

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 211935	Invoice Date: 03/17/2017 10:25:53 AM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201702107	BERWICK BORO
	Grantor - SCOTT, STEVEN R		03/17/17 10:25:57 AM	
	Grantee - AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE CO LLC			
	Consideration - \$2,760.48			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7729 - SHERIFF'S OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

AMERICAN NEIGHBORHOOD MORTGAGE VS STEVEN & TARA SCOTT

NO. 152-2016 ED

NO. 817-2016 JD

DATE/TIME OF SALE: FEBRUARY 1, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2706,35

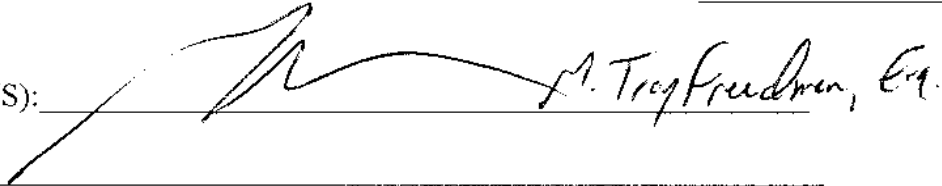
POUNDAGE - 2% OF BID \$ 54,13

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ ~

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2760.48

PURCHASER(S):

 M. Troy Freedman, Esq.

ADDRESS:

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2760,48

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1410.48

152

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

AMERICAN NEIGHBORHOOD MORTGAGE vs.

Defendant

STEVEN R SCOTT
TARA J SCOTT

Attorney for the Plaintiff:

STERN AND EISENBERG PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, February 1, 2017

Writ of Execution No. : 2016CV817

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 437 EAST 4TH STREET, 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.	\$987.90
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs **\$1,784.90**

Municipal Costs

Sewer	\$854.45
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Total Municipal Costs **\$854.45**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$2,706.35**

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



Stern & Eisenberg, PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025

Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815
Phone: 570-389-5622

RE: American Neighborhood Mortgage Acceptance Company, LLC
v.
Steven R. Scott and Tara J. Scott
C.C.P. COLUMBIA CO., NO. 2016CV 817

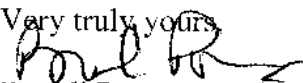
Premises: 437 E. 4th Street, Berwick, PA 18603

To whom it may concern:

In connection with the Sheriff's Sale which took place in the above captioned matter on February 1, 2017, kindly assign my bid to American Neighborhood Mortgage Acceptance Company, LLC c/o Dovenmuehle Mortgage, Inc., 1 Corporate Drive, suite 360 , Lake Zurich, IL 60047.

Enclosed please find a check in the amount of \$1,410.48 representing funds owed to settle with the Sheriff of Columbia County. Kindly prepare the sheriff's deed, have same recorded and returned to our office in the enclosed, self-addressed, stamped envelope.

Very truly yours,


Brandi Porter, Legal Assistant
Stern & Eisenberg, PC

S&E/bp
Enclosure



Stern & Eisenberg, PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025

Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815
Phone: 570-389-5622

RE: The Bank of New York Mellon fka The Bank of New York As Successor in Interest to JP Morgan Chase Bank, N.A., As Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust Mortgage Pass-Through Certificates, Series 2005-5
v.

Steven R. Scott and Tara J. Scott
C.C.P. COLUMBIA CO., NO. 2016CV817

Premises: 437 East 4th Street, Berwick, PA 18603

To whom it may concern:

In connection with the Sheriff's Sale which took place in the above captioned matter on February 1, 2017, kindly assign my bid to American Neighborhood Mortgage Acceptance Company, LLC c/o Dovenmuehle Mortgage, INC., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047.

Enclosed please find Realty Transfer Tax Affidavits in duplicate together with copy of Mortgage and all subsequent assignments. Kindly prepare the sheriff's deed, have same recorded and returned to our office in the enclosed, self-addressed, stamped envelope.

Very truly yours,

M. Troy Freedman, Esq.
Stern & Eisenberg, PC

S&E/bp
Enclosure



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 M. Troy Freedman, Esq.		Telephone Number: (215) 572-8111	
Mailing Address 1581 Main Street, Suite 200		City Warrington	State PA
		ZIP Code 18976	

B. TRANSFER DATA

Date of Acceptance of Document / /		American Neighborhood Mortgage Acceptance Company, LLC	
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s)	Telephone Number: (866) 397-5370
Mailing Address 35 West Main Street		Mailing Address c/o Dovenmuehle Mortgage, INC., 1 Corporate Drive, Ste 360	
City Bloomsberg	State PA	ZIP Code 17815	
		City Lake Zurich	State IL
		ZIP Code 60047	

C. REAL ESTATE LOCATION

Street Address 437 East 4th Street, Berwick, PA 18603		City, Township, Borough Borough of Berwick	
County Columbia	School District Berwick Area School District	Tax Parcel Number 04A-08-059	

D. VALUATION DATA

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

1. Actual Cash Consideration 2,760.48	2. Other Consideration + 0.00	3. Total Consideration = 2,760.48
4. County Assessed Value 16,052.00	5. Common Level Ratio Factor x 3.69	6. Computed Value = 59,231.88

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

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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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.)
- ☐ 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 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 articles.)
- ☐ Other (Please explain exemption claimed.) _____

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.

SHERIFF'S SALE COST SHEET

NO. _____ VS. _____
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>987.90</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1237.90</u>

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

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

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>854.45</u>
WATER	20	\$ _____
TOTAL *****		\$ <u>854.45</u>

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

TOTAL COSTS (OPENING BID) \$ 2706.35

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



AMERICAN NEIGHBORHOOD MORTGAGE

vs.

STEVEN R SCOTT (et al.)

Case Number
2016CV817

SHERIFF'S RETURN OF SERVICE

12/29/2016 12:00 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 437 EAST 4TH STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH

day of

DECEMBER

2016

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



Plaintiff Attorney: STERN AND EISENBERG PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

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

Date: 01/26/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 26198

SCOTT STEVEN R & TARA J
437 EAST FOURTH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20070 -4117
Location: 437 E 4TH ST L 20
Parcel Id:04A-08 -059-00,000

Assessment: 16,052

Balances as of 01/26/2017

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

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____

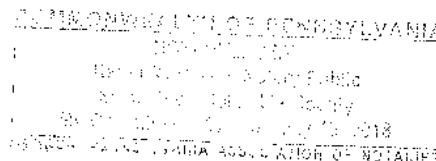
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 11, 18, 25, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 25th day of January 2017.

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.

.....

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 09/21/16

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

of 2016	Ad ID:	1085833
	Description:	Scott Sheriff Sale No. 817
	Run Dates:	01/11/17 to 01/25/17
	Class:	2
	Agate Lines:	180
	Blind Box:	

Total Ad Cost		\$987.90		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	01/11/17	01/25/17	3	\$987.90

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2016CV817

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, FEBRUARY 01, 2017 AT 9:00 O'CLOCK A.M.

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

All that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a corner on Fourth Street adjoining Lot Number Nineteen (19); thence East forty-nine and one-half (49 1/2) feet to corner adjoining lands now or late of Theodore Fowler; thence North one hundred sixty-five (165) feet to an alley; thence West forty-nine and one half (49 1/2) feet to a corner adjoining Lot Number Nineteen (19); thence South one hundred sixty-five (165) feet to Fourth Street, the place of beginning.

Commonly known as: 437 East 4th Street, Berwick, PA 18603

Parcel Number: 04A-08-059

Fee Simple Title Vested in Steven R. Scott and Tara J. Scott, husband and wife by deed from Scott G. Watkins, joined by his spouse, Denise Watkins, dated April 20, 2007, recorded April 24, 2007, in the Columbia County Recorder of Deeds Office in Deed Instrument Number 200704117.

PROPERTY ADDRESS: 437 EAST 4TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-059

Seized and taken into execution to be sold as the property of STEVEN R SCOTT, TARA J SCOTT in suit of AMERICAN NEIGHBORHOOD MORTGAGE.

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.

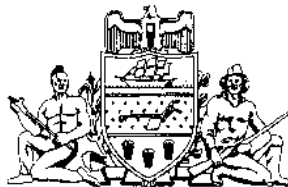
Attorney for the Plaintiff:
STERN AND EISENBERG PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Office of the Sheriff

Shelley Ruhl
Real Estate Deputy

David B. Dowling
Solicitor



Jack Duignan
Chief Deputy

Dauphin County
101 Market Street
Harrisburg, Pennsylvania 17101-2079
ph: (717) 780-6590 fax: (717) 780-6557

Nicholas Chimienti Jr.
Sheriff

Commonwealth of Pennsylvania

: AMERICAN NEIGHBORHOOD
MORTGAGE ACCEPTANCE COMPANY,
LLC

County of Dauphin

: STEVEN R. SCOTT

VS

Sheriff's Return

No. 2016-T-2654

OTHER COUNTY NO. 2016CV817

And now: OCTOBER 12, 2016 at 12:26:00 PM served the within NOTICE OF SHERIFF SALE OF REAL ESTATE upon STEVEN R. SCOTT by personally handing to STEVEN R. SCOTT 1 true attested copy of the original NOTICE OF SHERIFF SALE OF REAL ESTATE and making known to him/her the contents thereof at 26 DOGWOOD BUILDING MIDDLETOWN PA 17057

Sworn and subscribed to
before me this 13TH day of October, 2016

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Karen M. Hoffman, Notary Public
City of Harrisburg, Dauphin County
My Commission Expires January 8, 2018

So Answers,

Sheriff of Dauphin County, Pa.

By T. R. Scannapieco

Deputy Sheriff

Deputy: TIFFANY SCANNAPIECO

Sheriff's Costs: \$66.5 9/23/2016

Office of the Sheriff

Shelley Ruhl
Real Estate Deputy

David B. Dowling
Solicitor



Jack Duignan
Chief Deputy

Dauphin County
101 Market Street
Harrisburg, Pennsylvania 17101-2079
ph: (717) 780-6590 fax: (717) 780-6557

Nicholas Chimienti Jr.
Sheriff

Commonwealth of Pennsylvania

: AMERICAN NEIGHBORHOOD
MORTGAGE ACCEPTANCE COMPANY,
LLC

County of Dauphin

: STEVEN R. SCOTT

VS

Sheriff's Return

No. 2016-T-2654

OTHER COUNTY NO. 2016CV817

And now: OCTOBER 12, 2016 at 12:26:00 PM served the within NOTICE OF SHERIFF SALE OF REAL ESTATE upon TARA J. SCOTT by personally handing to STEVEN SCOTT (HUSBAND) 1 true attested copy of the original NOTICE OF SHERIFF SALE OF REAL ESTATE and making known to him/her the contents thereof at 26 DOGWOOD BUILDING MIDDLETOWN PA 17057

Sworn and subscribed to
before me this 13TH day of October, 2016

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Karen M. Hoffman, Notary Public
City of Harrisburg, Dauphin County
My Commission Expires January 8, 2018

So Answers,

Sheriff of Dauphin County, Pa.

By T. R. Scannapieco

Deputy Sheriff

Deputy: TIFFANY SCANNAPIECO

Sheriff's Costs: \$66.5 9/23/2016



Stern & Eisenberg, PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

2016
EP
152

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

December 20, 2016

Columbia County Prothonotary
35 West Main Street
Bloomsburg, PA 17815

RE: American Neighborhood Mortgage Acceptance Company, LLC
v.
Steven R. Scott and Tara J. Scott

C.C.P. COLUMBIA COUNTY NO. 2016-CV-817

Premises: 437 E. 4th Street, Berwick, PA 18603

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Nash' or similar, written over a horizontal line.

STERN & EISENBERG, PC

Legal Assistant

Enclosure

ANDREW J. MARLEY, ESQUIRE
STERN & EISENBERG, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111
I.D. #312314

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

American Neighborhood Mortgage Acceptance
Company, LLC

Plaintiff(s)

v.

Steven R. Scott and Tara J. Scott

Defendant(s)

Civil Action: 2016-CV-817

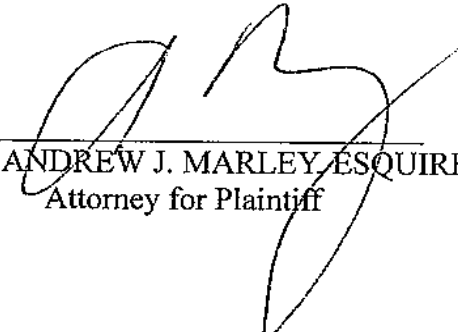
MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, ANDREW J. MARLEY, ESQUIRE, attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendant(s) by certified mail, return receipt requested and received on December 16, 2016, as evidenced by return receipt attached.

STERN & EISENBERG, PC

BY:


ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

12/20/16

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Steven R. Scott
26 Dogwood Building
Middletown, PA 17057



9590 9402 2098 6132 9588 58

2. Article Number (Transfer from service label)

7015 3010 0000 9903 6620

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Steven Scott

C. Date of Delivery

12-16-10

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tara J. Scott
26 Dogwood Building
Middletown, PA 17057



9590 9402 2098 6132 9588 41

2. Article Number (Transfer from service label)

7015 3010 0000 9903 6637

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Steven Scott

C. Date of Delivery

12-16-10

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Stern & Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

December 7, 2016

Columbia County Prothonotary
35 West Main Street
Bloomsburg, PA 17815

RE: American Neighborhood Mortgage Acceptance Company, LLC

v.

Steven R. Scott and Tara J. Scott

C.C.P. COLUMBIA COUNTY NO. 2016-CV-817

Premises: 437 E. 4th Street, Berwick, PA 18603

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to this matter.

Sincerely,

STERN & EISENBERG, PC

Legal Assistant

Enclosure

ANDREW J. MARLEY, ESQUIRE
STERN & EISENBERG, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111
I.D. #312314

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

American Neighborhood Mortgage Acceptance
Company, LLC

Plaintiff(s)

v.

Steven R. Scott and Tara J. Scott

Defendant(s)

Civil Action: 2016-CV-817

MORTGAGE FORECLOSURE

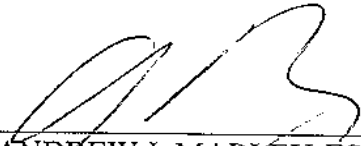
CERTIFICATE OF SERVICE

I, ANDREW J. MARLEY, ESQUIRE, attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendant(s) by certified mail, return receipt requested and regular, first-class, postage prepaid mail on December 6, 2016.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on December 6, 2016, as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

BY:


ANDREW J. MARLEY, ESQUIRE
Attorney for Plaintiff

12/07/16

Name and Address of Sender

STERN & EISENBERG, PC
1581 Main Street, Suite 200, The Shops at Valley Square
Warrington, PA 18976

Line	Article Number	Name of Addressee, Street, and Post Office Address
1		Steven R. Scott 26 Dogwood Building Middletown, PA 17057
2		Tara J. Scott 26 Dogwood Building Middletown, PA 17057
3		PA Department of Revenue Bureau of Compliance - Lien Section P.O. Box 280948 Harrisburg, PA 17128-0948
4		Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815
5		PA Department of Revenue Bureau of Individual Taxes P.O. Box 280502 Harrisburg, PA 17128-0502
6		Tenant(s)/Occupant(s) 437 E. 4th Street Berwick, PA 18603
7		Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815
RE: DMI - SCOTT - NOS		
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

NATALIE

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

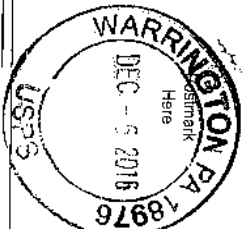
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Total Postage and Fees

Sent To

Street and Apt. N
Steven R. Scott
26 Dogwood Building
Middletown, PA 17057
City, State, ZIP+4[®]

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Total Postage and Fees

Sent To

Street and Apt. N
Tara J. Scott
26 Dogwood Building
Middletown, PA 17057
City, State, ZIP+4[®]

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. POSTAGE[®] PITNEY BOWES

ZIP 18976 \$ 003.43⁰
02 1W
0001371685 DEC. 06 2016



COUNTY OF DAUPHIN
HARRISBURG, PA.

NICHOLAS CHIMIENTI JR.
SHERIFF OF DAUPHIN COUNTY

OFFICIAL RECEIPT

File #

Case Number

Document Type

2016-T-2654

**NOTICE OF
SHERIFF SALE OF
REAL ESTATE**

Operator: 2576


Primary Defendant: **STEVEN R. SCOTT**

Cash Accounting

Rec. Date	Cat.	Transaction Type	Deposit Type	Check Number	Check From	Amount
9/23/2016	Deposit County	Civil Action-Notice	Check	39383	STERN & EISENBERG PC	\$66.50

Total Number of Rows: 1

Total Paid \$66.5

RECD. BY 



October 14, 2016

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

**AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE
COMPANY, LLC**

VS.

**STEVEN R. SCOTT
TARA J. SCOTT**

NO: 2016-CV-817

Dear Timothy:

The amount due on the sewer account #107601 for the property located at 437 E.
4th Street, Berwick Pa through March 31, 2017 is \$854.45.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,052	10.491	165.03	168.40	185.24
SINKING		1	15.73	16.05	17.66
FIRE		1.25	19.67	20.07	21.07
LIGHT		1.75	27.53	28.09	29.49
BORO RE		11.1	174.62	178.18	187.09
The discount & penalty have been calculated for your convenience			402.58	410.79	440.55
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SCOTT STEVEN R & TARA J
437 EAST FOURTH STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-08 -059-00,000
437 E FOURTH ST
.1894 Acres Land 3,300
Buildings 12,752
Total Assessment 16,052

This tax returned
to courthouse on:
January 1, 2017

CK 402.58

CK# 073520
FILE COPY

4-30-16

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

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:

CO4
SCOTT STEVEN R & TARA J
437 E 4TH ST
BERWICK, PA 18603-3803

Bill Date: 7/1/2016

Bill #: 3482

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04A08 05900000

Prop. Type

Property Location and Description:

437 E FOURTH ST
.189

Assessment:

L= 3,300
B= 12,752
T= 16,052

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	709.98
HOMESTEAD EXCLUSION	(4,228.00)	(187.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	512.52
If Paid By 10/31/2016	FACE Amount	522.98
If Paid After 10/31/2016	10% Penalty Amount	575.28

512.52
313149

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****

8/31/16 8

These taxes are paid for 2016
Connie

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV817

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, FEBRUARY 01, 2017
AT 9:00 O'CLOCK A.M.

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

All that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
Beginning at a corner on Fourth Street adjoining Lot Number Nineteen (19); thence East forty-nine and one-half (49 1/2) feet to corner adjoining lands now or late of Theodore Fowler; thence North one hundred sixty-five (165) feet to an alley; thence West forty-nine and one half (49 1/2) feet to a corner adjoining Lot Number Nineteen (19); thence South one hundred sixty-five (165) feet to Fourth Street, the place of beginning.

Commonly known as: 437 East 4th Street, Berwick, PA 18603

Parcel Number: 04A-08-059

Fee Simple Title Vested in Steven R. Scott and Tara J. Scott, husband and wife by deed from Scott G. Watkins, joined by his spouse, Denise Watkins, dated April 20, 2007, recorded April 24, 2007, in the Columbia County Recorder of Deeds Office in Deed Instrument Number 200704117.

PROPERTY ADDRESS: 437 EAST 4TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-059

Seized and taken into execution to be sold as the property of STEVEN R SCOTT, TARA J SCOTT in suit of AMERICAN NEIGHBORHOOD MORTGAGE.

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:
STERN AND EISENBERG PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

American Neighborhood Mortgage Acceptance
Company, LLC

Plaintiff

v.

Steven R. Scott and Tara J. Scott
Defendant(s)

Civil Action No.

2016-CV-817

2016-ED-152

**FILE AGAINST STEVEN R. SCOTT AND
TARA J. SCOTT ONLY**

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:
County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

437 E. 4th Street, Berwick, PA 18603

See full legal description attached

Judgment Amount due..... \$112,206.20

Interest from September 17, 2016 at the
monthly rate of \$246.21 until judgment is
paid in full \$ _____

TOTAL..... \$ _____ plus costs
\$ _____

Dated: 9/19/2016
(SEAL)

Barbara N. Allen
Prothonotary, Common Pleas Court of
Columbia County, PA

By: Stephanie Stacey
Deputy

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

No. 2016-CV-817

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA****American Neighborhood Mortgage Acceptance Company, LLC**
Plaintiff

v.

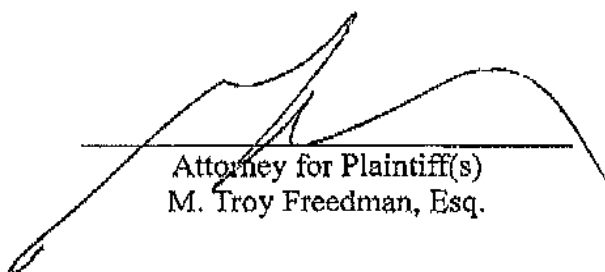
Steven R. Scott and Tara J. Scott
Defendant(s)**Premises: 437 E. 4th Street, Berwick, PA 18603**
UPI/Parcel No.: 04A-08-059

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost: \$ _____



Attorney for Plaintiff(s)
M. Troy Freedman, Esq.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN NEIGHBORHOOD MORTGAGE
vs.
SCOTT, STEVEN R (et al.)

Case Number
2016CV817

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 152

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: STEVEN R SCOTT

Primary Address: 26 DOGWOOD BUILDING
MIDDLETOWN, PA 17057

Phone: 610-951-9125 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, September 21, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Dauphin County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

SCOTT, STEVEN R

2016CV817

26 DOGWOOD BUILDING, MIDDLETOWN, PA 17057

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



AMERICAN NEIGHBORHOOD MORTGAGE
vs.
SCOTT, STEVEN R (et al.)

Case Number
2016CV817

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 152

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: TARA J SCOTT

Primary Address: 26 DOGWOOD BUILDING
MIDDLETOWN, PA 17057

Phone: 570-854-1913 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, September 21, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Dauphin County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

SCOTT, TARA J

2016CV817

26 DOGWOOD BUILDING, MIDDLETOWN, PA 17057

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN NEIGHBORHOOD MORTGAGE
vs.
SCOTT, STEVEN R (et al.)

Case Number
2016CV817

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	(POSTING)
Primary Address:	437 EAST 4TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	12-29-16	Time:	12:00
Deputy:	4	Mileage:	

Attorney / Originator:

Name: STERN AND EISENBERG PC	Phone:
-------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2016CV817

437 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN NEIGHBORHOOD MORTGAGE
vs.
SCOTT, STEVEN R (et al.)

Case Number
2016CV817

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

152

Warrant:

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

Serve To:

Name: 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: KEVIN MORRIS

Relation: CLERK

Date: 9/27/16

Time: 0852

Deputy: 5

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2016CV817

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN NEIGHBORHOOD MORTGAGE
vs.
SCOTT, STEVEN R (et al.)

Case Number
2016CV817

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 152

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Connie C. Gingham

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: 9/27/16

Time: 0909

Deputy: 5

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2016CV817

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN NEIGHBORHOOD MORTGAGE
vs.
SCOTT, STEVEN R (et al.)

Case Number
2016CV817

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

152

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 437 EAST 4TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

9/27/16

Time:

0924

Deputy:

5

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2016CV817

437 EAST 4TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

AMERICAN NEIGHBORHOOD MORTGAGE
VS.
SCOTT, STEVEN R (et al.)

Case Number
2016CV817

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 152

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: 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: 612 White Knight

Relation: Clerk

Date: 9-23-16

Time: 3:55

Deputy: 4

Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2016CV817

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000089477

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

152

M. TROY FREEDMAN, ESQUIRE (85165)
 ANDREW J. MARLEY, ESQUIRE (312314)
 EDWARD J. MCKEE, ESQUIRE (316721)
 WILLIAM E. MILLER, ESQUIRE (308951)
 STEVEN P. KELLY, ESQUIRE (308573)
 JESSICA N. MANIS, ESQUIRE (318705)
 STERN & EISENBERG, PC
 1581 MAIN STREET, SUITE 200
 THE SHOPS AT VALLEY SQUARE
 WARRINGTON, PA 18976
 TELEPHONE: (215) 572-8111
 FACSIMILE: (215) 572-5025
 (COUNSEL FOR PLAINTIFF)

FILED
 CLERK OF COURT

2016 SEP 19 AM 11:46

U.S. DISTRICT COURT
 DISTRICT OF COLUMBIA

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

American Neighborhood Mortgage Acceptance
 Company, LLC

Plaintiff

Civil Action: 2016-CV-817

v.

Steven R. Scott and Tara J. Scott
 Defendant(s)

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **437 E. 4th Street, Berwick, PA 18603.**

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

Steven R. Scott
 26 Dogwood Building
 Middletown, PA 17057

Tara J. Scott
 26 Dogwood Building
 Middletown, PA 17057

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

Steven R. Scott
 26 Dogwood Building
 Middletown, PA 17057

Tara J. Scott
 26 Dogwood Building
 Middletown, PA 17057

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

N/A

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

N/A

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

N/A

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:

PA Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128-0948

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:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280502
Harrisburg, PA 17128-0502

Tenants/Occupants
437 E. 4th Street
Berwick, PA 18603

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

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:

9/16/16

STERN & EISENBERG, PC

By:

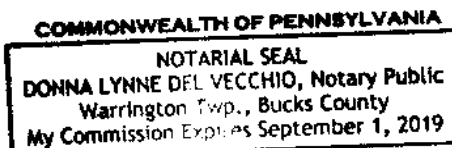
M. Troy Freedman, Esq.
Attorney for Plaintiff

Sworn to and subscribed before me

This 16th Day of September, 2016.

Notary Public

Donna Lynne Del Vecchio



M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

American Neighborhood Mortgage Acceptance
Company, LLC
Plaintiff

v.
Steven R. Scott and Tara J. Scott
Defendant(s)

Civil Action: 2016-CV-817

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Steven R. Scott
26 Dogwood Building
Middletown, PA 17057

Tara J. Scott
26 Dogwood Building
Middletown, PA 17057

Your real estate at **437 E. 4th Street, Berwick, PA 18603** is scheduled to be sold at Sheriff's Sale at the Columbia County 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on Feb. 1st 2017 at 9:00 am to enforce the court judgment of \$88,228.43 obtained by American Neighborhood Mortgage Acceptance Company, LLC 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 Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

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 notice on page two on how to obtain an attorney.)

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

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 Stern & Eisenberg, PC, at telephone number (215) 572-8111.

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 Stern & Eisenberg, PC, at telephone number (215) 572-8111.

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 on a date specified by the Sheriff no later than 30 days after the sale date. 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 date of filing of said schedule. You should check with the Sheriff's Office by calling **570-389-5622** to determine the actual date of filing of said schedule.

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.

North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570) 784-8760

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
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THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

American Neighborhood Mortgage Acceptance
Company, LLC

Plaintiff

v.

Steven R. Scott and Tara J. Scott
Defendant(s)

Civil Action: 2016-CV-817

MORTGAGE FORECLOSURE

RE: PREMISES: 437 E. 4th Street, Berwick, PA 18603

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on _____ at _____ at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of **\$88,228.43** together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant(s) who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG PC

By: _____

M. Troy Freedman, Esq.
Attorney for Plaintiff

PARCEL NO.: 04A-08-059

All that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a corner on Fourth Street adjoining Lot Number Nineteen (19); thence East forty-nine and one-half (49 ½) feet to corner adjoining lands now or late of Theodore Fowler; thence North one hundred sixty-five (165) feet to an alley; thence West forty-nine and one half (49 ½) feet to a corner adjoining Lot Number Nineteen (19); thence South one hundred sixty-five (165) feet to Fourth Street, the place of beginning.

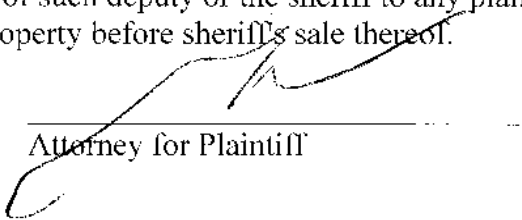
Commonly known as: 437 East 4th Street, Berwick, PA 18603

Parcel Number: 04A-08-059

Fee Simple Title Vested in Steven R. Scott and Tara J. Scott, husband and wife by deed from Scott G. Watkins, joined by his spouse, Denise Watkins, dated April 20, 2007, recorded April 24, 2007, in the Columbia County Recorder of Deeds Office in Deed Instrument Number 200704117.

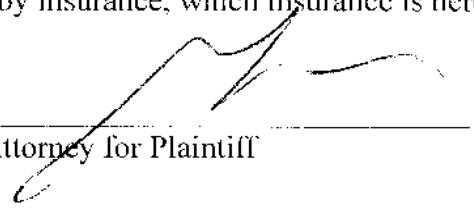
WAIVER OF WATCHMAN

Any Deputy Sheriff leaving upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of leave 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.



Attorney for Plaintiff

Now this 16th day of September, 2016, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 2016 ED 152DATE RECEIVED 2016 / Sept. 20th
DOCKET AND INDEX 2016 CV 817

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>

8:57 called sys - emailing

CK# 39382

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****SALE DATE Feb. 1st 2017 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Document Receipt

Trans #	8952	Carrier / service:	USPS Server	First-Class Mail®	9/21/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000089484

Doc Ref #: 2016ED152

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	8951	Carrier / service:	USPS Server	First-Class Mail®	9/21/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000089477

Doc Ref #: 2016ED152

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	8950	Carrier / service:	USPS Server	First-Class Mail®	9/21/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000089460

Doc Ref #: 2016ED152

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	8950	Carrier / service:	USPS Server	First-Class Mail®	9/21/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000089460

Doc Ref #: 2016ED152

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	8949	Carrier / service:	USPS Server	First-Class Mail®	9/21/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000089453

Doc Ref #: 2016ED152

Postage 5.1300

HARRISBURG PA 17128

STERN & EISENBERG PC

ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

FIRST NIAGARA
50-7044/2223

DATE	CHECK	AMOUNT
09/16/16		\$1,350.00

One Thousand Three Hundred Fifty and 00/100*****

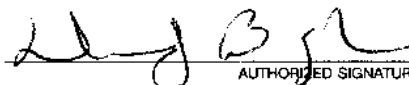
PAY

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

TO THE
ORDER
OF

GENERAL ACCOUNT

Memo: XXXXXX4638, Scott, Steven R.



AUTHORIZED SIGNATURE

⑈039382⑈ ⑆222370440⑆007901126255⑈