

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

CITIBANK

VS LAURA GOULD

NO. 75-2016 ED NO. 72-2016 JD

DATE/TIME OF SALE: AUGUST 3, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3089.40

POUNDAGE - 2% OF BID \$ 60.59

TRANSFER TAX - 2% OF FAIR MKT \$ ~

MISC. COSTS \$ ~

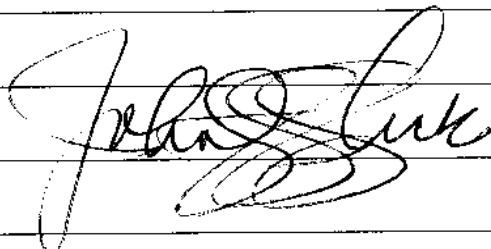
TOTAL AMOUNT NEEDED TO PURCHASE \$ 3089.99

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 3089.99

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1739.99

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 208627	Invoice Date: 10/26/2016 10:37:11 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,474.80	201608518	BENTON BORO
	Grantor - GOULD, LAURA		10/26/16 10:37:14 AM	
	Grantee - RANDOM PROPERTIES ACQUISITION CORP III			
	Consideration - \$3,089.99			
	Tax Basis - \$70,390.44			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$703.90		
	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		
	BENTON AREA SCHOOL REALTY TAX	\$351.95		
	BENTON BORO	\$351.95		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$1,474.80		
	PAYMENTS			
	CHECK: 7547 - SHERIFF	\$66.99		
	CHECK: 121882 - MCCABE WEISBERG & CONWAY	\$703.91		
	CHECK: 121881 - MCCABE WEISBERG & CONWAY	\$703.90		
	TOTAL PAYMENTS	\$1,474.80		
	AMOUNT DUE	\$1,474.80		
	PAYMENT ON INVOICE	(\$1,474.80)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CITIBANK

vs.

Defendant
LAURA GOULD

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, August 3, 2016

Writ of Execution No. : 2016CV72

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 315 EVERETT STREET, BENTON, PA 17814

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	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.22
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	\$240.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Surcharge	\$170.00
Total Sheriff Costs	\$2,090.72

Municipal Costs

Delinquent Taxes	\$871.68
Total Municipal Costs	\$871.68

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$3,029.40**

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

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

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

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

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

SUITE 2509
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (631) 845-2584

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

August 10, 2016

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

Re: CIT Bank, N.A. vs. Laura Gould
Columbia County, Court of Common Pleas, Court Term, 2016-CV-72, No. 2016-CV-72
Action in Mortgage Foreclosure
Premises: 315 Everett Street, Benton, Pennsylvania 17814
Date of Sheriff's Sale: August 3, 2016

Dear Sheriff:

Enclosed please find, an Assignment of Bid, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Random Properties Acquisition Corp,**
111 , 600 Washington Blvd., Stamford, CT 06901 in the deed poll.

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

Very truly yours,
Alease Adckeye
Legal Assistant

/aa
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name
McCabe, Weisberg and Conway, P.C.

Mailing Address
123 S. Broad Street, Suite 1400

City
Philadelphia

Telephone Number
215-790-1010
State ZIP Code
PA 19109

B. TRANSFER DATA

Date of Acceptance of Document 08/10/2016

Grantor(s)/Lessor(s)
Sheriff of Columbia

Telephone Number:
570-389-5622

Grantee(s)/Lessee(s) Random Properties Aquisition Corp.III

Telephone Number:

Mailing Address
Columbia County Courthouse, 35 West Main Street
City
Bloomsburg

State ZIP Code
PA 17815

Mailing Address
600 Washington Blvd.,
City
Stamford

State ZIP Code
CT 06901

C. REAL ESTATE LOCATION

Street Address
315 Everett Street

City, Township, Borough
Borough of Benton

County
Columbia

School District
Benton Area School District

Tax Parcel Number
02-01-135-00, 000

D. VALUATION DATA

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

1. Actual Cash Consideration
\$3,089.99

2. Other consideration
+ 0.00

3. Total Consideration
= \$3,089.99

4. County Assessed Value
\$19,076.00

5. Common Level Ratio Factor
x 3.69

6. Fair Market Value
= \$70,390.44

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

1a. Amount of Exemption Claimed
\$0

1b. Percentage of Grantor's Interest in Real Estate
100%

1c. Percentage of Grantor's Interest Conveyed
100%

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☐ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on August 3, 2016 to Random Properties Aquisition Corp.III

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

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

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

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

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

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

SUITE 2806
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (631) 845-2534

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19801
(302) 409-3520
FAX 855-425-1980

August 3, 2016

Loan # **3000062227**
Our File # **15-109978**
Borrower: **Laura Gould**
Premises: **315 Everett Street, Benton, PA 17814**

To whom it may Concern:

Transfer Taxes:

County Assessed Value x 3.69 = FMV (Fair Market Value)

FMV x 2% = Transfer Taxes

\$ 19,076.00	x 3.69	\$70,390.44	FA
\$ 70,390.44	x 2%	\$1,407.81	

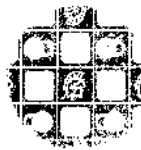
McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



PNC BANK

55-760/312

120578

NO. 120578

PAY: One thousand seven hundred thirty-nine and ninety-nine/100

DATE 08/26/2016

AMOUNT \$1,739.99

TO THE Sheriff of Columbia County
ORDER
OF PA

ESCROW TRUST
VOID AFTER 90 DAYS

Shannon R. Mullin

Shield

Balance Due Sheriff(15-109978) - Gould, Laura

⑈ 120578⑈ ⑆031207607⑆ 8026350259⑈

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

SUITE 210
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(302) 409-3520
FAX 855-425-1980

July 19, 2016

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

RE: CIT Bank, N.A. v. Laura Gould
Columbia County; County CCP Number; Number 2016-CV-72

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for August 3, 2016.

If you have any questions, please feel free to contact me.

Very truly yours,

Michelle Hoffman, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/mh
Enclosure

McCABE, WEISBERG AND CONWAY, P.C.

Attorneys for Plaintiff

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

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

CIT Bank, N.A.

Plaintiff

v.

Laura Gould

Defendant

Columbia County
Court of Common Pleas

Number 2016-CV-72

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :

:SS.

COUNTY OF PHILADELPHIA :

The undersigned attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his/her knowledge and belief:

1. That he/she is counsel for the above-named Plaintiff;
2. That on June 23, 2016, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Laura

Gould, by regular mail, certificate of mailing and certified mail, return receipt requested, addressed to his/her last-known address of 315 Everett Street, Benton, Pennsylvania 17814. A true and correct copy of the letter and certified receipt, is attached hereto, made a part hereof, and marked as Exhibit "A".

3. That on June 27, 2016, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Laura Gould, by posting the same at the mortgaged premises of 315 Everett Street, Benton, Pennsylvania 17814. A true and correct copy of the Sheriff's Returns of Service indicating same is attached hereto, made a part hereof, and marked as Exhibit "B".

DATE: 7/25/16

McCABE, WEISBERG & CONWAY, P.C.

BY: [Signature]

☐ Terrence J. McCabe, Esq.

☐ Margaret Gallo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Lena Kravets, Esq.

Attorneys for Plaintiff

☐ Edward D. Conway, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☐ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

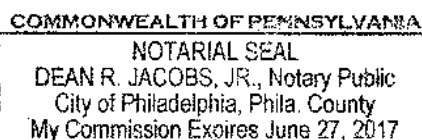
☐ Jacob M. Ottley, Esq.

SWORN AND SUBSCRIBED

BEFORE ME THIS 2nd DAY

OF July, 2016

[Signature]
NOTARY PUBLIC



FILED
PROTHONOTARY
2016 JUN 20 A 8:39
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

CIT Bank, N.A.

Plaintiff

v.

Laura Gould

Defendant

Columbia County
Court of Common Pleas

Number 2016-CV-72

ORDER

AND NOW, this *20* day of *June*, 2016, the Plaintiff is granted leave to serve the Notice of Sheriff's Sale of Real Property upon the Defendant, Laura Gould, by regular mail and by certified mail, return receipt requested, to his/her last-known address of 315 Everett Street, Benton, Pennsylvania 17814, and by posting the mortgaged premises of 315 Everett Street, Benton, Pennsylvania 17814.

BY THE COURT:


J.

EXHIBIT A

McCabe, Weisberg & Conway

123 South Broad Street
Suite 1400
Philadelphia PA 19109

USPS CERTIFIED MAIL™



9214 8901 6271 2000 0900 96

Laura Gould
315 Everett Street

Benton

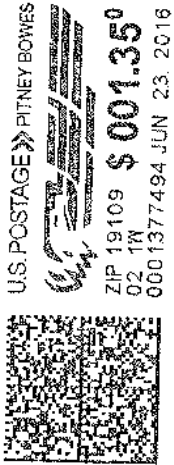
PA

17814-7883

Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 1400
 Philadelphia, PA 19109
 Attn: Michelle Hoffman
 CRFM 15-109978

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
 (if issued as a
 certificate of mailing,
 or for additional
 copies of this bill)
 Postmark and
 Date of Receipt



Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1	CIT Bank, N.A. v. Laura Gould	Laura Gould 315 Everett Street Benilton, Pennsylvania 17814											
2													
3													
4													
5													
6													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of acceptable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 in some but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual (DMM) 8040, 8013, and 8071 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>									

Postmaster, Per (Name of receiving employee)

EXHIBIT B

Commonwealth of Pennsylvania
In the Court of Common Pleas of Columbia County

CASE NO.: 2016-CV-72

AFFIDAVIT OF SERVICE

CIT Bank, N.A.

vs.

Laura Gould

Commonwealth of Pennsylvania
County of Dauphin ss.

I, Chad Spotts, a competent adult, being duly sworn according to law, depose and say that at 12:13 PM on 06/27/2016, I served Laura Gould at 315 Everett Street, Benton, PA 17814 in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).
Relationship is _____.
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/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: The document was posted to the premises.

a true and correct copy of Order; Notice of Sheriff's Sale of Real Property issued in the above captioned matter.

Sworn to and subscribed before me on this
5th day of July, 2016.

NOTARY PUBLIC

x
Chad Spotts
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: 442059 - Our File# 47337

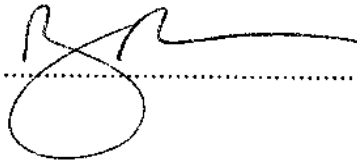
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



442059

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 July 13, 20, 27, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 27th day of July, 2016

Karen M. Beach
(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

VS. _____

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>72.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>542.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1118.22</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1368.22</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>871.68</u>
TOTAL *****	\$ <u>871.68</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3029.40

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 12-JUL-16

FEE: \$5.00

CERT. NO25096

GOULD LAURA
315 EVERETT STREET
BENTON PA 17814

DISTRICT: BENTON BORO
DEED 0315-1003
LOCATION: 315 EVERETT ST BENTON
PARCEL: 02 -01 -135-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2015	PRIM	855.05	11.63	0.00	866.68
TOTAL DUE :					\$866.68

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2015

REQUESTED BY: COLUMBIA COUNTY SHERIFF

Commonwealth of Pennsylvania
In the Court of Common Pleas of Columbia County

CASE NO.: 2016-CV-72

AFFIDAVIT OF SERVICE

CIT Bank, N.A.

vs.

Laura Gould

Commonwealth of Pennsylvania
County of Dauphin ss.

I, **Chad Spotts**, a competent adult, being duly sworn according to law, depose and say that at **12:13 PM** on **06/27/2016**, I served **Laura Gould** at **315 Everett Street, Benton, PA 17814** in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).
Relationship is _____
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/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: The document was posted to the premises.

a true and correct copy of **Order; Notice of Sheriff's Sale of Real Property** issued in the above captioned matter.

Sworn to and subscribed before me on this
5th day of July, 2016.

NOTARY PUBLIC

X _____
Chad Spotts
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: 442059 - Our File# 47337

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



442059

COPY

75

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Erin Hawley

Date: 1 / 7 / 2016

Re: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516-284-5865 or
Ehawley@aoss.us

Thank you in advance for your cooperation.

Truly yours,

Erin Hawley

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




CITIBANK
vs.
LAURA GOULD

Case Number
2016CV72

SHERIFF'S RETURN OF SERVICE

06/28/2016 01:02 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 315 EVERETT STREET, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

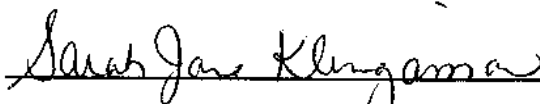
June 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE, 2016

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



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

(c) CountyState Sheriff's, Telesoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK
vs.
GOULD, LAURA

Case Number
2016CV72

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 315 EVERETT STREET
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6-28-16

Time:

1302

Deputy:

8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

	2	0	1	3	6

Service Attempt Notes:

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

(POSTING)

2016CV72

315 EVERETT STREET, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK
vs.
LAURA GOULD

Case Number
2016CV72

SHERIFF'S RETURN OF SERVICE

05/17/2016 09:20 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LAURA GOULD AT 107 NORTH VINE STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 17, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

17TH day of MAY, 2016



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

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

CIT Bank, N.A.

Plaintiff

v.

Laura Gould

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2016-CV-72

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 8th day of June, 2016, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

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

SWORN AND SUBSCRIBED

DATE:

6/13/16

BEFORE ME THIS 13th DAY

McCABE, WEISBERG & CONWAY, P.C.

OF June, 2016

BY:

NOTARY PUBLIC

[] Terrence J. McCabe, Esquire [] Marc S. Weisberg, Esquire
[] Edward D. Conway, Esquire [] Margaret Gairo, Esquire
[] Andrew L. Markowitz, Esquire [] Heidi R. Spivak, Esquire
[] Marisa J. Cohen, Esquire [] Christine L. Graham, Esquire
[] Brian T. LaManna, Esquire [] Ann E. Swartz, Esquire
[] Joseph F. Riga, Esquire [] Joseph I. Foley, Esquire
[] Celine P. DerKrikorian, Esquire [] Lena Kravets, Esquire
[] Jacob M. Ottley, Esquire
Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
MALEEKAH WILTBANKS, Notary Public
City of Philadelphia, Phila. County
My Commission Expires June 3, 2019

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
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JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

CIT Bank, N.A.

Plaintiff

v.

Laura Gould

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2016-CV-72

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 315 Everett Street, Benton, Pennsylvania 17814, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

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

2. Name and address of Defendant in the judgment:

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

Laura Gould	315 Everett Street Benton, Pennsylvania 17814
-------------	--

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

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

Plaintiff herein

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

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

Plaintiff herein

Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, Dc 20410
---	--

Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, D.C. 20410
---	--

Financial Freedom Senior Funding Corp a Subsidiary of Indymac Bank FSB	500 North Ridge Road Ste 500 Atlanta, Georgia 30350
--	--

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

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

Bureau of Individual Taxes	Dept 280601 Harrisburg, Pennsylvania 17128
----------------------------	---

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

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

None

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

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

Tenants/Occupants	315 Everett Street Benton, Pennsylvania 17814
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

None

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

DATE

6/11/16

McCABE, WEISBERG, & CONWAY, P.C.

BY:

☐ Terrence J. McCabe, Esq. ☐ Marc S. Weisberg, Esq.
☐ Edward D. Conway, Esq. ☐ Margaret Gairo, Esq.
☐ Andrew L. Markowitz, Esq. ☐ Heidi R. Spivak, Esq.
☐ Marisa J. Cohen, Esq. ☐ Christine L. Graham, Esq.
☐ Brian T. LaManna, Esq. ☐ Ann E. Swartz, Esq.
☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☐ Celine P. DerKrikorian, Esq. ☐ Lena Kravets, Esq.
☒ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

Re: CIT Bank, N.A. v. Laura Gould. et al.
Columbia County; Number: 2016-CV-72

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
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ANN E. SWARTZ, ESQUIRE - ID # 201926
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LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

CIT Bank, N.A.

Plaintiff

v.

Laura Gould

Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2016-CV-72

DATE: June 8, 2016

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Laura Gould

PROPERTY: 315 Everett Street, Benton, Pennsylvania 17814

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$82,156.44

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **August 3, 2016 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

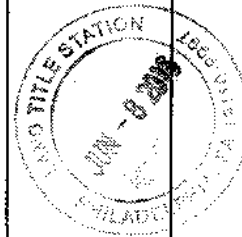
Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 1400
 Philadelphia, PA 19109
 Attn: YELENA BELOUS 15-109978

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
 (if issued as a
 certificate of mailing,
 or for additional
 copies of this bill)
 Postmark and
 Date of Receipt

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
		CIT Bank, N.A. v. Laura Gould											
1		Secretary of Housing and Urban Development 451 Seventh Street, S.W. Washington, D.C. 20410											
2		Financial Freedom Senior Funding Corp a Subsidiary of Indymac Bank FSB 500 North Ridge Road Ste 500 Atlanta, Georgia 30350											
3		SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, S.W. WASHINGTON, DC 20410											
4		Bureau of Individual Taxes Dept 280601 Harrisburg, Pennsylvania 17128											
5		Tenants 315 Everett Street Benton, Pennsylvania 17814											
6		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard											
7		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107											
8		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128											



ZIP 19109 \$024.15°
 02 1W
 0001377494 JUN 08 2016

18	United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754																		
19	United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001																		
20	United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001																		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		<p>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 \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> R900, S913, and S921 for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>															

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



71901140006000079751

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIBANK
vs.
GOULD, LAURA

Case Number
2016CV72

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 75

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

107 N. Vine St,
Berwick, PA APT 106

Serve To:

Name: LAURA GOULD

Primary Address: 315 EVERETT STREET
BENTON, PA 17814

Phone: DOB:

Alternate Address: 317 W FRONT ST
APT 106

Phone: BERWICK, PA

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 5-17-16

Time: 09:20

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	5/16/16	5/16/16				
Time:	1330	1410				
Mileage:						
Deputy:	5	5				

Service Attempt Notes: HOUSE VACANT

1. MOVED TO ASSISTED LIVING IN BERWICK, NEIGHBORS NOT SURE WHERE ON

2. NO FORWARDING AT POST OFFICE

3.

4.

5.

6.

759-2526

570-784-9373 - office

mike - 316-7502

GOULD, LAURA

2016CV72

315 EVERETT STREET, BENTON, PA 17814

NO EXPIRATION

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



71901140006000079775

DAN RICHARD
DEPARTMENT OF CHILD SUPPORT
ENFORCEMENT
PO BOX 2678

HARRISBURG PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIBANK
vs.
GOULD, LAURA

Case Number
2016CV72

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

25

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Carolyn S. Remley

Primary Address: PO Box 270
Benton, PA 17814

Phone: 570-925-2432

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5/16/16

Time:

1342

Deputy:

5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

REMLEY, CAROLYN S.

2016CV72

PO BOX 270, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIBANK
vs.
GOULD, LAURA

Case Number
2016CV72

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 75

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally ~~Adult In Charge~~ Posted Other

Adult In Charge: Carol Freley

Relation: Intake Officer

Date: 5-12-16 **Time:** 1115

Deputy: J **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2016CV72

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIBANK
vs.
GOULD, LAURA

Case Number
2016CV72

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 75

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Elizabeth Whitmire

Relation: Tax Clerk

Date: 5-12-16 Time: 1100

Deputy: 8 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV72

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV72

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, AUGUST 03, 2016
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THE FOLLOWING described piece, parcel and lot of ground situate in the Borough of Benton, County of Columbia and State of Pennsylvania:

BEGINNING at a point on the northern side of Everett Street, at the corner of lands now or formerly of Mrs. Mary J. Smith; thence North 56 degrees 35 minutes West 50 feet to Lot No. 9; thence North 33 degrees 50 minutes East 161 feet to an alley; thence South 56 degrees 35 minutes East 50 feet to said Lot now or formerly of Mrs. Mary J. Smith; thence South 33 degrees 50 minutes West 161 feet to Everett Street, the place of beginning. Containing 8050 square feet. It being Lot No. 8 as shown on plot or plan of H.E. Everett's Addition to Benton, laid out by S. J. Pealer, in March 1895 and surveyed May 19th and 20th, 1908, by H. H. Hulmes. Excepting and Reserving unto the grantor herein, Arley B. Comstock, a life interest in the property described above.

BEING KNOWN AS: 315 EVERETT STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-135-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH

Arley B. Comstock by deed dated March 21, 1983 and recorded March 24, 1983 in Deed Book 315, Page 1003, granted and conveyed unto Laura Gould and Arthur Comstock. The said Arthur Comstock died on January 29, 1991 thereby vesting title unto Laura Gould.

PROPERTY ADDRESS: 315 EVERETT STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-01-135-00,000

Seized and taken into execution to be sold as the property of LAURA GOULD in suit of CITIBANK.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

CIT Bank, N.A.

Plaintiff

v.

Laura Gould

Defendant

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

No. 2016-ED-75 Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-72 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 315 Everett Street, Benton, Pennsylvania 17814

Amount Due \$ 82,156.44

Interest from 03/25/16 to DATE OF SALE \$

plus \$13.51 per diem thereafter

(Costs to be added)

Total \$

Dated: 05-11-16
(SEAL)

Barbara N. Silvestri
Prothonotary, Common Pleas Court of
Columbia County Penna.

Proth & Clerk of Sev. Courts
By: My Comm. Ex. 1st Monday in 2020 Deputy

2016-ED-75
No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-72 Term _____ J.D.

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

CIT Bank, N.A.

v.

Laura Gould

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: 

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

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THE FOLLOWING described piece, parcel and lot of ground situate in the Borough of Benton, County of Columbia and State of Pennsylvania:

BEGINNING at a point on the northern side of Everett Street, at the corner of lands now or formerly of Mrs. Mary J. Smith; thence North 56 degrees 35 minutes West 50 feet to Lot No. 9; thence North 33 degrees 50 minutes East 161 feet to an alley; thence South 56 degrees 35 minutes East 50 feet to said Lot now or formerly of Mrs. Mary J. Smith; thence South 33 degrees 50 minutes West 161 feet to Everett Street, the place of beginning. Containing 8050 square feet. It being Lot No. 8 as shown on plot or plan of H.E. Everett's Addition to Benton, laid out by S. J. Pealer, in March 1895 and surveyed May 19th and 20th, 1908, by H. H. Hulmes.

Excepting and Reserving unto the grantor herein, Arley B. Comstock, a life interest in the property described above.

BEING KNOWN AS: 315 EVERETT STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-135-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Arley B. Comstock by deed dated March 21, 1983 and recorded March 24, 1983 in Deed Book 315, Page 1003, granted and conveyed unto Laura Gould and Arthur Comstock. The said Arthur Comstock died on January 29, 1991 thereby vesting title unto Laura Gould.

REAL DEBT: \$82,156.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LAURA GOULD

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLFY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

CIVIL ACTION LAW

CIT Bank, N.A.

v.

Laura Gould

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2016-CV-72 *2016-ED-75*

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Laura Gould
315 Everett Street
Benton, Pennsylvania 17814

Your house (real estate) at **315 Everett Street, Benton, Pennsylvania 17814** is scheduled to be sold at Sheriff's Sale on *August 3 2016* at *9:00* a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$82,156.44 obtained by CIT Bank, N.A. 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 canceled if you pay to CIT Bank, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

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

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

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

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

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

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

LEGAL DESCRIPTION

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BEGINNING at a point on the northern side of Everett Street, at the corner of lands now or formerly of Mrs. Mary J. Smith; thence North 56 degrees 35 minutes West 50 feet to Lot No. 9; thence North 33 degrees 50 minutes East 161 feet to an alley; thence South 56 degrees 35 minutes East 50 feet to said Lot now or formerly of Mrs. Mary J. Smith; thence South 33 degrees 50 minutes West 161 feet to Everett Street, the place of beginning. Containing 8050 square feet. It being Lot No. 8 as shown on plot or plan of H.E. Everett's Addition to Benton, laid out by S. J. Pealer, in March 1895 and surveyed May 19th and 20th, 1908, by H. H. Hulmes.

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BEING KNOWN AS: 315 EVERETT STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-135-00,000

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BEING THE SAME PREMISES WHICH

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REAL DEBT: \$82,156.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LAURA GOULD

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

CIT Bank, N.A.

Plaintiff

v.

Laura Gould

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2016-CV-72

2016-ED-75

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 315 Everett Street, Benton, Pennsylvania 17814, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Laura Gould

315 Everett Street
Benton, Pennsylvania 17814

2. Name and address of Defendant in the judgment:

Name

Address

Laura Gould

315 Everett Street
Benton, Pennsylvania 17814

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

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

Plaintiff herein

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

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

Plaintiff herein

Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, D.C. 20410
--	--

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

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

None

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

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

None

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

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

Tenants/Occupants	315 Everett Street Benton, Pennsylvania 17814
-------------------	--

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

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

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

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

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

PA Department of Revenue
Bureau of Compliance
Lien Section

PO BOX 280948
Harrisburg PA 17128-0948

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

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

Domestic Relations of Columbia
County

11 West Main Street
Bloomsburg, PA 17815

Tax Claim Bureau

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

Commonwealth of PA
Department of Revenue

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

United States of America

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

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

None

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

DATE

McCABE, WEISBERG & CONWAY P.C.

BY: 

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
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<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

CIT Bank, N.A. v. Laura Gould
Columbia County; Number: 2016-CV-72

REAL ESTATE OUTLINE

ED # 2016 8075

DATE RECEIVED 5-11-2014
DOCKET AND INDEX 2016 CV 72

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> </u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>115883</u>

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

SALE DATE Aug 3rd 2014 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

andrew
andckewe@nwe.law.com

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

CIT Bank, N.A.

Plaintiff

v.

Laura Gould

Defendant

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

No. 2016-ED-75 Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-72 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

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County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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(Costs to be added)

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Dated: 05-11-16
(SEAL)

Barbara N. Silvestri
Prothonotary, Common Pleas Court of
Columbia County Penna.

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

By: _____ Deputy

2016-ED-75
No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2016-CV-72 Term _____ J.D.

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

CIT Bank, N.A.

v.

Laura Gould

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
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Attorneys for Plaintiff

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Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIT Bank, N.A.

Plaintiff

v.

Laura Gould

Defendant

Attorneys for Plaintiff

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

(Date)

By: _____
(Attorney Signature)

(Attorney Printed Name)

McCabe, Weisberg & Conway, P.C.

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2016-CV-72

2016-ED-75

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Laura Gould, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, *et seq.*; and that the Defendant, Laura Gould, is over eighteen (18) years of age, and resides as follows:

Laura Gould,
315 Everett Street
Benton, PA 17814

SWORN AND SUBSCRIBED

Date: 9/27/16

BEFORE ME THIS 27th DAY

McCABE, WEISBERG & CONWAY, P.C.

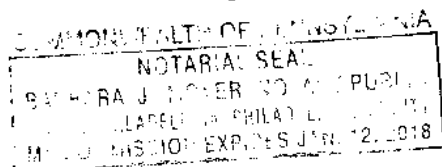
OF May 2016

BY: Terrence J. McCabe

NOTARY PUBLIC

☒ Terrence J. McCabe, Esq. ☐ Marc S. Weisberg, Esq.
☐ Edward D. Conway, Esq. ☐ Margaret Gairo, Esq.
☐ Andrew L. Markowitz, Esq. ☐ Heidi R. Spivak, Esq.
☐ Marisa J. Cohen, Esq. ☐ Christine L. Graham, Esq.
☐ Brian T. LaManna, Esq. ☐ Ann E. Swartz, Esq.
☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☐ Celine P. DerKrikorian, Esq. ☐ Lena Kravets, Esq.
☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff



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

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

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

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

SUITE 2509
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

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

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

Re: CIT Bank, N.A. vs. Laura Gould
Columbia County, Number 2016-CV-72
Premises: 315 Everett Street, Benton, Pennsylvania 17814

Dear Sir or Madam:

Please be advised that our office will serve Laura Gould by process server and file an affidavit of service upon completion.

****Kindly post the handbill to the property address: 315 Everett Street, Benton, Pennsylvania 17814.**

Very truly yours,

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

/kmt
Enclosures

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

CIT Bank, N.A.

Plaintiff

v.

Laura Gould

Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2016-CV-72

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

2016-ED-75

SIR OR MADAM:

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

INSTRUCTIONS

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

315 Everett Street, Benton, Pennsylvania 17814

(more fully described as attached)

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

Laura Gould
315 Everett Street
Benton, Pennsylvania 17814

WAIVER OF WATCHMAN

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

DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

☒ Terrence J. McCabe, Esq. [] Marc S. Weisberg, Esq.
[] Edward D. Conway, Esq. [] Margaret Gairo, Esq.
[] Andrew L. Markowitz, Esq. [] Heidi R. Spivak, Esq.
[] Marisa J. Cohen, Esq. [] Christine L. Graham, Esq.
[] Brian T. LaManna, Esq. [] Ann E. Swartz, Esq.
[] Joseph F. Riga, Esq. [] Joseph I. Foley, Esq.
[] Celine P. DerKrikorian, Esq. [] Lena Kravets, Esq.
[] Jacob M. Ottley, Esq.

Attorneys for Plaintiff

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Borough of Benton, Columbia County, Pennsylvania, and being known as 315 Everett Street, Benton, Pennsylvania 17814.

TAX MAP AND PARCEL NUMBER:02-01-135-00,000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$82,156.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Laura Gould

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

LEGAL DESCRIPTION

ALL THE FOLLOWING described piece, parcel and lot of ground situate in the Borough of Benton, County of Columbia and State of Pennsylvania:

BEGINNING at a point on the northern side of Everett Street, at the corner of lands now or formerly of Mrs. Mary J. Smith; thence North 56 degrees 35 minutes West 50 feet to Lot No. 9; thence North 33 degrees 50 minutes East 161 feet to an alley; thence South 56 degrees 35 minutes East 50 feet to said Lot now or formerly of Mrs. Mary J. Smith; thence South 33 degrees 50 minutes West 161 feet to Everett Street, the place of beginning. Containing 8050 square feet. It being Lot No. 8 as shown on plot or plan of H.E. Everett's Addition to Benton, laid out by S. J. Pealer, in March 1895 and surveyed May 19th and 20th, 1908, by H. H. Hulmes.

Excepting and Reserving unto the grantor herein, Arley B. Comstock, a life interest in the property described above.

BEING KNOWN AS: 315 EVERETT STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-135-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Arley B. Comstock by deed dated March 21, 1983 and recorded March 24, 1983 in Deed Book 315, Page 1003, granted and conveyed unto Laura Gould and Arthur Comstock. The said Arthur Comstock died on January 29, 1991 thereby vesting title unto Laura Gould.

REAL DEBT: \$82,156.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LAURA GOULD

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

LEGAL DESCRIPTION

ALL THE FOLLOWING described piece, parcel and lot of ground situate in the Borough of Benton, County of Columbia and State of Pennsylvania:

BEGINNING at a point on the northern side of Everett Street, at the corner of lands now or formerly of Mrs. Mary J. Smith; thence North 56 degrees 35 minutes West 50 feet to Lot No. 9; thence North 33 degrees 50 minutes East 161 feet to an alley; thence South 56 degrees 35 minutes East 50 feet to said Lot now or formerly of Mrs. Mary J. Smith; thence South 33 degrees 50 minutes West 161 feet to Everett Street, the place of beginning. Containing 8050 square feet. It being Lot No. 8 as shown on plot or plan of H.E. Everett's Addition to Benton, laid out by S. J. Pealer, in March 1895 and surveyed May 19th and 20th, 1908, by H. H. Hulmes.

Excepting and Reserving unto the grantor herein, Arley B. Comstock, a life interest in the property described above.

BEING KNOWN AS: 315 EVERETT STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-135-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Arley B. Comstock by deed dated March 21, 1983 and recorded March 24, 1983 in Deed Book 315, Page 1003, granted and conveyed unto Laura Gould and Arthur Comstock. The said Arthur Comstock died on January 29, 1991 thereby vesting title unto Laura Gould.

REAL DEBT: \$82,156.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
LAURA GOULD

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

Document Receipt

Trans #	7985	Carrier / service:	USPS Server	First-Class Mail®	5/12/2016 12:00:00 AM
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Ship to:

TPL CASUALTY UNIT ESTATE

RECOVERY PROGRAM

WILLOW OAK BUILDING

P.O. BOX 8486

Tracking #: 71901140006000079799

Doc Ref #: 2016ED75

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7984	Carrier / service:	USPS Server	First-Class Mail®	5/12/2016 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNSYLVANIA

6TH FLOOR STRAWBERRY SQUARE

DEPARTMENT #280601

HARRISBURG PA 17128

Tracking #: 71901140006000079782

Doc Ref #: 2016ED75

Postage 5.1300

Document Receipt

Trans #	7984	Carrier / service:	USPS Server	First-Class Mail®	5/12/2016 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNSYLVANIA

6TH FLOOR STRAWBERRY SQUARE

DEPARTMENT #280601

HARRISBURG PA 17128

Tracking #: 71901140006000079782

Doc Ref #: 2016ED75

Postage 5.1300

Document Receipt

Trans #	7983	Carrier / service.	USPS Server	First-Class Mail®	5/12/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF CHILD SUPPORT
ENFORCEMENT

DAN RICHARD

P.O. BOX 2675

Tracking #: 71901140006000079775

Doc Ref #: 2016ED75

Postage 5.1300

HARRISBURG PA 17815

Document Receipt

Trans #	7983	Carrier / service:	USPS Server	First-Class Mail®	5/12/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF CHILD SUPPORT DAN RICHARD
ENFORCEMENT

P.O. BOX 2675

Tracking #: 71901140006000079775

Doc Ref #: 2016ED75

Postage 5.1300

HARRISBURG PA 17815

75

Document Receipt

Trans #	7982	Carrier / service:	USPS Server	First-Class Mail®	5/12/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000079768

Doc Ref #: 2016ED75

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	7981	Carrier / service:	USPS Server	First-Class Mail®	5/12/2016 12 00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

ROBERT N.C. NIX FEDERAL BUILDING

PHILADELPHIA PA 19107

Tracking #: 71901140006000079751

Doc Ref #: 2016ED75

Postage 5.1300

Document Receipt

Trans #	7981	Carrier / service:	USPS Server	First-Class Mail®	5/12/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #: 71901140006000079751

ROBERT N.C. NIX FEDERAL BUILDING

Doc Ref #: 2016ED75

PHILADELPHIA PA 19107

Postage 5.1300

Document Receipt

Trans #	7980	Carrier / service:	USPS Server	First-Class Mail®	5/12/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000079744

Doc Ref #: 2016ED75

Postage 5.1300

HARRISBURG PA 17105

75

Document Receipt

Trans #	7979	Carrier / service:	USPS Server	First-Class Mail®	5/12/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000079737

Doc Ref #: 2016ED75

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	7979	Carrier / service:	USPS Server	First-Class Mail®	5/12/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000079737

Doc Ref #: 2016ED75

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	7985	Carrier / service:	USPS Server	First-Class Mail®	5/12/2016 12:00:00 AM
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Ship to:

TPL CASUALTY UNIT ESTATE

RECOVERY PROGRAM

WILLOW OAK BUILDING

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Tracking #: 71901140006000079799

Doc Ref #: 2016ED75

Postage 5.1300

HARRISBURG PA 17105

11588

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010



115883
NO.

3-50/310

PAY: One thousand three hundred fifty and NO/100

DATE 05/10/2016 AMOUNT \$1,350.00

TO THE Sheriff of Columbia County
ORDER PA
OF

ESCROW TRUST
VOID AFTER 90 DAYS

Listing Prop for Sheriff Sale(15-109978) - Gould, Laura



⑈ 115883⑈ ⑆031000503⑆2000012430022⑈