-  
CODE 1020**

00003384380EC 05.2016

## AFFIDAVIT OF SERVICE (FNMA)

## PLAINTIFF

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

COLUMBIA COUNTY

PH # 981817

## DEFENDANT

KAREN GIFFORD  
DANIEL GIFFORD

SERVICE TEAM/ spj

COURT NO.: 2016-CV-920

SERVE KAREN GIFFORD AT:  
7600 COLUMBIA AVENUE  
BERWICK, PA 18603-5762TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 02/01/2017

\*\*\*PLEASE POST THE PROPERTY\*\*\*

SERVEDServed and made known to KAREN GIFFORD, Defendant on the 8<sup>th</sup> day of DECEMBER, 2016, at 7:00 o'clock P M, at 7600 COLUMBIA AVENUE, BERWICK, PA 18603-5762, 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.XX Other: POSTED THE PROPERTY

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

I, Ronald Moll, a competent adult, hereby verify that I personally posted the property with 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: 12/8/16NAME: Ronald MollPRINTED NAME: Ronald MollTITLE: Process ServerNOT SERVEDOn 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 \_\_\_\_\_☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown☐ Cluster Mail Box ☐ Can't Gain Access

Other: \_\_\_\_\_

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

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

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

12/16

**AFFIDAVIT OF SERVICE (FNMA)**

**PLAINTIFF**  
DITECH FINANCIAL, LLC., F/K/A GREEN TREE SERVICING,  
LLC., S/B/M GREEN TREE CONSUMER DISCOUNT COMPANY      **COLUMBIA COUNTY**  
PH # 981817

**DEFENDANT**  
KAREN GIFFORD  
DANIEL GIFFORD      **SERVICE TEAM/ sdj**  
COURT NO.: 2016-CV-920

**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**

Served and made known to DANIEL GIFFORD, Defendant on the 8<sup>th</sup> day of DECEMBER 20 16, at 7:02 o'clock P. M., at 7600 COLUMBIA AVENUE, BERWICK, PA 18603-5762, 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: POSTED THE PROPERTY

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

I, Ronald Moll, a competent adult, hereby verify that I personally posted the property with 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: 12/8/16      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 \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused      ☐ Red Tag Door      ☐ Deceased      ☐ Defendant Unknown  
☐ Cluster Mail Box      ☐ Can't Gain Access

Other: \_\_\_\_\_

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

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

12/16

5/16

---

USPS CERTIFIED MAIL™



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)

12/05/2016

USPS CERTIFIED MAIL™



9214 8969 0096 4000 6805 15

KAREN GIFFORD  
7600 COLUMBIA AVENUE  
BERWICK, PA 18603-5762

--fold here (regular)

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

--fold here (regular)

12/05/2016

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## USPS Tracking®

[Still Have Questions?](#)[Browse our FAQs](#)[Get Easy Tracking Updates >](#)  
[Sign up for My USPS.](#)

Tracking Number: 9214896900964000680522

### Product & Tracking Information

Postal Product:  
First-Class Mail®Features:  
Certified Mail™December 12, 2016 , 1:13  
pmDelivered, 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, PA 18603.

December 8, 2016 , 10:42  
pm

In Transit to Destination

December 5, 2016 , 10:42  
pm

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

### Available Actions

[Return Receipt Electronic](#)[Text Updates](#)[Email Updates](#)

### 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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[English](#)[Customer Service](#)[USPS Mobile](#)[Register / Sign in](#)

## USPS Tracking®

[Still Have Questions?](#)[Browse our FAQs »](#)[Get Easy Tracking Updates »](#)  
[Sign up for My USPS.](#)

Tracking Number: 9214896900964000680515

### Product & Tracking Information

Postal Product:  
First-Class Mail®Features:  
Certified Mail™December 12, 2016 , 1:13  
pmDelivered, 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, PA 18603

December 8, 2016 , 10:42  
pm

In Transit to Destination

December 5, 2016 , 10:42  
pm

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

### Available Actions

[Return Receipt Electronic](#)[Text Updates](#)[Email Updates](#)

### 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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[Contact Us](#)[Site Index](#)[FAQs](#)

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#### OTHER USPS SITES

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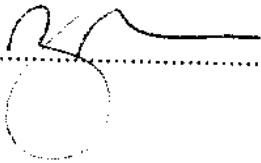
#### LEGAL INFORMATION

[Privacy Policy](#)[Terms of Use](#)[FOIA](#)[No FEAR Act EEO Data](#)

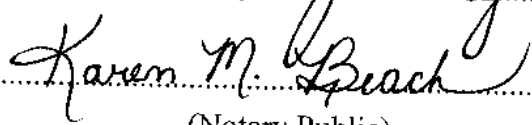


STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 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.

.....  


Sworn and subscribed to before me this 25<sup>th</sup> day of January, 2017...

.....  
  
(Notary Public)



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

.....

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

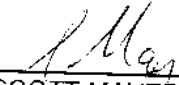


DITECH FINANCIAL LLC  
vs.  
KAREN GIFFORD (et al.)

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,

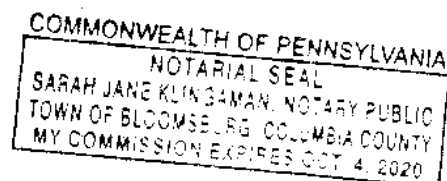
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

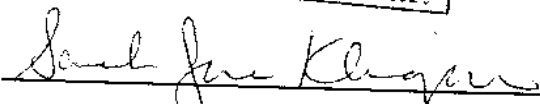
December 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER 2016





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2016CV920

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 7600 COLUMBIA AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12-29-16

Time:

09:52

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.

(POSTING)

2016CV920

7600 COLUMBIA AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 29, 2016

COMMONWEALTH OF PENNSYLVANIA

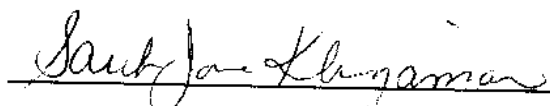
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

29TH day of SEPTEMBER 2016



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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.

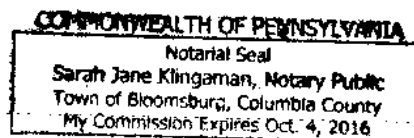
  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

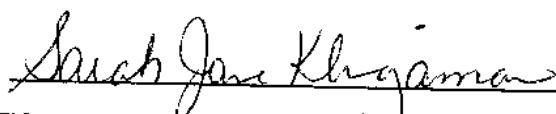
September 29, 2016

NOTARY



Affirmed and subscribed to before me this

29TH day of SEPTEMBER 2016



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

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

DITECH FINANCIAL, LLC., F/K/A GREEN	:	Court of Common Pleas
TREE SERVICING, I.L.C., S/B/M GREEN TREE	:	
CONSUMER DISCOUNT COMPANY	:	Civil Division
Plaintiff	:	
	:	COLUMBIA County
	:	
vs.	:	No.: 2016-CV-920
KAREN GIFFORD	:	No.: 2016-ED-160
DANIEL GIFFORD	:	
Defendants		

**ORDER**

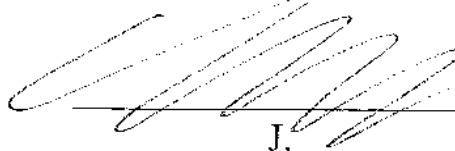
AND NOW, this 14 day of October, 2016 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

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
	<hr/>
<b>TOTAL</b>	<b>\$76,501.62</b>

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

  
J.

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

2016 OCT 16 A 9:38

FILED  
PROTHONOTARY



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 Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2016CV920

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 160

Warrant:

Notes:

SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road  
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 10-3-16

Time: 11:55

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.

ROTHERY, JOAN M.

2016CV920

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2016CV920

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 160

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: DANIEL GIFFORD

Primary Address: 7600 COLUMBIA AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 619 MONROE STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def

Date: 9-29-16

Time: 1113

Deputy: 7

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.

GIFFORD, DANIEL

2016CV920

7600 COLUMBIA AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2016CV920

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

160

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: KAREN GIFFORD

Primary Address: 7600 COLUMBIA AVENUE  
BERWICK, PA 18603

Phone:  DOB:

Alternate Address: 619 MONROE STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

*Daniel G. Gifford*

Relation:

Date:

9-29-16

Time:

11/13

Deputy:

7

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

9-29-16

Time:

0846

Mileage:

Deputy:

7

### Service Attempt Notes:

1. No One Living At 7600 Columbia Ave

2.

3.

4.

5.

6.

GIFFORD, KAREN

2016CV920

7600 COLUMBIA AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2016CV920

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	160
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 02/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BERWICK SEWER AUTHORITY
<b>Primary Address:</b>	1108 FREAS AVE BERWICK, PA 18603
<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>	Kelly Morris		
<b>Relation:</b>	Clerk		
<b>Date:</b>	9-29-16	<b>Time:</b>	0909
<b>Deputy:</b>	7	<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. \_\_\_\_\_

BERWICK SEWER AUTHORITY

2016CV920

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2016CV920

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

160

Warrant:

Notes:

SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Miranda Church

Relation: Clerk

Date: 9-29-16

Time: 9:30

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2016CV920

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2016CV920

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 160

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 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: Liz Whitright

Relation: Clerk

Date: 9-29-16

Time: 9:25

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

2016CV920

PO BOX 380, BLOOMSBURG, PA 17815

NO 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 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

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 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

<b>Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC.,</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>s/b/m Green Tree Consumer Discount Company</b>	:	
<b>Plaintiff</b>	:	<b>CIVIL DIVISION</b>
	:	
<b>v.</b>	:	<b>NO.: <u>2016-CV-920</u></b>
	:	
<b>Karen Gifford</b>	:	
<b>Daniel Gifford</b>	:	<b>COLUMBIA COUNTY</b>
<b>Defendant(s)</b>		

**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)
<b>Karen Gifford</b>	<b>7600 Columbia Avenue, Berwick, PA 18603-5762</b>
<b>Daniel Gifford</b>	<b>7600 Columbia Avenue, Berwick, PA 18603-5762</b>
  
2. Name and address of Defendant(s) in the judgment:
 

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Karen Gifford</b>	<b>7600 Columbia Avenue Berwick, PA 18603-5762</b>
<b>Daniel Gifford</b>	<b>7600 Columbia Avenue Berwick, PA 18603-5762</b>
  
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)
<b>None.</b>	
  
4. Name and address of last recorded holder of every mortgage of record:
 

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

Name	Address (if address cannot be
------	-------------------------------

reasonably ascertained, please indicate)

None.

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

Name

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

Tenant/Occupant

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: \_\_\_\_\_

9/26/11

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

Phelan Hallinan 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



## REAL ESTATE OUTLINE

ED # 2016 ED 160DATE RECEIVED 9-26-2016  
DOCKET AND INDEX 2016 CV 920

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001630389</u>

**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***SALE DATE Feb. 1<sup>st</sup> 2017 TIME 9.00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

No.: 2016-CV-920

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

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

Karen Gifford  
Daniel Gifford

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.

Phelan, Kallman, Diamond & Jones, LLP  
PETER WAPNER, Esq., ID No. 318263  
Attorney for Plaintiff

Address where papers may be served:

Karen Gifford  
7600 Columbia Avenue  
Berwick, PA 18603-5762

Daniel Gifford  
7600 Columbia Avenue  
Berwick, PA 18603-5762

Settlement \$ 130.00 pd  
Costs \$ 25.00 pd  
\$ 25.00 pd  
\$ 10.00

**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

vs.

Karen Gifford

Daniel Gifford

Commonwealth of Pennsylvania:

County of Columbia

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO.: 2016-CV-920**

**2016 - ED - 160**

**COLUMBIA COUNTY**

**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)

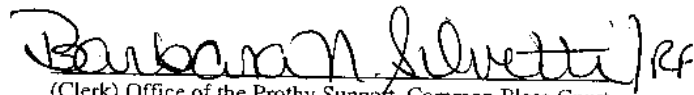
Amount Due

Interest from 09/26/2016 to Date of Sale

@ \$11.91 per diem

\$72,441.09

\$\_\_\_\_\_ and costs.

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

Dated 9/27/2016  
(SEAL)

PH # 981817

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

### 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., 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/m  
Green Tree Consumer Discount Company**  
Plaintiff

v.

**Karen Gifford  
Daniel Gifford**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2016-CV-920**  
:  
: **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
- ☐ 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**  
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

Attorney for Plaintiff

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

vs.

**Karen Gifford  
Daniel Gifford**

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-920  
:  
: 2016 - ED - 100

**VERIFICATION OF NON-MILITARY SERVICE**

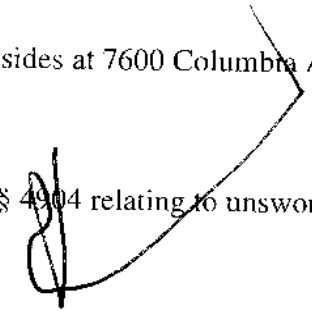
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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/m  
Green Tree Consumer Discount Company**  
Plaintiff

v.

**Karen Gifford  
Daniel Gifford**  
Defendant(s)

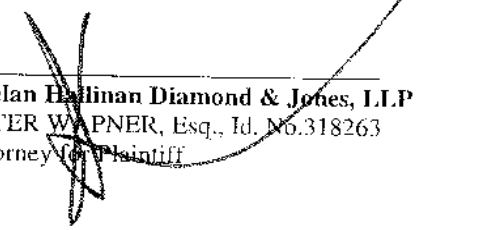
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2016-CV-920**  
:  
: **2016 - ED - 166**  
:  
: **COLUMBIA County**  
:

**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

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By:   
**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

Attorney for Plaintiff

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

vs.

Karen Gifford  
Daniel Gifford

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2016-CV-920  
:

**VERIFICATION OF NON-MILITARY SERVICE**

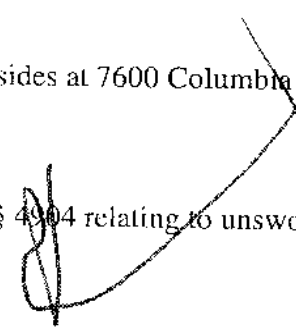
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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(b) that defendant Karen Gifford is over 18 years of age and resides at 7600 Columbia Avenue, Berwick, PA 18603-5762.

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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



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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

**7600 Columbia Avenue, Berwick, PA 18603-5762**

**Parcel No. 06-01A-007-00,000**

(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 Tree Consumer Discount Company

Plaintiff

vs.

Karen Gifford  
Daniel Gifford

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2016-CV-920

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.

Plaintiff Ditech Financial, LLC.. f/k/a Green Tree Servicing, LLC., s/b/m Green Tree Consumer Discount Company	Expiration date No.: 2016-CV-920
Defendant Karen Gifford Daniel Gifford	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.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
7600 Columbia Avenue

Berwick, PA 18603-5762

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

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

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby 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 <u>XX</u> Plaintiff Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1601 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

**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____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">           SO ANSWERS            Signature of Dep. Sheriff         </td> <td style="width: 30%;">           Date         </td> </tr> <tr> <td>           Signature of Sheriff         </td> <td>           Date         </td> </tr> <tr> <td colspan="2">           Sheriff of _____         </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

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

No.: 2016-CV-920

Defendant

Karen Gifford  
Daniel Gifford

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  
KAREN GIFFORD

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
7600 Columbia Avenue

Berwick, PA 18603-5762

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 whomsoever 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

**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-920

Plaintiff

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

Defendant

Karen Gifford  
Daniel Gifford

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  
KAREN GIFFORD

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
7600 Columbia Avenue

Berwick, PA 18603-5762

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.

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

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 17 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

**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-920

Plaintiff

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

Defendant

Karen Gifford

Daniel Gifford

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.

DANIEL GIFFORD

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

7600 Columbia Avenue

Berwick, PA 18603-5762

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.

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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. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

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



71901140006000090022

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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## Document Receipt

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

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 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			US SMALL BUSINESS ADMINISTRATION		
900 MARKET STREET			Tracking #:	71901140006000090022	
			Doc Ref #:	2016ED160	
			Postage	5.1300	
PHILADELPHIA	PA	19107-4214			

## Document Receipt

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Trans #	9004	Carrier / service:	USPS Server	First-Class Mail®	9/28/2016 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000090008

Doc Ref #: 2016ED160

Postage 5.1300

HARRISBURG PA 17128

Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m	:	COURT OF COMMON PLEAS
Green Tree Consumer Discount Company	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2016-CV-920</u>
	:	
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 Feb 1<sup>st</sup> 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.: <u>2016-CV-920</u>
	:	
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.  
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Ditech Financial, LLC., f/k/a Green Tree Servicing, LLC., s/b/m	:	COURT OF COMMON PLEAS
Green Tree Consumer Discount Company	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2016-CV-920</u>
	:	
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**

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

TD Bank, NA  
3-180/360

001630389

DATE  
9/26/2016

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

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

  
AUTHORIZED SIGNATURE

⑈001630389⑈ ⑆036001808⑆ 361508666⑈