

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

HOMEBRIDGE FINANCIAL SERVICES INC vs.

Defendant

DARYL B EDELMAN

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, April 5, 2017

Writ of Execution No. : 2015CV1415

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 84 NEYHART ROAD, ORANGEVILLE, PA 17859

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	\$84.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,329.99
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	\$255.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$180.00

Total Sheriff Costs \$2,316.99

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$2,383.99

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

HOMEBRIDGE FINANCIAL SERVICES INC VS DARYL EDELMAN

NO. 161-2016 ED NO. 1415-2015 JD

DATE/TIME OF SALE: April 5, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2383.99

POUNDAGE – 2% OF BID \$ 47.68

TRANSFER TAX – 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2431.67

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 2431.67

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1081.67



COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 213057	Invoice Date: 05/05/2017 3:54:55 PM	RECEIPT	Reg/Drw ID: 0102
Customer: BOX SHERIFF'S OFFICE	Last Change:	Receipt By: MAIL	By: BKA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201703541	ORANGE TOWNSHIP
	Grantor - EDELMAN, DARYL B		05/05/17 3:54:58 PM	
	Grantee - HOMEBRIDGE FINANCIAL SERVICES INC			
	Consideration - \$2,431.67			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7790 - BOX SHERIFF'S OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

ESCROW TRUST

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



PNC BANK

55-760/312

126295

NO. 126295

PAY: One thousand eighty-one and sixty-seven/100

DATE 04/21/2017

AMOUNT \$1,081.67

TO THE Sheriff of Columbia County

ORDER PA

OF

2 SIGNATURES REQUIRED OVER \$25,000.00
VOID AFTER 180 DAYS

 Shield

Sharon R. Muller

Balance Due Sheriff(15-108392) - Edelman, Daryl

⑈ 126295 ⑈ ⑆031207607⑆ 8026350259⑈

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 338-7020

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PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2806
11 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4984
FAX (855) 845-2584

SUITE 102
1407 FOLK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19804
(302) 400-3520
FAX 855-425-1980

May 1, 2017

Timothy T. Chamberlain
Sheriff of Columbia
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: HomeBridge Financial Services, Inc. vs. Daryl B. Edelman
Columbia County, Court of Common Pleas, No. 2015-cv-1415
Action in Mortgage Foreclosure
Premises: 84 Neyhart Road, Orangeville, Pennsylvania 17859
Date of Sheriff's Sale: April 5, 2017

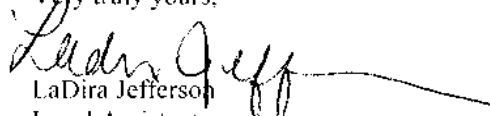
Dear Sheriff:

Enclosed please find a check in the amount of \$1,081.67 which represents the amount necessary to complete settlement, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **HomeBridge Financial Services, Inc., 425 Phillips Boulevard, Ewing, NJ 08618** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


LaDira Jefferson
Legal Assistant

/ljej
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name McCabe, Weisberg and Conway, P.C.	Telephone Number 215-790-1010
Mailing Address 123 S. Broad Street, Suite 1400	City Philadelphia
	State PA
	ZIP Code 19109

B. TRANSFER DATA

Date of Acceptance of Document 05/01/2017

Grantor(s)/Lessor(s) Sheriff of Columbia	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) HomeBridge Financial Services, Inc.	Telephone Number:
Mailing Address Columbia County Courthouse, 35 West Main Street		Mailing Address 425 Phillips Boulevard	
City Bloomsburg	State PA	City Ewing	State NJ
	ZIP Code 17815		ZIP Code 08618

C. REAL ESTATE LOCATION

Street Address 84 Neyhart Road	City, Township, Borough Orange Township
County Columbia	School District Central Columbia School District
	Tax Parcel Number 27-07-002-03-000

D. VALUATION DATA

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

1. Actual Cash Consideration \$2,431.67	2. Other consideration + 0.00	3. Total Consideration = \$2,431.67
4. County Assessed Value \$70,723.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = \$260,967.87

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

1a. Amount of Exemption Claimed \$260,967.87 / 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☐ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on April 5, 2017 to HomeBridge Financial Services, Inc. as holder of a mortgage in default, and, thus, tax exempt.

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

Date

5/1/17

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

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
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FAX (215) 790-1274

SUITE 2506
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

SUITE 102
1407 FOLK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

March 7, 2017

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: HomeBridge Financial Services, Inc. vs. Daryl B. Edelman
Columbia County; C.C.P; No. 2015-cv-1415
Premises: 84 Neyhart Road, Orangeville, PA 17859

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **March 8, 2017** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **April 5, 2017** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

LaDira Jefferson, Legal Assistant

/ljej

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

15-108392

1.LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
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1407 FOULK ROAD
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WILMINGTON, DE 19803
(302) 409-3320
FAX 855-425-1980

February 1, 2017

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: HomeBridge Financial Services, Inc. vs. Daryl B. Edelman
Columbia County; C.C.P; No. 2015-cv-1415
Premises: 84 Neyhart Road, Orangeville, PA 17859

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **February 1, 2017** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **March 8, 2017** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

LaDira Jefferson, Legal Assistant

/l Jef

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

15-108392

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

Date: 01/26/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 26202

EDELMAN DARYL B
84 NEYHART RD
ORANGEVILLE PA 17859

District: ORANGE TWP
Deed: 20160 -4251
Location: 84 NEYHART RD
Parcel Id: 27 -07 -002-03,000

Assessment: 70,723
Balances as of 01/26/2017

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>84.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>8.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>542.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1329.99</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1579.99</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0-</u>	

TOTAL COSTS (OPENING BID) \$ 2383.99

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HOMEBRIDGE FINANCIAL SERVICES INC
vs.
DARYL B EDELMAN

Case Number
2015CV1415

SHERIFF'S RETURN OF SERVICE

12/29/2016 01:45 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 84 NEYHART ROAD, ORANGEVILLE, PA 17859.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

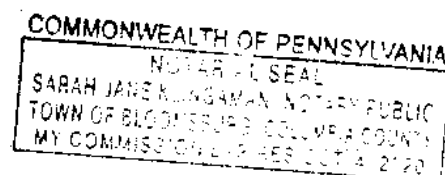

TIMOTHY T. CHAMBERLAIN, SHERIFF

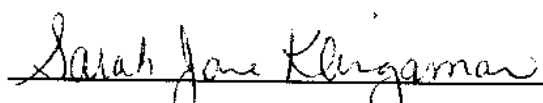
December 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER 2016

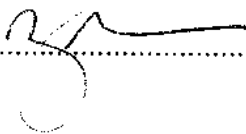




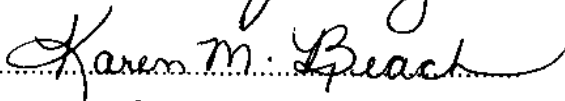
Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

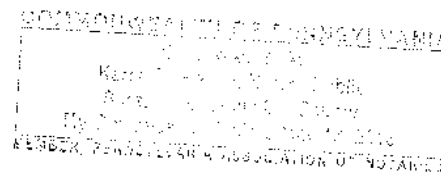
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 25th 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

HOMEBRIDGE FINANCIAL SERVICES INC
vs.
EDELMAN, DARYL B

Case Number
2015CV1415

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/01/2017 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	84 NEYHART ROAD ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	12-28-16
Time:	13:45
Deputy:	4
Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2015CV1415

84 NEYHART ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
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WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

November 29, 2016

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: HomeBridge Financial Services, Inc. vs. Daryl B. Edelman
Columbia County, No. 2015-cv-1415
Premises: 84 Neyhart Road, Orangeville, Pennsylvania 17859

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on February 1, 2017.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Daniel DellaPenna, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/DDP

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

HomeBridge Financial Services, Inc.
Plaintiff

v.

Daryl B. Edelman
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2015-cv-1415

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 29th day of November, 2016, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

DATE: 12/26/16

BEFORE ME THIS 27th DAY

McCABE, WEISBERG & CONWAY, P.C.

OF Dec., 2016

BY: Mgt. Gairo

NOTARY PUBLIC

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Edward D. Conway, Esquire
<input type="checkbox"/> Margaret Gairo, Esquire	<input type="checkbox"/> Andrew L. Markowitz, Esquire
<input type="checkbox"/> Heidi R. Spivak, Esquire	<input type="checkbox"/> Marisa J. Cohen, Esquire
<input type="checkbox"/> Christine L. Graham, Esquire	<input type="checkbox"/> Brian T. LaManna, Esquire
<input type="checkbox"/> Ann E. Swartz, Esquire	<input type="checkbox"/> Joseph F. Riga, Esquire
<input type="checkbox"/> Joseph I. Foley, Esquire	<input type="checkbox"/> Celine P. DerKrikorian, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	<input type="checkbox"/> Jacob M. Ottley, Esquire

Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
BARBARA J. MOYER, NOTARY PUBLIC
CITY OF PHILADELPHIA PHILADELPHIA COUNTY
MY COMMISSION EXPIRES JAN. 12, 2018

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAJRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
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123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

HomeBridge Financial Services, Inc.

Plaintiff

v.

Daryl B. Edelman

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2015-cv-1415

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 84 Neyhart Road, Orangeville, Pennsylvania 17859, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
Daryl B. Edelman	84 Neyhart Road Orangeville, Pennsylvania 17859

2. Name and address of Defendant in the judgment:

Name	Address
Daryl B. Edelman	84 Neyhart Road Orangeville, Pennsylvania 17859

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
------	---------

Plaintiff herein

Discover Bank c/o Weltman,
Weinberg & Reis CO., L.P.A.

436 7th Avenue, Ste. 2500
Pittsburgh, Pennsylvania 15219-1842

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

None

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

Name	Address
------	---------

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
------	---------

Tenants/Occupants

84 Neyhart Road
Orangeville, Pennsylvania 17859

Commonwealth of Pennsylvania

Department of Public Welfare
Bureau of Child Support Enforcement
P.O. Box 2675
Harrisburg, PA 17105
ATTN: Dan Richard

Commonwealth of Pennsylvania
Inheritance Tax Office

110 North 8th Street
Suite #204
Philadelphia, PA 19107

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

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

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

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. Section 4904 relating to unsworn falsification to authorities.

12/21/16
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: Margaret Gairo

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Edward D. Conway, Esq.
<input checked="" type="checkbox"/> Margaret Gairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Heidi R. Spivak, Esq.	<input type="checkbox"/> Marisa J. Cohen, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Brian T. LaManna, Esq.
<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Celine P. DerKrikorian, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Jacob M. Ottley, Esq.

Attorneys for Plaintiff

Re: HomeBridge Financial Services, Inc. v. Daryl B. Edelman, et al.
Columbia County; Number: 2015-cv-1415

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

HomeBridge Financial Services, Inc.
Plaintiff

v.

Daryl B. Edelman
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-cv-1415

DATE: November 29, 2016

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Daryl B. Edelman

PROPERTY: 84 Neyhart Road, Orangeville, Pennsylvania 17859

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$164,666.80

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **February 1, 2017 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY as WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

Check type of mail or service:

<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (international)
<input type="checkbox"/> COD	<input type="checkbox"/> Registered
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Insured	

Affix Stamp Here



0000

U.S. POSTAGE
PAID
PHILADELPHIA, PA
19110
NOV 29 16
AMOUNT
\$6.48
R2304EI04900-09

Line	Article Number	Addressee Name, Street and PO Address	Postage																	
		Homebridge Financial Services, Inc. v. Daryl B. Edelman																		
1		Daryl B. Edelman 84 Neyhart Road Orangeville, Pennsylvania 17859																		
2		Discover Bank c/o Wellman, Weinberg & Reis CO, L.P.A. 436 7th Avenue, Ste. 2500 Pittsburgh, Pennsylvania 15219-1842																		
3		Tenants 84 Neyhart Road Orangeville, Pennsylvania 17859																		
4		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard																		
5		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107																		
6		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128																		
7		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486																		

UNITED STATES
POSTAL SERVICE

0000

NOV 29, 18

\$6.48

AMOUNT

R2304E104900-08

29278

[illegible]

17		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001															
18		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)		<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of damaged or lost documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> R940, S913, and S921 for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>												

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HOMEBRIDGE FINANCIAL SERVICES INC
vs.
DARYL B EDELMAN

Case Number
2015CV1415

SHERIFF'S RETURN OF SERVICE

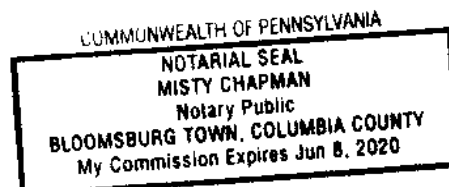
10/05/2016 03:59 PM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DARYL B EDELMAN AT 84 NEYHART ROAD, ORANGEVILLE, PA 17859. 570-441-3739


KEVIN DENT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 06, 2016



NOTARY

Affirmed and subscribed to before me this

6TH day of OCTOBER, 2016



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point in the centerline of State Route 4020; thence along the centerline of said State Route 4020 the following five courses and distances: north 63 degrees 30 minutes 39 seconds west, 13.80 feet to a point; north 75 degrees 29 minutes 21 seconds west, 45.76 feet to a point; north 84 degrees 39 minutes 30 seconds west, 44.35 feet to a point; south 84 degrees 55 minutes 16 seconds west, 54.39 feet to a point; south 79 degrees 16 minutes 31 seconds west, 272.00 feet to a P-K nail at the intersection of the centerline of said State Route 4020 and State Route 4041; thence along the centerline of said State Route 4041 the following five courses and distances: north 07 degrees 36 minutes 54 seconds east, 40.10 feet to a point; north 04 degrees 53 minutes 15 seconds west, 34.09 feet to a point; north 15 degrees 37 minutes 45 seconds west, 43.33 feet to a point; north 23 degrees 02 minutes 29 seconds west, 54.73 feet to a point; north 24 degrees 37 minutes 00 seconds west, 78.04 feet to a point; thence along lands now or formerly of Karen Henric, north 51 degrees 20 minutes 32 seconds east, 228.51 feet to an iron pin; thence by the same, north 38 degrees 54 minutes 09 seconds east, 393.65 feet to an iron pin; thence by the same, south 63 degrees 55 minutes 51 seconds east, 281.94 feet to an iron pin in line of lands of John Welsh; thence by said John Welsh, south 20 degrees 06 minutes 54 seconds west, 562.57 feet to the point of beginning.

Containing 6.01 acres in accordance with and being Parcel #3 on a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated October 7, 1993, and approved by the Columbia County Planning Commission on November 4, 1993. Upon which is erected a dwelling house, barn and other structures.

Under and Subject to certain restrictions of record.

BEING KNOWN AS: 84 NEYHART ROAD, ORANGEVILLE, PENNSYLVANIA 17859

TAX I.D. #: 27-07-002-03-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Adam M. Edelman and Daryl B. Edelman by deed dated October 19, 2004 and recorded November 15, 2004 in Deed Book , Instrument No. 200412895, granted and conveyed unto Daryl B. Edelman.

REAL DEBT: \$164,666.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DARYL B. EDELMAN

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HOMEBRIDGE FINANCIAL SERVICES INC
vs.
EDELMAN, DARYL B

Case Number
2015CV1415

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 161

Warrant:

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

570-441-3739

Serve To:

Name: DARYL B EDELMAN

Primary Address: 84 NEYHART ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 10/5/16

Time: 1559

Deputy: 5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date: 10/3/16

Time: 1240

Mileage:

Deputy: 5

Service Attempt Notes:

1. NO ANSWER 4/c

2.

3.

4.

5.

6.

EDELMAN, DARYL B

2015CV1415

84 NEYHART ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HOMEBRIDGE FINANCIAL SERVICES INC
VS.
EDELMA, DARYL B

Case Number
2015CV1415

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 161

Manner: < Not Specified >

Expires:

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: OCCUPANT

Primary Address: 84 NEYHART ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: DARYL EDELMAN

Relation: DEF.

Date: 10/5/16

Time: 1559

Distance: 5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Service Attempts:

Date:	10/3/16		
Time:	1240		
Mileage:			
Deputy:	5		

Service Attempt Notes:

1. NO ANSWER L/C

2.
3.
4.
5.
6.

Daryl
570-441-3739

OCCUPANT

2015CV1415

84 NEYHART ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HOMEBRIDGE FINANCIAL SERVICES INC
vs.
EDELMAN, DARYL B

Case Number
2015CV1415

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	161
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Central Columbia SD
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815
Phone:	570-784-2850 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Connie Johnson
Relation:	Clerk
Date:	9-26-16
Time:	11:36
Deputy:	4
Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD 2015CV1415 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HOMEBRIDGE FINANCIAL SERVICES INC
vs.
EDELMAN, DARYL B

Case Number
2015CV1415

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	161
Manner:	< Not Specified >	Expires:	
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 Col
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult <u>In Charge</u> · Posted · Other
Adult In Charge:	Miranda Church
Relation:	Clerk
Date:	9-29-16
Time:	9:30
Deputy:	4
Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV1415 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HOMEBRIDGE FINANCIAL SERVICES INC
vs.
EDELMAN, DARYL B

Case Number
2015CV1415

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 161

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: Ly Whitnight

Relation: Clerk

Date: 9-29-16

Time: 9:25

Deputy: 4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV1415

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1415

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, parcel or tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point in the centerline of State Route 4020; thence along the centerline of said State Route 4020 the following five courses and distances: north 63 degrees 30 minutes 39 seconds west, 13.80 feet to a point; north 75 degrees 29 minutes 21 seconds west, 45.76 feet to a point; north 84 degrees 39 minutes 30 seconds west, 44.35 feet to a point; south 84 degrees 55 minutes 16 seconds west, 54.39 feet to a point; south 79 degrees 16 minutes 31 seconds west, 272.00 feet to a P-K nail at the intersection of the centerline of said State Route 4020 and State Route 4041; thence along the centerline of said State Route 4041 the following five courses and distances: north 07 degrees 36 minutes 54 seconds east, 40.10 feet to a point; north 04 degrees 53 minutes 15 seconds west, 34.09 feet to a point; north 15 degrees 37 minutes 45 seconds west, 43.33 feet to a point; north 23 degrees 02 minutes 29 seconds west, 54.73 feet to a point; north 24 degrees 37 minutes 00 seconds west, 78.04 feet to a point; thence along lands now or formerly of Karen Henrie, north 51 degrees 20 minutes 32 seconds east, 228.51 feet to an iron pin; thence by the same, north 38 degrees 54 minutes 09 seconds east, 393.65 feet to an iron pin; thence by the same, south 63 degrees 55 minutes 51 seconds east, 281.94 feet to an iron pin in line of lands of John Welsh; thence by said John Welsh, south 20 degrees 06 minutes 54 seconds west, 562.57 feet to the point of beginning.

Containing 6.01 acres in accordance with and being Parcel #3 on a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated October 7, 1993, and approved by the Columbia County Planning Commission on November 4, 1993.

Upon which is erected a dwelling house, barn and other structures.

Under and Subject to certain restrictions of record.

BEING KNOWN AS: 84 NEYHART ROAD, ORANGEVILLE, PENNSYLVANIA 17859

TAX I.D. #: 27-07-002-03-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Adam M. Edelman and Daryl B. Edelman by deed dated October 19, 2004 and recorded November 15, 2004 in Deed Book 552, Page 342, granted and conveyed unto Daryl B. Edelman.

PROPERTY ADDRESS: 84 NEYHART ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-07-002-03-000

Seized and taken into execution to be sold as the property of DARYL B EDELMAN in suit of HOMEBRIDGE FINANCIAL SERVICES INC.

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

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

HomeBridge Financial Services, Inc.

Plaintiff

v.

Daryl B. Edelman

Defendant

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

No. 161 Term 2016 E.D.

No. _____ Term _____ A.D.

No. 2015-cv-1415 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 84 Neyhart Road, Orangeville, Pennsylvania 17859

Amount Due \$ 164,666.80

Interest from 08/06/16 to DATE OF SALE \$

plus \$27.07 per diem thereafter

(Costs to be added)

Total \$

Dated: 9-28-2016
(SEAL)

Barbara W. Dunphy 1SS

Prothonotary, Common Pleas Court of
Columbia County Penna. Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

By: Stephanie Stapp Deputy

No. 1601 Term 2016 E.D.

No. _____ Term _____ A.D.

No. 2015-cv-1415 Term _____ J.D.

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

HomeBridge Financial Services, Inc.

v.

Daryl B. Edelman

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

☐ Terrence J. McCabe, Esq.

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Lena Kravets, Esq.

Attorneys for Plaintiff

☐ Edward D. Conway, Esq.

☒ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☐ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Jacob M. Ottley, Esq.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described more fully as follows:

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Under and Subject to certain restrictions of record.

BEING KNOWN AS: 84 NEYHART ROAD, ORANGEVILLE, PENNSYLVANIA 17859

TAX I.D. #: 27-07-002-03-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Adam M. Edelman and Daryl B. Edelman by deed dated October 19, 2004 and recorded November 15, 2004 in Deed Book 552, Page 342, granted and conveyed unto Daryl B. Edelman.

REAL DEBT: \$164,666.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DARYL B. EDELMAN

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
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JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

HomeBridge Financial Services, Inc.

v.

Daryl B. Edelman

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-cv-1415

2016-ED-161

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Daryl B. Edelman
84 Neyhart Road
Orangeville, Pennsylvania 17859

Your house (real estate) at **84 Neyhart Road, Orangeville, Pennsylvania 17859** is scheduled to be sold at Sheriff's Sale on Feb. 1st 2017 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$164,666.80 obtained by HomeBridge Financial Services, Inc. against the above premises.

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 HomeBridge Financial Services, Inc. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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.
3. 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 the following notice on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

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BEING KNOWN AS: 84 NEYHART ROAD, ORANGEVILLE, PENNSYLVANIA 17859

TAX I.D. #: 27-07-002-03-000

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BEING THE SAME PREMISES WHICH

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123 South Broad Street, Suite 1400
Philadelphia, PA 19109

Orange Twp

REAL ESTATE OUTLINE

ED # 2016 ED 141

DATE RECEIVED 9-28-2014
DOCKET AND INDEX 2015 CV 1415

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>121278</u>

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

SALE DATE Feb 1st 2017 TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
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JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

HomeBridge Financial Services, Inc.

Plaintiff

v.

Daryl B. Edelman

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2015-cv-1415

2016-ED-161

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 84 Neyhart Road, Orangeville, Pennsylvania 17859, as of the date the Praeipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Daryl B. Edelman

84 Neyhart Road
Orangeville, Pennsylvania 17859

2. Name and address of Defendant in the judgment:

Name

Address

Daryl B. Edelman

84 Neyhart Road
Orangeville, Pennsylvania 17859

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

Plaintiff herein

Discover Bank c/o Weltman,
Weinberg & Reis CO., L.P.A.

436 7th Avenue, Ste. 2500
Pittsburgh, Pennsylvania 15219-1842

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

None

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

Name	Address
------	---------

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
------	---------

Tenants/Occupants	84 Neyhart Road Orangeville, Pennsylvania 17859
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
--------------------------	--

PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
--	---

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
---	---

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

11 West Main Street
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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.

Section 4904 relating to unsworn falsification to authorities.

9/23/16
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

☐ Terrence J. McCabe, Esq.
☐ Margaret Gairo, Esq.
☐ Heidi R. Spivak, Esq.
☐ Christine L. Graham, Esq.
☐ Ann E. Swartz, Esq.
☐ Joseph I. Foley, Esq.
☐ Lena Kravets, Esq.

☐ Edward D. Conway, Esq.
☒ Andrew L. Markowitz, Esq.
☐ Marisa J. Cohen, Esq.
☐ Brian T. LaManna, Esq.
☐ Joseph F. Riga, Esq.
☐ Celine P. DerKrikorian, Esq.
☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

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Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

HomeBridge Financial Services, Inc.
Plaintiff

v.

Daryl B. Edelman
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-cv-1415

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

2016-ED-161

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

84 Neyhart Road, Orangeville, Pennsylvania 17859
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Daryl B. Edelman
84 Neyhart Road
Orangeville, Pennsylvania 17859

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 such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

DATE: 9/23/16

McCABE, WEISBERG & CONWAY, P.C.

BY:

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Edward D. Conway, Esq.
<input type="checkbox"/> Margaret Gairo, Esq.	<input checked="" type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Heidi R. Spivak, Esq.	<input type="checkbox"/> Marisa J. Cohen, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Brian T. LaManna, Esq.
<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Celine P. DerKrikorian, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Jacob M. Ottley, Esq.

Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
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123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

HomeBridge Financial Services, Inc.
Plaintiff

v.

Daryl B. Edelman
Defendant

Attorneys for Plaintiff

I hereby certify that this Affidavit was
filed with the court on

(Date)

By: _____
(Attorney Signature)

(Attorney Printed Name)

McCabe, Weisberg & Conway, P.C.

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2015-cv-1415

2016-ED-161

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Daryl B. Edelman, is 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, 50 U.S.C. App. §501, *et seq.*; and that the Defendant, Daryl B. Edelman, is over eighteen (18) years of age, and resides as follows:

Daryl B. Edelman,
84 Neyhart Road
Orangeville, Pennsylvania 17859

SWORN AND SUBSCRIBED

Date: 9/26/16

BEFORE ME THIS 26th DAY

McCABE, WEISBERG & CONWAY, P.C.

OF September, 2016

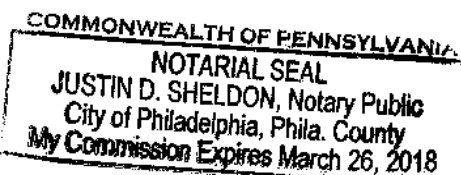
BY: _____

☒ Terrence J. McCabe, Esq.
☒ Margaret Gairo, Esq.
☒ Heidi R. Spivak, Esq.
☒ Christine L. Graham, Esq.
☒ Ann E. Swartz, Esq.
☒ Joseph I. Foley, Esq.
☒ Lena Kravets, Esq.

☒ Edward D. Conway, Esq.
☒ Andrew L. Markowitz, Esq.
☒ Marisa J. Cohen, Esq.
☒ Brian T. LaManna, Esq.
☒ Joseph F. Riga, Esq.
☒ Celine P. DerKrikorian, Esq.
☒ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

NOTARY PUBLIC



SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Orange Township, Columbia County, Pennsylvania, and being known as 84 Neyhart Road, Orangeville, Pennsylvania 17859.

TAX MAP AND PARCEL NUMBER:27-07-002-03-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$164,666.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Daryl B. Edelman

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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Philadelphia, PA 19109

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2509
11 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (631) 812-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: HomeBridge Financial Services, Inc. vs. Daryl B. Edelman
Columbia County, Number 2015-cv-1415
Premises: 84 Neyhart Road, Orangeville, Pennsylvania 17859

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

Please serve the Notice of Sale upon Defendant(s) as follows:

- Daryl B. Edelman, 84 Neyhart Road, Orangeville, PA 17859

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

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



71901140006000090121

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9024	Carrier / service:	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

950 PENNSYLVANIA AVE NW

ROOM 4400

WASHINGTON DC 20530

Tracking #: 71901140006000090206

Doc Ref #: 2016ED161

Postage 5.1300

Document Receipt

Trans #	9023	Carrier / service:	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

WILLIAM NEALON FEDERAL
BLDG

235 NORTH WASHINGTON SUITE 311

Tracking #: 71901140006000090190

Doc Ref #: 2016ED161

Postage 5.1300

SCRANTON PA 18503

Document Receipt

Trans #	9022	Carrier / service:	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

MIDDLE DISTRICT

ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000090183

Doc Ref #: 2016ED161

Postage 5.1300

WASHINGTON DC 20530

Document Receipt

Trans #	9021	Carrier / service:	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

CLEARANCE SUPPORT DEPT 281230

SHERIFF'S SALES

Tracking #: 71901140006000090176

Doc Ref #: 2016ED161

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	9020	Carrier / service:	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNSLYVANINA	INHERITANCE TAX DIVISON
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6TH FLOOR STRAWBERRY SQUARE	Tracking #:	71901140006000090169
DEPT # 280601	Doc Ref #:	2016ED161
	Postage	5.1300
HARRISBURG PA 17128		

Document Receipt

Trans #	9019	Carrier / service:	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

DPET OF PUBLIC WELFARE

TPL CASUALTY UNIT ESTATE

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000090152

Doc Ref #: 2016ED161

Postage 5.1300

HRRISBURG PA 17105

Document Receipt

Trans #	9019	Carrier / service:	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

DPET OF PUBLIC WELFARE

TPL CASUALTY UNIT ESTATE

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000090152

Doc Ref #: 2016ED161

Postage 5.1300

HRRISBURG PA 17105

Document Receipt

Trans #	9018	Carrier / service:	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

COMMON OF PENN

DEPT OF PUBLIC WELFARE

P.O. BOX 2675

DAN RICHARDS

Tracking #: 71901140006000090145

Doc Ref #: 2016ED161

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9018	Carrier / service:	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

COMMON OF PENN	DEPT OF PUBLIC WELFARE
P.O. BOX 2675	Tracking #: 71901140006000090145
DAN RICHARDS	Doc Ref #: 2016ED161
	Postage 5.1300
HARRISBURG PA 17105	

Document Receipt

Trans #	9017	Carrier / service:	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000090138

Doc Ref #: 2016ED161

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt				
Trans #	9015	Carrier / service:	USPS Server	First-Class Mail®
9/29/2016 12:00:00 AM				
Ship to:				
OFFICE OF F.A.I.R.		DEPARTMENT OF PUBLIC WELFARE		
PO BOX 8016		Tracking #:	71901140006000090114	
		Doc Ref #:	2016ED161	
		Postage	5.1300	
HARRISBURG	PA	17105		

Document Receipt

Trans #	9016	Carrier / service.	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000090121

Doc Ref #: 2016ED161

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9015	Carrier / service:	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000090114

Doc Ref #: 2016ED161

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9014	Carrier / service	USPS Server	First-Class Mail®	9/29/2016 12:00:00 AM
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Ship to.

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

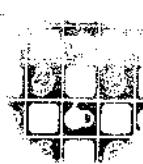
Tracking #: 71901140006000090107

Doc Ref #: 2016ED161

Postage 5.1300

HARRISBURG PA 17128

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010



PNC BANK

55-760/312

1212

NO. 121271

PAY: One thousand three hundred fifty and NO/100

DATE 09/27/2016

AMOUNT \$1,350.00

TO THE Sheriff of Columbia County
ORDER PA
OF

ESCROW TRUST
VOID AFTER 90 DAYS

Shield

Listing Prop for Sheriff Sale(15-108392) - Edelman, Daryl

⑈ 121278 ⑈ ⑈ 031207607⑈ 8026350259 ⑈