

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

MIDFIRST BANK

VS KELLY & DANIEL HACK

NO. 188-2016 ED

NO. 1434-2014 JD

DATE/TIME OF SALE: Aug 2, 2017 @ 9:00 AM

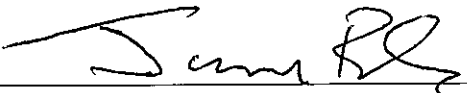
BID PRICE (INCLUDES COST) \$ 1829,53

POUNDAGE - 2% OF BID \$ 36,59

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1866,12

PURCHASER(S): 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 1866,12

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 516,12

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 217568
Customer:
SHERIFFS OFFICE

Invoice Date: 11/14/2017 3:47:12 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: BKA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201709093	BERWICK BORO
	Grantor - HACK, KELLY L		11/14/17 3:47:15 PM	
	Grantee - ALTA REO LLC			
	Consideration -	\$1,866.12		
	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: 7998 - COLUMBIA COUNTY SHERIFF OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
MIDFIRST BANK

vs.

Defendant
KELLY HACK
DANIEL HACK, JR
HACK - OCCUPANTS

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

Sheriff's Sale Date: Wednesday, August 2, 2017

Writ of Execution No. : 2014CV1434

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1643 SPRING GARDEN 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$939.03
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
Other	\$26.50

Total Sheriff Costs \$1,762.53

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$1,829.53

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



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

Post Sale Department, Ext. 31495

November 9, 2017

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

Re: DANIEL R. HACK, JR & KELLY L. HACK
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502
2014-CV-1434

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," and prepare the Sheriff's Deed to **ALTA REO, LLC**, 9990 RICHMOND AVENUE, SUITE 400S, HOUSTON, TX 77042.

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 black ink, appearing to read "S. McDonnell", written over a horizontal line.

For Phelan Hallinan Diamond & Jones, LLP

PH # 999009

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Phelan Hallinan Diamond & Jones, LLP	Telephone Number: 215-563-7000
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza	City Philadelphia
	State PA
	ZIP Code 19103

B. TRANSFER DATA

Date of Acceptance of Document 11/9/17	
Grantor(s)/Lessor(s) Timothy T. Chamberlain, Sheriff	Telephone Number: (570) 389-5622
Grantee(s)/Lessee(s) ALTA REO, LLC	Telephone Number: (713) 625-2000
Mailing Address PO Box 380, W. Main Street	Mailing Address 9990 RICHMOND AVENUE, SUITE 400S
City Bloomsburg	State PA
ZIP Code 17815	City HOUSTON
	State TX
	ZIP Code 77042

C. REAL ESTATE LOCATION

Street Address 1643 SPRING GARDEN AVENUE BERWICK, PA 18603-2502	City, Township, Borough BERWICK BOROUGH
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County COLUMBIA	School District BERWICK AREA S.D.	Tax Parcel Number 04D,05--063-00,000
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D. VALUATION DATA

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

1. Actual Cash Consideration \$ 1,829.53 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 1,829.53
4. County Assessed Value \$ 17,162.00	5. Common Level Ratio Factor X 3.91	6. Computed Value = \$67,103.42


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

1a. Amount of Exemption Claimed = \$67,103.42	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 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. Assignment of Mortgage Instrument #: 201705835 (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 	Date 11/9/17
--	------------------------

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

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

FAX#: 215-568-7616

JUN 15 2017

DANIEL R. HACK, JR
KELLY L. HACK
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

RE: MIDFIRST BANK v. DANIEL R. HACK, JR and KELLY L. HACK
COLUMBIA County, No 2014-CV-1434

Dear Defendants,

Enclosed please find a Court Order granting Plaintiff's Motion to Postpone Sheriff's Sale and Certification of Service relative to the above referenced matter.

Very Truly yours,

PETER WAPNER, Esquire

Enclosure

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

MIDFIRST BANK

Plaintiff

v.

DANIEL R. HACK, JR.
KELLY L. HACK

Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2014-CV-1434

COLUMBIA COUNTY

FILED
PROthonotary
MAY 31 10 25 59
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 31 day of May 2017, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 1643 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502 is postponed two months to the Sheriff's Sale scheduled for August 2, 2017.

No further advertising or additional notice to lienholders or Defendants is required. However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

15 | Thomas A. James Jr.
J.

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
FAX#: 215-568-7616

JUN 15 2017

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

RE: MIDFIRST BANK v. DANIEL R. HACK, JR and KELLY L. HACK
COLUMBIA County, No 2014-CV-1434

Dear Sir or Madam:

Enclosed please find a Certification of Service for filing. Please file the same with the Court and return a time-stamped copy of the enclosed in the self-addressed stamped envelope provided for your convenience.

Very truly yours,

PETER WAPNER, Esquire

Enclosures

cc: DANIEL R. HACK, JR
KELLY L. HACK

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

MIDFIRST BANK

Plaintiff

v.

DANIEL R. HACK, JR
KELLY L. HACK

Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2014-CV-1434
:
: COLUMBIA COUNTY
:
:
:
:

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the May 31, 2017 Court Order in regards to Plaintiff's Motion to Postpone Sheriff's Sale was sent via first class mail to the following individuals on the date indicated below.

DANIEL R. HACK, JR
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

DANIEL R. HACK, JR
1643 SPRING GARDEN AVE
BERWICK, PA 18603

KELLY L. HACK
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

KELLY L. HACK
315 HETREVILLE ROAD
NESCOAECK, PA 18635

DANIEL R. HACK, JR
315 HETREVILLE ROAD
NESCOAECK, PA 18635

DANIEL R. HACK, JR
315 SPRING GARDEN AVENUE
BERWICK, PA 18603

KELLY L. HACK
112 CHAMBER STREET, APARTMENT 1
DANVILLE, PA 17821

TIMOTHY CHAMBERLAIN
ACTING SHERIFF
PO BOX 380
W. MAIN STREET
BLOOMSBURG PA 17815

Phelan Hallinan Diamond & Jones, LLP

Date: JUN 15 2017

By: _____
PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

MIDFIRST BANK

Plaintiff

v.

DANIEL R. HACK, JR.
KELLY L. HACK

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2014-CV-1434

: COLUMBIA COUNTY

FILED
PROthonotary
MAY 31 10 25 AM
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 31 day of May 2017, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 1643 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502 is postponed two months to the Sheriff's Sale scheduled for August 2, 2017.

No further advertising or additional notice to lienholders or Defendants is required. However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

13 Thomas A. James, Jr.
J.

**KML LAW GROUP, P.C.**

Suite 5000 - BNY Mellon Independence Center
 701 Market Street
 Philadelphia, PA 19106-1532
www.kmlawgroup.com

June 12, 2017

VIA FACSIMILE – 570-389-5625
 SHERIFF OF COLUMBIA COUNTY
 Real Estate Division
 Sheriff's Office
 PO Box 380
 Bloomsburg, PA 17815

RE: Request for Refund or Poundage Bill and Costs Sheet
 KELLY L. HACK and DANIEL R. HACK JR.
 1643 Spring Garden Avenue
 Berwick, PA
 Sale Date: March 08, 2017
 Docket #: 2014-CV-1434
Book , Writ
 Sale Result: Property Sold to

Dear Sheriff:

Please refund the balance of the Sheriff's deposit or send us a bill for any additional costs or commission that may be due as to the above referenced Sheriff's Sale. We are now sending this letter on each case so that we may properly track refunds and costs. Please keep in mind that these refunds are generally the property of the homeowners who, in many cases, contact our office for the status of these refunds. If the refund has already been sent, or funds are owed to your office, kindly indicate that below.

Thank you for your attention to this matter.

Sincerely,

KML Law Group, P.C.
 Marie Campuzano
 215-825-6335
 215-825-6435(fax)
MCampuzano@Kmlawgroup.com

KML Law Group, P.C.
 Mickie Kelly
 215-825-6385
 215-825-6421(fax)
MKelly@Kmlawgroup.com

Billing Department
Sheriff's Response:

_____ Refund in the amount of \$ _____ was sent to you on _____.

_____ Refund in the amount of \$ _____ will be sent to you within _____ days.

_____ No refund is due/The Sheriff is owed \$ _____ in additional costs.

MIDFIRST BANK

Plaintiff

v.

DANIEL R. HACK, JR
KELLY L. HACK

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2014-CV-1434

: COLUMBIA COUNTY

FILED
CLERK OF COURT
2017 MAY 31 P 2:59
COLUMBIA, PA

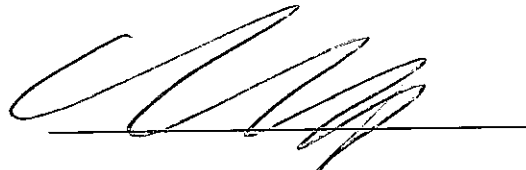
ORDER

AND NOW, this 31 day of May 2017, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 1643 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502 is postponed two months to the Sheriff's Sale scheduled for August 2, 2017.

No further advertising or additional notice to lienholders or Defendants is required. However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:


J.

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

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

Re: MIDFIRST BANK v. DANIEL R. HACK, JR et al.
No.: 2014-CV-1434

Dear Sir/Madam:

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

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

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

****Property is listed for the 08/02/2017 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By:
Legal Assistant

CC: DANIEL R. HACK, JR and KELLY L. HACK

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.

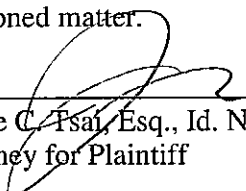
DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

CERTIFICATE OF FILING

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

Date: JUN 08 2017



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

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.

DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 06/07/2017 at 09:00 AM in the above-captioned matter has been continued until 08/02/2017 at 09:00 AM.

Date: JUN 08 2017



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

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.

DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

CERTIFICATION OF SERVICE

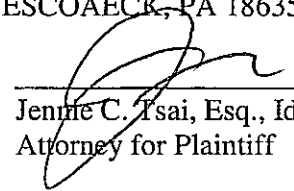
I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

DANIEL R. HACK, JR
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

KELLY L. HACK
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

Date: JUN 08 2017

DANIEL R. HACK, JR
315 HETREVILLE ROAD
NESCOAECK, PA 18635



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

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.

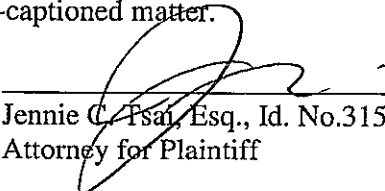
DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

CERTIFICATE OF FILING

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

Date: JUN 08 2017



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

WILLIAM F. H. COPY
Please Return

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

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

Re: MIDFIRST BANK v. DANIEL R. HACK, JR et al.
No.: 2014-CV-1434

Dear Sir/Madam:

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

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

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

****Property is listed for the 06/07/2017 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: Legal Assistant

CC: DANIEL R. HACK, JR and KELLY L. HACK

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.

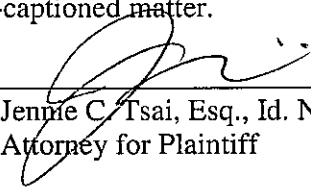
DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

CERTIFICATE OF FILING

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

Date: MAY 03 2017



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

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.

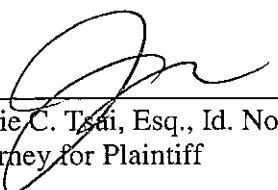
DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 05/03/2017 at 09:00 AM in the above-captioned matter has been continued until 06/07/2017 at 09:00 AM.

Date: MAY 03 2017



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

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.

DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

CERTIFICATION OF SERVICE

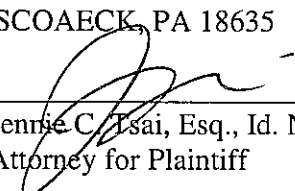
I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

DANIEL R. HACK, JR
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

KELLY L. HACK
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

Date: MAY 03 2017

DANIEL R. HACK, JR
315 HETREVILLE ROAD
NESCOAEC, PA 18635



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

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.

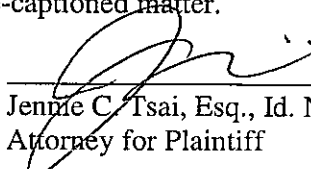
DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

CERTIFICATE OF FILING

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

Date: MAY 03 2017



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

ATTORNEY'S COPY
Please Return

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

May 2, 2017

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: MIDFIRST BANK v.
DANIEL R. HACK, JR and KELLY L. HACK
1643 SPRING GARDEN AVENUE BERWICK, PA 18603-2502
No.: 2014-CV-1434

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for May 3, 2017 due to the following: Assignment.

The Property is to be relisted for the June 7, 2017 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE COST SHEET

NO. _____ vs. Hack
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>30.00</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>412.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>939.03</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1189.03</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. <u>Meritax car</u>	\$ <u>26.50</u>	
TOTAL *****		\$ <u>26.50</u>

TOTAL COSTS (OPENING BID) \$ 1829.53

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
215-320-0007
Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

Office of the **Sheriff**
COLUMBIA County Courthouse

Dear Sir/Madame:

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

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran
Enclosure

* ADDITIONAL
ADDRESS

PLAINTIFF
MIDFIRST BANK

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 999009

DEFENDANT
DANIEL R. HACK, JR
KELLY L. HACK

SERVICE TEAM/ spl
COURT NO.: 2014-CV-1434

SERVE KELLY L. HACK AT:
315 HETREVILLE ROAD
NESCOAECK, PA 18635

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: May 3, 2017

SERVED

Served and made known to KELLY L. HACK, Defendant on the 1st day of April, 20 17, at 6:10 o'clock P. M., at 20 COOKS CT, DANVILLE, PA *, in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 40 Height 5'5" Weight 280 Race W Sex F Other _____

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

DATE: 4/1/17

* RESIDENT @ S.A. STATED

THAT DEFENDANT DOES

NOT RESIDE THEREIN.

INVESTIGATION DISCLOSED

THAT MR. HACK RESIDES

@ 20 COOKS CT.

DANVILLE, PA

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 _____; _____ at _____; _____ at _____

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

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

BY: _____

PRINTED NAME: _____

3/1/17

6/159

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

Office of the **Sheriff**
COLUMBIA County Courthouse

Dear Sir/Madame:

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

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran
Enclosure

* ADDITIONAL ADDRESS

AFFIDAVIT OF SERVICE

PLAINTIFF
MIDFIRST BANK

COLUMBIA COUNTY

PH # 999000

DEFENDANT
DANIEL R. HACK, JR
KELLY L. HACK

SERVICE TEAM/ndi
COURT NO.: 2014-CV-1434

SERVE KELLY L. HACK AT:
315 HETREVILLE ROAD
NESCOAEC, PA 18635

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: May 3, 2017

SERVED

Served and made known to KELLY L. HACK, Defendant on the 1st day of April, 2017, at 6:10 o'clock P. M., at 20 COOKS CT, DANVILLE, PA *, in the manner described below:

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

Description: Age 40 Height 5'5" Weight 280 Race W Sex F Other _____

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

DATE: 4/1/17 * RESIDENT @ S.A. STATED NAME: Ronald Moll
THAT DEFENDANT DOES NOT RESIDE THEREIN.
INVESTIGATION DISCLOSED PRINTED NAME: Ronald Moll
THAT MR. HACK RESIDES TITLE: Process Server
@ 20 COOKS CT.
DANVILLE, PA

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 _____; _____ at _____; _____
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown
☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

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

BY: _____

PRINTED NAME: _____

3/17

6/159

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

2016 ED188

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

March 20, 2017

Office of the **Sheriff**
COLUMBIA County Courthouse

Dear Sir/Madame:

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

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran
Enclosure

PLAINTIFF
MIDFIRST BANK

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 999009

DEFENDANT
DANIEL R. HACK, JR
KELLY L. HACK

SERVICE TEAM/spi
COURT NO.: 2014-CV-1434

SERVE DANIEL R. HACK, JR AT:
315 HETREVILLE ROAD
NESCOAECK, PA 18635

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: May 3, 2017

SERVED

Served and made known to DANIEL R. HACK, JR. Defendant on the 6th day of MARCH, 20 17, at 3:45 o'clock P. M., at 315 HETREVILLE ROAD, in the manner described below:

☒ Defendant personally served. NESCOECK, PA *

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 40^s Height 6'4" Weight 270 Race W Sex M Other _____

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

DATE: 3/6/17 * CORRECT ADDRESS

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 _____; _____ at _____; _____ at _____

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

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

BY: _____

PRINTED NAME: _____

2/23

5/27

MIDFIRST BANK	:	Court of Common Pleas
Plaintiff	:	
	:	
vs.	:	Civil Division
	:	
DANIEL R. HACK, JR	:	COLUMBIA County
KELLY L. HACK	:	
Defendants	:	No.: 2014-CV-1434

Principal Balance	\$60,315.38
Interest Through January 20, 2017	\$12,034.20
Late Charges	\$127.77
Legal fees	\$575.00
Cost of Suit and Title	\$91.25
Property Inspections	\$99.00
Appraisal/Brokers Price Opinion	\$355.00
Escrow Deficit	\$4,278.14
Suspense/Misc. Credits	(\$47.54)

J. 107

J

FILED
CLERK OF COURT
2017 MAR 15 P 4:11
COUNTY OF COLUMBIA, PA

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

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

No.: 2014-CV-1434
No.:

Re: MIDFIRST BANK VS. DANIEL R. HACK, JR, and KELLY L. HACK
No.: 2014-CV-1434, No.:

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 05/03/2017 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
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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

MIDFIRST BANK
Plaintiff,

v.

DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

: COLUMBIA COUNTY
:
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
:
: No.: 2014-CV-1434
No.:

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".

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

Date: MAR 10 2017

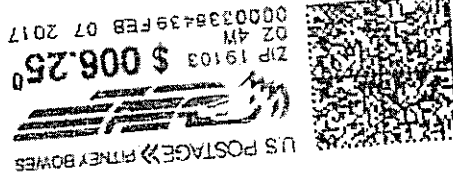
IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address
Of Sender

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

AZK/KAZ - 3/08/2017 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 1643 SPRING GARDEN AVENUE BERWICK, PA 18603-2502	\$0.47	
2	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.47	
3	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
4	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222		
5	****	PNC BANK, CONSUMER LOAN CENTER MORTGAGE SERVICING, MAILSTOP P5-PCLC-01-1 2730 LIBERTY AVENUE PITTSBURGH, PA 15222		
6	****	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		
7	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
8	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.47	
9	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.47	
10	****	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	\$0.47	
RE: DANIEL R. HACK, JR (COLUMBIA) PH # 999009/1021 Page 1 Writ Team			\$4.70	



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.

Form 3877 Facsimile

Midfirst Bank	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2014-CV-1434</u>
Daniel R. Hack, Jr	:	
Kelly L. Hack	:	
Defendant(s)	:	COLUMBIA COUNTY

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Midfirst Bank, 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 **1643 Spring Garden Avenue, Berwick, PA 18603-2502**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Daniel R. Hack, Jr	1643 Spring Garden Avenue, Berwick, PA 18603-2502
Kelly L. Hack	1643 Spring Garden Avenue, Berwick, PA 18603-2502

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Daniel R. Hack, Jr	1643 Spring Garden Avenue Berwick, PA 18603-2502
Kelly L. Hack	1643 Spring Garden Avenue Berwick, PA 18603-2502

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
PNC Bank, Consumer Loan Center	Mortgage Servicing, Mailstop P5-Pclc-01-I 2730 Liberty Avenue Pittsburgh, PA 15222

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name

Address (if address cannot be 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

1643 Spring Garden Avenue
Berwick, PA 18603-2502

Commonwealth of Pennsylvania

Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Domestic Relations of Columbia County
Columbia County Courthouse

P.O. Box 380
Bloomsburg, PA 17815

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

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: _____

By: _____

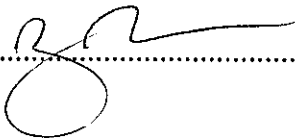
Phelan Hallinan Diamond & Jones, LLP
/attorneyName/

Attorney for Plaintiff

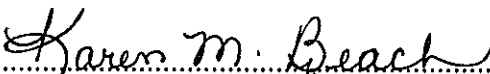
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

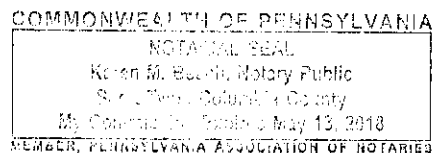
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 15, 22 and March 1, 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 1st day of March 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.

.....

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

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

Re: MIDFIRST BANK v. DANIEL R. HACK, JR et al.
No.: 2014-CV-1434

Dear Sir/Madam:

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

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

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

****Property is listed for the 05/03/2017 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: DANIEL R. HACK, JR and KELLY L. HACK

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.

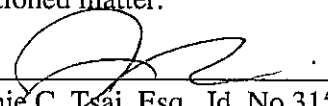
DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

CERTIFICATE OF FILING

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

Date: FEB 24 2017



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

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.


DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 03/08/2017 at 09:00 AM in the above-captioned matter has been continued until 05/03/2017 at 09:00 AM.

Date: FEB 21 2017



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

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.

DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

CERTIFICATION OF SERVICE

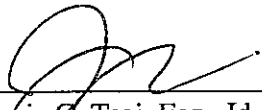
I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

DANIEL R. HACK, JR
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

KELLY L. HACK
112 CHAMBERS STREET
APARTMENT 1
DANVILLE, PA 17821

Date: FEB 21 2017

DANIEL R. HACK, JR
315 HETREVILLE ROAD
NESCOAECK, PA 18635



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

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

MIDFIRST BANK
Plaintiff

v.

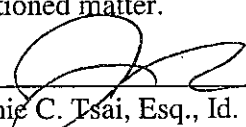
DANIEL R. HACK, JR
KELLY L. HACK
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1434**
:
:

CERTIFICATE OF FILING

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

Date: FEB 21 2017



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

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

February 17, 2017

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: MIDFIRST BANK v.
DANIEL R. HACK, JR and KELLY L. HACK
1643 SPRING GARDEN AVENUE BERWICK, PA 18603-2502
No.: 2014-CV-1434

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for March 8, 2017 due to the following: Service of NOS.

The Property is to be relisted for the May 3, 2017 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan Diamond & Jones, LLP

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan
Diamond & Jones, LLP**

Fax



To: Columbia County Sheriff Office	From: Patrick Ralston
Fax: 570-389-5625	Date: February 17, 2017
Phone: 570-389-5622	Pages: 1
Re: Postpone Sale Date	CC:

☐ **Urgent** ☒ **For Review** ☐ **Please Comment** ☒ **Please Reply** ☐ **Please Recycle**

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale for two months to a date in March 2017. Currently the sale is set for 3/8/17 at 9:00am. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

RE: MIDFIRST BANK v. HACK, DANIEL R., JR & HACK, KELLY L
COLUMBIA County, 2014-CV-1434

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Ralston

Fax – 215-563-8656

Sale May 3, 2017



PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000, ext. Ext. 31402

Fax: 215-568-7616

Gricel.Rivera@phelanhallinan.com

Gricel Rivera
Foreclosure Department

Representing Lenders in
Pennsylvania

February 15, 2017

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

Re: MIDFIRST BANK vs HACK, et al.
COLUMBIA County 2014-CV-1434

Dear Sir or Madam:

Enclosed herewith please find for filing, Entry of Appearance and Certification of Service relative to the above referenced matter for filing with your office.

Kindly file same and return your receipt to us in the enclosed stamped, self-addressed envelope, together with a time-stamped copy of the Entry of Appearance and Certification of Service. Thank you for your anticipated cooperation.

Very truly yours,

Gricel Rivera
For Phelan Hallinan Diamond & Jones, LLP

Enclosures
cc:

*This firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property

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

MIDFIRST BANK

Plaintiff

vs.

DANIEL R. HACK, JR
KELLY L. HACK

Defendant

:
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: COLUMBIA COUNTY
:
: No. 2014-CV-1434
:

ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Kindly enter our appearance as counsel on behalf of the Plaintiff, MIDFIRST BANK in the above captioned matter.

Phelan Hallinan Diamond & Jones, LLP

Date: _____ 2/13/17

By: _____
PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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

MIDFIRST BANK

Plaintiff

vs.

DANIEL R. HACK, JR
KELLY L. HACK

Defendant

:
:
:
:
:
:
:
:
:

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2014-CV-1434

CERTIFICATION OF SERVICE

I hereby certify a true and correct copy of the foregoing Entry of Appearance was served by regular mail on Defendant(s) on the date listed below:

DANIEL R. HACK, JR
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

KELLY L. HACK
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

Phelan Hallinan Diamond & Jones, LLP

Date: _____

2/15/17

By: _____

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



PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000, ext. Ext. 31402
Fax: 215-568-7616
Gricel.Rivera@phelanhallinan.com

Gricel Rivera
Foreclosure Department

Representing Lenders in
Pennsylvania

February 15, 2017

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

Re: MIDFIRST BANK vs HACK, et al.
COLUMBIA County 2014-CV-1434

Dear Sir or Madam:

Enclosed herewith please find for filing, Entry of Appearance and Certification of Service relative to the above referenced matter for filing with your office.

Kindly file same and return your receipt to us in the enclosed stamped, self-addressed envelope, together with a time-stamped copy of the Entry of Appearance and Certification of Service. Thank you for your anticipated cooperation.

Very truly yours,

Gricel Rivera
For Phelan Hallinan Diamond & Jones, LLP

Enclosures
cc:

*This firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property

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

MIDFIRST BANK

Plaintiff

vs.

DANIEL R. HACK, JR
KELLY L. HACK

Defendant

:
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: COLUMBIA COUNTY
:
: No. 2014-CV-1434
:

ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Kindly enter our appearance as counsel on behalf of the Plaintiff, MIDFIRST BANK in the
above captioned matter.

Phelan Hallinan Diamond & Jones, LLP

Date: _____

2/18/17

By: _____

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

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

MIDFIRST BANK

Plaintiff

vs.

DANIEL R. HACK, JR
KELLY L. HACK

Defendant

:
:
:
:
:
:
:
:

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2014-CV-1434

CERTIFICATION OF SERVICE

I hereby certify a true and correct copy of the foregoing Entry of Appearance was served by regular mail on Defendant(s) on the date listed below:

DANIEL R. HACK, JR
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

KELLY L. HACK
1643 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

Phelan Hallinan Diamond & Jones, LLP

Date: _____

2/15/17

By: _____



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

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

REAL ESTATE TAX CERTIFICATION

Date: 01/27/2017

Fee: \$5.00

Cert. NO: 26222

HACK DANIEL R & KELLY L JR
1643 SPRING GARDEN AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20021 -3569
Location: 1643 SP GD AVE LOT #5
Parcel Id:04D-05 -063-00,000

Assessment: 17,162
Balances as of 01/27/2017

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
KELLY HACK (et al.)

Case Number
2014CV1434

SHERIFF'S RETURN OF SERVICE

01/27/2017 03:35 PM - 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 HACK, JR AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380 , BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 27, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

27TH day of JANUARY, 2017



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

(c) CountySuite Sheriff Teleosoft, Inc

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
HACK, KELLY (et al.)

Case Number
2014CV1434

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 188

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served c CCFO

Serve To:

Name: DANIEL HACK, JR
Primary Address: 1643 SPRING GARDEN AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: CCFO

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Daniel Hack, Jr

Relation: DEF

Date: 1/27/17 Time: 3:35

Deputy: 5 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	1-18-17	1-23-17	1-24-17			
Time:	14:50	14:05				
Mileage:						
Deputy:	4	3	3			

Service Attempt Notes:

1. House Vacant
2. moved to 315 Heflerville Rd Nescopeck, PA (J-NET)
3. 41C @ This address
4. called left message - will pickup Thursday or Friday
- 5.
- 6.

HACK JR, DANIEL

2014CV1434

1643 SPRING GARDEN AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
KELLY HACK (et al.)

Case Number
2014CV1434

SHERIFF'S RETURN OF SERVICE

01/26/2017 03:22 PM - DEPUTY MARTIN BOUDMAN, 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 1643 SPRING GARDEN AVENUE, BERWICK, PA 18603.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


January 27, 2017

NOTARY

Affirmed and subscribed to before me this

27TH day of JANUARY, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020



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

By County Seal or Notary Public Seal

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
HACK, KELLY (et al.)

Case Number
2014CV1434

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1643 SPRING GARDEN AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1-26-17

Time:

1522

Deputy:

14

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2014CV1434

1643 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNA.
 29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

2016-ED-188

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) MIDFIRST BANK		2. Docket Number / County 2016-ED-188 COLUMBIA
2. Defendant(s) KELLY L. HACK and DANIEL R. HACK, JR.		4. Type of Writ or Complaint NOTICE OF SHERIFF'S SALE

SERVE 5. Name **KELLY HACK**

AT 6. Address **112 CHAMBER STREET, APT 1
DANVILLE, PA 17821**

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, 2017, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

 Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator KML LAW GROUP 701 MARKET STREET PHILADELPHIA, PA 19106	10. Telephone Number	11. Date
12. Signature		

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

Serving Deputy: Shane M Craig	Date Filed 12/13/2016	Expiration
---	---------------------------------	------------

On the **6th** day of **January**, 2017, at **11:43** o'clock **A.M.**

Defendant not found because:

☒ Moved ☐ Unknown ☐ No answer ☐ Vacant
☐ Other:

Remarks: **Defendant has not lived at said address since August 2016.**

**FILED PROTHONOTARY &
CLERK OF COURTS OFFICE
MONTOUR COUNTY PA
2017 JAN 12 PM 3:23**

Attempts:

Date:								
Mileage:								

Advance	Docket	Service	Mileage	Affidavit	Notary	Surchrg.	Misc.	Total	Refund
\$75.00	\$9.00	\$5.00	\$2.00	\$2.50	\$5.00	\$0.00	\$3.00	\$26.50	\$48.50

Sworn and Subscribed to before me this **12**
 Day of **Jan**, 2017.

So Answer.

Signature of Deputy Sheriff

Sheriff

SHERIFF OF MONTOUR COUNTY

Notary Public
**Prothonotary
 Susan M. Kauwell
 MONTOUR COUNTY**
 My Commission Expires
 1st Mon. Jan. 2020

Montour County Sheriff's Office

29 Mill Street

Danville, Pa. 17821

Telephone: (570) 27

Telephone: (570) 271-3020

Fax: (570) 271-3037

To:

KML LAW GROUP
701 MARKET STREET
PHILADELPHIA, PA 19106

Date|10-Jan-17

Docket 2016-ED-188

County COLUMBIA

Type|NOTICE OF SHERIFF'S SALE

Receipt# 12909

Plaintiff(s): MIDFIRST BANK

Defendant(s): KELLY L. HACK and DANIEL R. HACK, JR.

[illegible]

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
HACK, KELLY (et al.)

Case Number
2014CV1434

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 188

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

\$75.00 Ck # 7652 to Manton Co.

Serve To:

Name: KELLY HACK

Primary Address: 112 CHAMBER STREET
APT. 1
DANVILLE, PA 17820

Phone: **DOB:**

Alternate Address: 1643 SPRING GARDEN AVE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

HACK, KELLY

2014CV1434

112 CHAMBER STREET, APT. 1, DANVILLE, PA 17820

NO EXPIRATION

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

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

MIDFIRST BANK
999 N.W. Grand Boulevard
Suite 100
Oklahoma City, OK 73118

Plaintiff

vs.

KELLY L. HACK
DANIEL R. HACK JR.
Mortgagor(s) and Record Owner(s)
1643 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1434

2016-ED-188

FILED
PROTHONOTARY
DEC 13 A 11:07
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$74,255.84

Interest from 7/2/2015
to Date of Sale at
7.0000%

(Costs to be added)

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

X Rebecca A Solerz Pa ID 315936

RECEIVED

EX: 1048am MCSO

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

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

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

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

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

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

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

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

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

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

PENNSYLVANIA BAR ASSOCIATION

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2016

BILL NO.
3949

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,162	10.491	176.45	180.05	198.06
SINKING		1	16.82	17.16	18.88
FIRE		1.25	21.02	21.45	22.52
LIGHT		1.75	29.43	30.03	31.53
BORO RE		11.1	186.69	190.50	200.03
The discount & penalty have been calculated for your convenience			430.41 April 30 If paid on or before	439.19 June 30 If paid on or before	471.02 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HACK DANIEL R & KELLY L JR
1643 SPRING GARDEN AVE
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04D-05 -063-00,000		
1643 SPRING GARDEN AVE		
.1756 Acres	Land	3,060
	Buildings	14,102
Total Assessment		17,162

This tax returned
to courthouse on:
January 1, 2017

Bayview

FILE COPY

If you desire a receipt, send a self addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Connie C. Gingher

4/25/16

2016 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District+A185
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442 Email: jimcon@pa.metrocast.net

Taxes are due and payment is requested from:

01/17/16

CD4

HACK DANIEL R & KELLY L JR
1643 SPRING GARDEN AVE
BERWICK, PA 18603-2502



Bill Date: 7/1/2016

Bill #: 1567

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04D05 06300000

Prop. Type

Property Location and Description:

1643 SPRING GARDEN AVE
.176

Assessment:

L= 3,060
B= 14,102
T= 17,162

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	759.08
HOMESTEAD EXCLUSION	(4,228.00)	(187.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	560.64
If Paid By 10/31/2016	FACE Amount	572.08
If Paid After 10/31/2016	10% Penalty Amount	629.29

Connie C. Gingher

Last Day to Pay: 12/31/2016

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

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

W 824

8/31/16

Rem,

2016 taxes are all paid by Mortgage Co.

Connie

KML Law Group, P.C.

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

MIDFIRST BANK
999 N.W. Grand Boulevard
Suite 100
Oklahoma City, OK 73118
Plaintiff

vs.

KELLY L. HACK
DANIEL R. HACK JR.
Mortgagor(s) and Record Owner(s)
1643 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2014-CV-1434

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: HACK, KELLY L.
KELLY L. HACK
1643 Spring Garden Avenue
Berwick, PA 18603

Your house at 1643 Spring Garden Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on March 8 2017, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$74,255.84 obtained by MIDFIRST BANK against you.

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

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

1. The sale will be cancelled if you pay to MIDFIRST BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 157908FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

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

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

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

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

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

PENNSYLVANIA BAR ASSOCIATION

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

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
HACK, KELLY (et al.)

Case Number
2014CV1434

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 189

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1643 SPRING GARDEN AVE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-27-16 **Time:** 13:38

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

Vacant

OCCUPANT

2014CV1434

1643 SPRING GARDEN AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
HACK, KELLY (et al.)

Case Number
2014CV1434

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 188

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 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: ELIZABETH WHITEWRIGHT

Relation: CLERK

Date: 12/20/16 Time: 12:37

Deputy: 5 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV1434

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
HACK, KELLY (et al.)

Case Number
2014CV1434

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 188

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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: ASHLEY THARICA

Relation: CLERK

Date: 12/20/16 **Time:** 1245

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV1434 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

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



71901140006000095249

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



71901140006000095232

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

188

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
HACK, KELLY (et al.)

Case Number
2014CV1434

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 188

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Harris

Relation: Secretary

Date: 12-15-16 **Time:** 14:55

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2014CV1434

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MIDFIRST BANK
vs.
HACK, KELLY (et al.)

Case Number
2014CV1434

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 188

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-15-16

Time: 15:10

Deputy: 4/

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2014CV1434

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1434

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, MARCH 08, 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 lot or piece of land situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 57, this being the West side of the tenth lot West of Eaton Street on the North side of Spring Garden Avenue; THENCE in a Northerly direction along Lot No. 57 a distance of 170 feet to a fifteen foot alley; THENCE in a Westerly direction along said alley a distance of 45 feet to the corner of Lot No. 55; THENCE in a Southerly direction along Lot No. 55 a distance of 170 feet to Spring Garden Avenue; THENCE in an Easterly direction along Spring Garden Avenue a distance of 45 feet to the place of beginning. Whereon is erected a frame dwelling house.

TAX PARCEL #: 04D-05-063-00-000

BEING KNOWN AS: 1643 Spring Garden Avenue, Berwick PA 18603

PROPERTY ADDRESS: 1643 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-063-00-000

Seized and taken into execution to be sold as the property of KELLY HACK, DANIEL HACK, JR, HACK - OCCUPANTS in suit of MIDFIRST BANK.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

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

MIDFIRST BANK
999 N.W. Grand Boulevard
Suite 100
Oklahoma City, OK 73118

Plaintiff

vs.

KELLY L. HACK
DANIEL R. HACK JR.
Mortgagor(s) and Record Owner(s)
1643 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1434

2016-ED-188

FILED
PROTHONOTARY
2016 DEC 13 A 11:07
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$74,255.84

Interest from 7/2/2015
to Date of Sale at
7.0000%

(Costs to be added)

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

X Rebecca A Solarz Pa ID 315936

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

REAL ESTATE OUTLINE

ED # 2016 ED 188

DATE RECEIVED 12/14/14
DOCKET AND INDEX 2014 CV 1434

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>856514</u>

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

SALE DATE March 8, 17 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

KML Law Group, P.C.
ATTORNEYS AT LAW

SUITE 5000
BNY INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

December 9, 2016

Tami Kline
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE: MIDFIRST BANK
vs.
KELLY L. HACK and DANIEL R. HACK JR.
No. 2014-CV-1434
KML File#: 157908FC

FILED
PROTHONOTARY
2016 DEC 13 A 11:05
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Kindly issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

Package prepared by BARBHAND.

Judgment/Writ Department
Scott Lion - Supervisor
Direct: (215) 825-6345
SLion@kmlawgroup.com

*****If you have received an incorrect filing fee. Please contact Scott Lion at the phone number listed above, and we will immediately overnight a check to you for the correct amount.**

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

MIDFIRST BANK
999 N.W. Grand Boulevard
Suite 100
Oklahoma City, OK 73118

Plaintiff

vs.

KELLY L. HACK
DANIEL R. HACK JR.
(Mortgagor(s) and Record Owner(s))
1643 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1434

AFFIDAVIT PURSUANT TO RULE 3129

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

1643 Spring Garden Avenue
Berwick, PA 18603

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

KELLY L. HACK
112 Chamber Street
Apt 1
Danville, PA 17821

DANIEL R. HACK JR.
1643 Spring Garden Avenue
Berwick, PA 18603

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

KELLY L. HACK
112 Chamber Street
Apt 1
Danville, PA 17821

DANIEL R. HACK JR.
1643 Spring Garden Avenue
Berwick, PA 18603

FILED
PROTHONOTARY
2016 DEC 13 A 11:06
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

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

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

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

PNC BANK. NATIONAL ASSOCIATION
2730 LIBERTY AVENUE
PITTSBURGH, PA 15222

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

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

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

TENANTS/OCCUPANTS
1643 Spring Garden Avenue
Berwick, PA 18603

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

DATED: 12/7/06

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

X Rebecca A. Schurz Pa ID 315936

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

MIDFIRST BANK
999 N.W. Grand Boulevard
Suite 100
Oklahoma City, OK 73118

Plaintiff

vs.

KELLY L. HACK
DANIEL R. HACK JR.
Mortgagor(s) and Record Owner(s)
1643 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2014-CV-1434

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

x Rebecca A Solarz R10215936

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

MIDFIRST BANK
999 N.W. Grand Boulevard
Suite 100
Oklahoma City, OK 73118

Plaintiff

vs.

KELLY L. HACK
DANIEL R. HACK JR.
Mortgagor(s) and Record Owner(s)

1643 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1434

WAIVER OF WATCHMAN

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

x Rebecca A. Sobczak Pa. ID 315936

ALL THAT CERTAIN lot or piece of land situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 57, this being the West side of the tenth lot West of Eaton Street on the North side of Spring Garden Avenue; **THENCE** in a Northerly direction along Lot No. 57 a distance of 170 feet to a fifteen foot alley; **THENCE** in a Westerly direction along said alley a distance of 45 feet to the corner of Lot No. 55; **THENCE** in a Southerly direction along Lot No. 55 a distance of 170 feet to Spring Garden Avenue; **THENCE** in an Easterly direction along Spring Garden Avenue a distance of 45 feet to the place of beginning. Whereon is erected a frame dwelling house.

TAX PARCEL #: 04D-05-063-00-000

BEING KNOWN AS: 1643 Spring Garden Avenue, Berwick PA 18603

KML LAW GROUP, P.C.
SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

December 9, 2016
Docket #2014-CV-1434

ATTENTION: COLUMBIA COUNTY SHERIFF

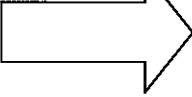
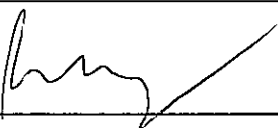
We would like to bring to your attention that defendant(s):

KELLY L. HACK and DANIEL R. HACK JR. will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ MIDFIRST BANK		COURT NUMBER 2014-CV-1434	
DEFENDANT/S/ KELLY L. HACK and DANIEL R. HACK JR.		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE KELLY L. HACK & DANIEL R. HACK JR.		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1643 Spring Garden Avenue, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C. 		TELEPHONE NUMBER (215) 825-6344	DATE December 9, 2016
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

Document Receipt

Trans #	9529	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000095256

Doc Ref #: 2016ED188

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000095232

Doc Ref #: 2016ED188

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9528	Carrier / service:	USPS Server	First-Class Mail®	12/15/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000095249

Doc Ref #: 2016ED188

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000095225

Doc Ref #: 2016ED188

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HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000095218

Doc Ref #: 2016ED188

Postage 5.1300

HARRISBURG PA 17128

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT DETECTION CIRCLE REVEALS A LOCK WHEN TESTED

856516

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

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380/2360

12/12/2016

PAY TO THE
ORDER OF

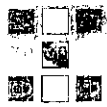
SHERIFF OF COLUMBIA COUNTY

\$1,350.00**

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 ~~~~~ DOLLARS

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

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



[Handwritten Signature]
AUTHORIZED SIGNATURE

MEMO 157908/ Hack

00856516 236073801 80 00082795

Security features. Details on back.