

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

VANDERBILT MORTGAGE AND FINANCE VS GINGER & GYULA NEMETH

NO. 1-2018 ED

NO. 788-2017 JD

DATE/TIME OF SALE: April 4, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3387.90

POUNDAGE - 2% OF BID \$ 67.76

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3455.66

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

on behalf of Vanderbilt Mtg + Finance, Inc.

TOTAL DUE: \$ 3455.66

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2105.66

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 220875	Invoice Date: 04/25/2018 10:22:52 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	\$71.75	201802967	BENTON TOWNSHIP
	Grantor - NEMETH, GINGER		04/25/18 10:22:53 AM	
	Grantee - VANDERBILT MORTGAGE AND FINANCE INC			
	Consideration - \$3,455.66			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	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	\$71.75		
	PAYMENTS			
	CHECK: 8163 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

<u>Plaintiff</u>	vs.	<u>Defendant</u>
VANDERBILT MORTGAGE AND FINANCE INC		GINGER NEMETH GYULA NEMETH

Attorney for the Plaintiff:
WEBER GALLAGHER SIMPSON STAPLETON &
NEWBY
2000 MARKET STREET
13TH FLOOR
PHILADELPHIA, PA 19103

Sheriff's Sale Date: Wednesday, April 4, 2018
Writ of Execution No. : 2017CV788
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 68 BELLES HILL ROAD, 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,110.00
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	\$40.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00
Continued or Cancelled Sale	\$10.00

Postponed to: 4/4/2018

Total Sheriff Costs **\$1,928.00**

Municipal Costs

Delinquent Taxes \$1,388.15

Total Municipal Costs **\$1,388.15**

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs **\$71.75**

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

Location of the real estate: 68 BELLES HILL ROAD, BENTON, PA 17814

Grand Total:

\$3,387.90

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

2000 Market Street, Suite 1300
Philadelphia, PA 19103

t(215) 972-7900
f(215) 464-7669

April 4, 2018

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

Re: Vanderbilt Mortgage and Finance, Inc. v. Nemeth, et al.; Docket No. 2017CV788

Dear Sir/Madam:

We represent the Plaintiff in the above action, who was the successful bidder at the April 4, 2018 Sheriff's sale. Enclosed are two original Realty Transfer Tax Statements of Value along with a copy of the Mortgage in order to get the deed for the subject property issued.

The exact name and address of the Deed holder is:

Vanderbilt Mortgage and Finance, Inc.
500 Alcoa Trail
Maryville, TN 37804

Enclosed is a check for \$2,105.66 and a stamped, self-addressed envelope for return of the deed. If you have any questions or I can be of further assistance please do not hesitate to call me. Thank you.

Very truly yours,



Sarah A. Elia

SAE/mar
Enclosure

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

VANDERBILT MORTGAGE AND FINANCE VS GINGER & GYULA NEMETH

NO. 1-2018 ED

NO. 788-2017 JD

DATE/TIME OF SALE: April 4, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3387.90

POUNDAGE - 2% OF BID \$ 67.76

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3453.66

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

on behalf of Vanderbilt Mtg & Finance, Inc.

TOTAL DUE: \$ 3453.66

LESS DEPOSIT: \$ 1356.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2105.66



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 Peter E. Meltzer		Telephone Number: (267) 295-3363	
Mailing Address 2000 Market Street, 13th Floor		City Philadelphia	State PA
		ZIP Code 19103	

B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number:	Grantee(s)/Lessee(s) Vanderbilt Mortgage and Finance, Inc.	Telephone Number:
Mailing Address 35 West Main Street		Mailing Address 500 Alcoa Trail	
City Bloomsburg	State PA	ZIP Code 17815	City Maryville
			State TN
			ZIP Code 37804

C. REAL ESTATE LOCATION

Street Address 68 Belles Hill Road		City, Township, Borough Benton
County Columbia	School District	Tax Parcel Number 03-05-006-06-000

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 3,455.66	2. Other Consideration + 0.00	3. Total Consideration = 3,455.66
4. County Assessed Value 2,552.00	5. Common Level Ratio Factor x 3.91	6. Computed Value = 9,978.32

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 <i>Peter Meltzer</i>	Date 4/5/18
---	----------------

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

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

GYULA L. NEMETH, JR.
GINGER NEMETH

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2017CV788

Certificate of Filing

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

WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY

By: 

Sarah Elia, Esquire

Dated:

2/28/18



2000 Market Street, Suite 1300
Philadelphia, PA 19103

T(215) 972-7900
F(215) 564-7699

February 28, 2018

VIA ELECTRONIC MAIL

Columbia County Sheriff's Department
Real Estate Division

Direct Dial: (267) 295-3364
Email: selia@wglaw.com

RE: Vanderbilt Mortgage and Finance, Inc. v. Gyula Nemeth, Jr. and Ginger Nemeth;
Columbia County Court of Common Pleas: No. 2017 CV 788
Address: 7033-7049 Frankford Avenue, Philadelphia, PA

Dear Sir:

Please postpone the above Sheriff's sale from February 28, 2018 to April 4, 2018. Thank you.

Very truly yours,

/s/Sarah A. Elia

SHERIFF'S SALE COST SHEET

17-788

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</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>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>428.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>110.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1360.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1388.15</u>	
TOTAL *****		\$ <u>1388.15</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0</u>

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

TOTAL COSTS (OPENING BID) \$ 3377.90

Weber Gallagher

2000 Market Street, Suite 1300
Philadelphia, PA 19103

(215) 972-7900
(215) 564-7699

Date: 3/27/18

Send To: Attn: Real Estate Division

Company:

File: 0089378 - Vanderbilt Mortgage v.
Gyula and Ginger Nemeth

Facsimile #: 570-389-5625

No. of Pages: 10
(Including Cover Sheet)

Main Phone #:

From: Sarah A. Elia/mar

Direct Dial: (267) 295-3364

**IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (215) 972-7900 AND ASK
FOR THE FAX OPERATOR.**

Comments: Please see attached.

******Confidentiality Note******

The documents accompanying this telecopy transmission contain information from the law firm of Weber Gallagher Simpson Stapleton Fires & Newby LLP which is confidential and/or legally privileged. The information is intended only for the use of the individuals or entities named on this transmission sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited, and that the documents should be returned to this Firm immediately. In this regard, if you have received this telecopy in error, please notify us by telephone immediately so that we may arrange for the return of the original documents to us at no cost to you.

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

GYULA L. NEMETH, JR.
GINGER NEMETH

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2017CV788

AFFIDAVIT OF SERVICE PURSUANT TO PA.R.CIV.P 3129.1

I, Sarah A. Elia, hereby certify that I am the attorney for the plaintiff in this action and further certify that I have mailed or caused to be served copies of the Notice of the April 4, 2018 Sheriff's Sale to all lien holders, judgment creditors and other interested parties listed below as required by Pa.R.Civ.P. 3129.1 by certified mail or by first class U.S. mail, proof of mailing, or by hand delivery on the dates set for on Exhibit "A" attached hereto.

Gyula Nemeth, Jr.
178 Shannon Hill Road
Benton, PA 17814

Ginger Nemeth
339 East Street
Bloomsburg, PA 17815

Ginger Nemeth
68 Belles Hill Road
Benton, PA 17814

Ginger Nemeth
1145A Freas Avenue
Berwick, PA 18603

UMH Properties
89 Valley Drive
Berwick, PA 18603

Janine Engleman Ortega
1204 South Third Street
Ocala, FL 34471

Janine Engleman Ortega
c/o Howard Taylor, Esquire
Law Offices of Howard A. Taylor, LLC
123 S Broad Street, Suite 1310
Philadelphia, PA 19109-1024

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

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

Commonwealth of PA Dept of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of PA
Bureau of Compliance
Dept. 280946
Harrisburg, PA 17128-0946

PA Dept. of Revenue
Bureau of Compliance
Attn: Sheriff Sales
P.O. Box 281230
Harrisburg, Pennsylvania 17128-1230

Citrus Energy Corporation
399 Perry Street, Suite 203
Castle Rock, CO 80104

Raegayle, LLC
61 McMurray Road
Pittsburgh, PA 15241

Hat Creek Energy, LLC
3575 Cherry Creek North Drive
Denver, CO 80209

Clearwater Enterprises, LLC
301 NW 63rd Street, Ste 620
Oklahoma City, OK 73116

William D. Barber
2189 Broken Bend Lane
Frisco, TX 75034

Williams Production Appalachia, LLC
One Williams Center, Suite 2600
Tulsa, OK 74172

John C, Krueger
5930E Royal Lane, Suite 113
Dallas, TX 75230

Lirah Resources, Ltd.
701 East 2nd Avenue
Nixon, TX 78140

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

Dated: March 27, 2018

BY: /s/ Sarah A. Elia
Sarah A. Elia



EXHIBIT "A"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
GINGER NEMETH (et al.)

Case Number
2017CV788

SHERIFF'S RETURN OF SERVICE

01/12/2018 09:20 PM - DEPUTY MICHAEL BEYER, 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 BRIAN MROZIK, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR GINGER NEMETH AT 339 EAST STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 16, 2018

Proth & Clerk of Sev. Courts

NOTARY My Com. Ex. 1st Monday in 2020

Affirmed and subscribed to before me this

16TH day of JANUARY, 2018

Barbara N. Silvestri

Notary: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR, PHILADELPHIA,

(c) CountySuite Sheriff, Teleresult, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
GINGER NEMETH (et al.)

Case Number
2017CV788

SHERIFF'S RETURN OF SERVICE

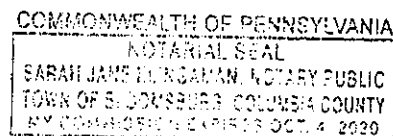
01/08/2018 08:30 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: GYULA NEMETH AT UNI MARKET, MAIN & COLLEY STREET, BENTON, PA 17814.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

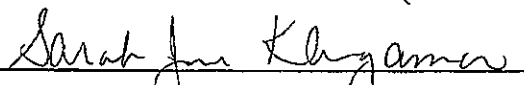
January 09, 2018



NOTARY

Affirmed and subscribed to before me this

9TH day of JANUARY, 2018



by: WEBER, GALLAGHER, SIMPSON, STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR, PHILADELPHIA,

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyVANDERBILT MORTGAGE AND FINANCE INC
vs.
GINGER NEMETH (et al.)Case Number
2017CV788

SHERIFF'S RETURN OF SERVICE

01/26/2018 08:29 PM - DEPUTY MICHAEL BEYER, 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 68 BELLES HILL ROAD, BENTON, PA 17814.

MICHAEL BEYER, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 29, 2018

Proth & Clerk of Sev. Courts

NOTARY My Com. Ex. 1st Monday in 2020

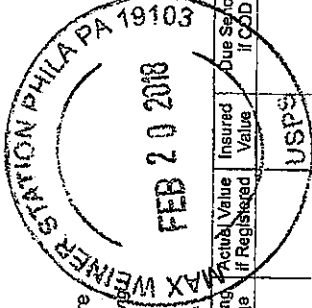
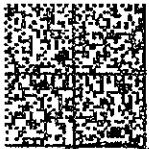
Affirmed and subscribed to before me this

29TH day of JANUARY, 2018

only: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY 2000 MARKET STREET 13TH FLOOR PHILADELPHIA

(c) CountySuite Sheriff, Telosoft, Inc

U.S. POSTAGE PITNEY BOWES
 ZIP 19103 \$003.88⁰
 02 1W
 0001402091 FEB. 20. 2018



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

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

Address (Name, Street, City, State, & ZIP Code™)

Postage

UMH Properties

89 Valley Drive

Berwick, PA 18603

Janine Engleman Ortega

1204 South Third Street

Ocala, FL 34471

Janine Engleman Ortega

c/o Howard Taylor, Esquire, Law Offices of Howard A. Taylor, LLC

123 S Broad Street, Suite 1310

Philadelphia, PA 19109-1024

Columbia County Tax Claim Bureau

11 West Main Street

Bloomsburg, PA 17815

Columbia County Domestic Relations

11 West Main Street

Bloomsburg, PA 17815

Commonwealth of PA Dept of Welfare

P.O. Box 2675

Harrisburg, PA 17105

Commonwealth of PA

Bureau of Compliance

Dept. 280946

Harrisburg, PA 17128-0946

PA Dept. of Revenue

Bureau of Compliance, Attn: Sheriff Sales

P.O. Box 281230

Harrisburg, Pennsylvania 17128-1230

Postmaster, Per (Name of receiving employee)

Name and Address of Sender:
 Sarah Elia, Esquire 0089378
 Weber Gallagher Simpson NTCs
 Stapleton Fires & Newby, LLP
 2000 Market Street, Suite 1300
 Philadelphia, PA 19103

Article Number

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Total Number of Pieces
 Listed by Sender

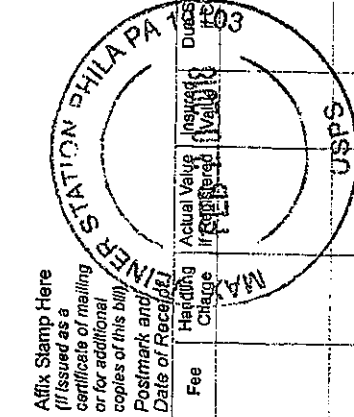
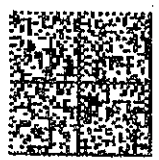
Total Number of Pieces
 Received at Post Office

PS Form 3877, June 2011 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

U.S. POSTAGE PITNEY BOWES
 ZIP 19103 \$003.88
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 0001402091 FEB. 20. 2018



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

Check type of mail or service:
☐ Adult Signature Restricted Delivery
☐ Recorded Delivery (International)
☐ Certified Mail
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

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Weber Gallagher

2000 Market Street, Suite 1300
Philadelphia, PA 19103

T(215) 972-7900
F(215) 564-7699

Date: March 6, 2018

Send To: Attn: Real Estate Division

Company:

File: 0089378 - Vanderbilt Mortgage v.
Gyula and Ginger Nemeth

Facsimile #: 570-389-5625

Main Phone #:

No. of Pages: 2
(Including Cover Sheet)

From: Sarah A. Elia/mar

Direct Dial: (267) 295-3364

**IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (215) 972-7900 AND ASK
FOR THE FAX OPERATOR.**

Comments: Please see attached.

******Confidentiality Note******

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**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

GYULA L. NEMETH, JR.
GINGER NEMETH

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2017CV788

2018 - ED - 1

Affidavit Pursuant to Rule 3129.1

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, sets forth as of the date that the Praecipe for Writ of Execution was filed the following information concerning the real property located at 68 Belles Hill Road, Benton, PA 17814:

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

Name

Gyula L. Nemeth, Jr.

Address

178 Shannon Hill Road
Benton, PA 17814

Ginger Nemeth

68 Belles Hill Road
Benton, PA 17814

1145A Freas Avenue
Berwick, PA 18603

*evicted
5/2017*

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

Name

Gyula L. Nemeth, Jr.

Address

178 Shannon Hill Road
Benton, PA 17814

Ginger Nemeth

68 Belles Hill Road
Benton, PA 17814

1145A Freas Avenue
Berwick, PA 18603

WRIT OF EXECUTION — (MORTGAGE FORECLOSURE)

Pa. R.C.P. 3180 to 3183 and Rule 3257

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

GYULA L. NEMETH, JR.
GINGER NEMETH

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2017CV788

2018 - ED - 1

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 (specifically described property below):

68 Belles Hill Road, Benton, PA 17814

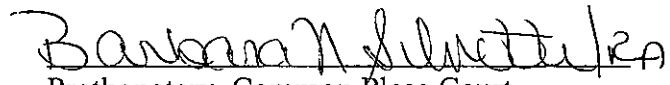
Amount Due: \$62,338.48

Per diem interest from and
after 12/23/17 at \$12.45 per day: \$_____

TOTAL: \$_____ Plus costs

as endorsed

Dated: 1/2/2018
(SEAL)


Prothonotary, Common Pleas Court
Columbia County, Pennsylvania

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

EXHIBIT A

ALL THAT CERTAIN lot or piece of ground situate in Benton Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner set in the southerly line of a public township road leading from Raven Creek to Hamlin and in line of other land now or late of Kenneth Hughes and wife and running **THENCE** along the southerly line of said township road north 74 degrees 30 minutes east 209 feet to an iron pin corner set in line of other land now or late of Kenneth Hughes and wife; running **THENCE** along the westerly line of other land of said Hughes south 1 degree 30 minutes East 209 feet to an iron pin corner; **THENCE** continuing along the same south 74 degrees 30 minutes west 209 feet to an iron pin corner; **THENCE** continuing along the easterly line of other land now or late of said Kenneth Hughes and wife North 1 degree 30 minutes West 209 feet to an iron pin corner, the place of **BEGINNING**.

PARCEL #: 03-05-006-06-000

BEING the same premises which Tammac Holdings Corporation, of Luzerne County, Pennsylvania, transferred and conveyed unto Gyula L. Nemeth, Jr., and Ginger Nemeth, Husband and wife, of the State of New Jersey.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
NEMETH, GINGER (et al.)

Case Number
2017CV788

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/28/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 68 BELLES HILL ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date:

1/26/18

Time:

20:29

Deputy:

5

Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV788

68 BELLES HILL ROAD, BENTON, PA 17814

NO EXPIRATION

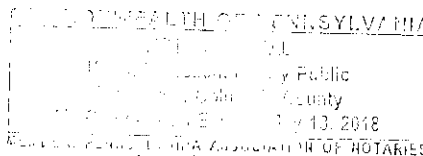
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice February 7, 14 & 21, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said paper 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.

.....
James T. Micklow
.....

Sworn and subscribed to before me this 21st day of February, 2018.....

.....
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.

.....

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

DATE:19-JAN-18

FEE:\$5.00

CERT. NO30673

NEMETH GYULA L & GINGER JR
68 BELLES HILL RD
BENTON PA 17814

DISTRICT: BENTON TWP
DEED 20080-0297
LOCATION: 68 BELLES HILL RD BENTON
PARCEL: 03 -05 -006-06,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2017	PRIM	1,333.37	19.78	30.00	1,383.15
TOTAL DUE :					\$1,383.15

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2017

REQUESTED BY:

Columbia County Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
NEMETH, GINGER (et al.)

Case Number
2017CV788

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	1
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Cathy Gordon
Primary Address:	85 Gordon Road Benton, PA 17814
Phone:	570-925-2517 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	Cathy Gordon
Relation:	Wife
Date:	1-19-18
Time:	1050
Deputy:	11
Mileage:	

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETON	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GORDON, CATHY

2017CV788

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
NEMETH, GINGER (et al.)

Case Number
2017CV788

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 1

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/28/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

339 East St. Bloomsburg, PA

Serve To:

Name: GINGER NEMETH

Primary Address: 83 BELLES HILL ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address: 1145A FREAS AVE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally (Adult In Charge) Posted Other

Adult In Charge: Brian Miozik

Relation: B/F

Date: 1-12-18

Deputy: 3-5

Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETON

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. Saturn SL1 4t - Blue - 2 tone Fenders,

2.

3.

4.

5.

6.

NEMETH, GINGER

2017CV788

83 BELLES HILL ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
NEMETH, GINGER (et al.)

Case Number
2017CV788

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	1
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	68 BELLES HILL ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	Posted
Date:	1-11-18
Time:	10:02
Deputy:	11
Mileage:	

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
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6. _____

OCCUPANT

2017CV788

68 BELLES HILL ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
NEMETH, GINGER (et al.)

Case Number
2017CV788

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	1
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block; margin-top: 10px;"> UNI - Mart main & Colley St Benton, PA </div>		

Serve To:

Name:	GYULA NEMETH
Primary Address:	178 SHANNON HILL ROAD Benton, PA 17814
Phone:	DOB:
Alternate Address:	68 BELLES HILL ROAD BENTON, PA 17814
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	1-8-18
Time:	20:30
Deputy:	3
Mileage:	

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

NEMETH, GYULA

2017CV788

178 SHANNON HILL ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
NEMETH, GINGER (et al.)

Case Number
2017CV788

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	1
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cou
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	MICHELLE SANTOR		
Relation:	CLERK		
Date:	1-9-18	Time:	1235
Deputy:	J	Mileage:	

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO	Phone:
---	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV788 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLANIA ACQUISTIONS LLC
vs.
BHASIN AND SONS INC (et al.)

Case Number
2017CV1443

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cou
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	MICHELLE JANTOR		
Relation:	CLEAN		
Date:	1-9-18	Time:	1235
Deputy:	8	Mileage:	

Attorney / Originator:

Name: GEBHARDT & SMITH LLP	Phone: 410-385-5109
-----------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV1443 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VANDERBILT MORTGAGE AND FINANCE INC
vs.
NEMETH, GINGER (et al.)

Case Number
2017CV788

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	1
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 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 <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Elizabeth Whitenight
Relation:	
Date:	1-9-18
Time:	1230
Deputy:	J
Mileage:	

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO	Phone:
---	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV788

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNSYLANIA ACQUISTIONS LLC
vs.
BHASIN AND SONS INC (et al.)

Case Number
2017CV1443

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 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: <u>Elizabeth WATENIGHT</u>
Relation:	CLERK
Date:	1-9-18
Time:	1230
Deputy:	J
Mileage:	

Attorney / Originator:

Name: GEBHARDT & SMITH LLP	Phone: 410-385-5109
-----------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1443

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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 01/05/18

Account:

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

Ad ID:	1126450
Description:	NEMETH SHERIFF SALE
2017CV788	
Run Dates:	02/07/18 to 02/21/18
Class:	2
Agate Lines:	183
Blind Box:	

Total Ad Cost	\$1,110.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	02/07/18	02/21/18	3	\$1,110.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV788

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 28, 2018 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. ALL THAT CERTAIN lot or piece of ground situate in Benton Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner set in the southerly line of a public township road leading from Raven Creek to Hamlin and in line of other land now or late of Kenneth Hughes and wife and running THENCE along the southerly line of said township road north 74 degrees 30 minutes east 209 feet to an iron pin corner set in line of other land now or late of Kenneth Hughes and wife; running THENCE along the westerly line of other land of said Hughes south 1 degree 30 minutes East 209 feet to an iron pin corner; THENCE continuing along the same south 74 degrees 30 minutes west 209 feet to an iron pin corner; THENCE continuing along the easterly line of other land now or late of said Kenneth Hughes and wife North 1 degree 30 minutes West 209 feet to an iron pin corner, the place of BEGINNING. PARCEL 03-05-006-06-000 BEING the same premises which Tammac Holdings Corporation, of Luzerne County, Pennsylvania, transferred and conveyed unto Gyula L. Nemeth, Jr., and Ginger Nemeth, Husband and wife, of the State of New Jersey.

PROPERTY ADDRESS: 68 BELLES HILL ROAD, BENTON, PA 17814.

UPI / TAX PARCEL NUMBER: 03-05-006-06-000. Seized and taken into execution to be sold as the property of GINGER NEMETH, GYULA NEMETH in suit of VANDERBILT MORTGAGE AND FINANCE INC.

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

Attorney for the Plaintiff:

WEBER, GALLAGHER, SIMPSON,
STAPLETON & NEWBY, PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV788

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 28, 2018
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot or piece of ground situate in Benton Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner set in the southerly line of a public township road leading from Raven Creek to Hamlin and in line of other land now or late of Kenneth Hughes and wife and running THENCE along the southerly line of said township road north 74 degrees 30 minutes east 209 feet to an iron pin corner set in line of other land now or late of Kenneth Hughes and wife; running THENCE along the westerly line of other land of said Hughes south 1 degree 30 minutes East 209 feet to an iron pin corner; THENCE continuing along the same south 74 degrees 30 minutes west 209 feet to an iron pin corner, THENCE continuing along the easterly line of other land now or late of said Kenneth Hughes and wife North 1 degree 30 minutes West 209 feet to an iron pin corner, the place of BEGINNING.

PARCEL 03-05-006-06-000

BEING the same premises which Tammac Holdings Corporation, of Luzerne County, Pennsylvania, transferred and conveyed unto Gyula L. Nemeth, Jr., and Ginger Nemeth, Husband and wife, of the State of New Jersey.

PROPERTY ADDRESS: 68 BELLES HILL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-05-006-06-000

Seized and taken into execution to be sold as the property of GINGER NEMETH, GYULA NEMETH in suit of VANDERBILT MORTGAGE AND FINANCE INC.

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

Attorney for the Plaintiff:
WEBER GALLAGHER SIMPSON STAPLETON & NEWBY
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

GYULA L. NEMETH, JR.
GINGER NEMETH

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2017CV788

Affidavit Pursuant to Rule 3129.1

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, sets forth as of the date that the Praecipe for Writ of Execution was filed the following information concerning the real property located at 68 Belles Hill Road, Benton, PA 17814:

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

<u>Name</u>	<u>Address</u>
Gyula L. Nemeth, Jr.	178 Shannon Hill Road Benton, PA 17814
Ginger Nemeth	68 Belles Hill Road Benton, PA 17814
	1145A Freas Avenue Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Gyula L. Nemeth, Jr.	178 Shannon Hill Road Benton, PA 17814
Ginger Nemeth	68 Belles Hill Road Benton, PA 17814
	1145A Freas Avenue Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
UMH Properties	t/b/d

Janine Engleman Ortega	t/b/d
------------------------	-------

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

<u>Name</u>	<u>Address</u>
Vanderbilt Mortgage and Finance, Inc.	500 Alcoa Trail Maryville, TN 37804

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

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	11 West Main Street Bloomsburg, PA 17815

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:

<u>Name</u>	<u>Address</u>
Columbia County Domestic Relations	11 West Main Street Bloomsburg, PA 17815

Commonwealth of PA Dept of Welfare	P.O. Box 2675 Harrisburg, PA 17105
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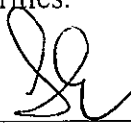
Commonwealth of PA Bureau of Compliance	Dept. 280946 Harrisburg, PA 17128-0946
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7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

<u>Name</u>	<u>Address</u>
-------------	----------------

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

Dated: December 22, 2017



Sarah A. Elia

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

GYULA L. NEMETH, JR.
GINGER NEMETH

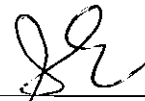
COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2017CV788

2018 - EP - 1

CERTIFICATION TO SHERIFF
AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney for the plaintiff in this action and further certify that:

X Act 6 and Act 91 are complied with.



Sarah A. Elia, Esquire
Attorney for Plaintiff

EXHIBIT A

ALL THAT CERTAIN lot or piece of ground situate in Benton Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner set in the southerly line of a public township road leading from Raven Creek to Hamlin and in line of other land now or late of Kenneth Hughes and wife and running **THENCE** along the southerly line of said township road north 74 degrees 30 minutes east 209 feet to an iron pin corner set in line of other land now or late of Kenneth Hughes and wife; running **THENCE** along the westerly line of other land of said Hughes south 1 degree 30 minutes East 209 feet to an iron pin corner; **THENCE** continuing along the same south 74 degrees 30 minutes west 209 feet to an iron pin corner; **THENCE** continuing along the easterly line of other land now or late of said Kenneth Hughes and wife North 1 degree 30 minutes West 209 feet to an iron pin corner, the place of **BEGINNING**.

PARCEL #: 03-05-006-06-000

BEING the same premises which Tammac Holdings Corporation, of Luzerne County, Pennsylvania, transferred and conveyed unto Gyula L. Nemeth, Jr., and Ginger Nemeth, Husband and wife, of the State of New Jersey.

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

GYULA L. NEMETH, JR.
GINGER NEMETH

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2017CV788

2018 - ED - 1

Waiver of Watchman

I, Attorney Sarah A. Elia, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

GYULA L. NEMETH, JR.
GINGER NEMETH

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2017CV788

CERTIFICATE OF ADDRESS AND NON-MILITARY SERVICE

The undersigned hereby certifies that, upon information and belief:

Defendant, Gyula L. Nemeth, Jr., has an address at 178 Shannon Hill Road, Benton, PA 17814.

Defendant, Ginger Nemeth, has an address at 68 Belles Hill Road, Benton, PA 17814 and 1145A Freas Avenue, Berwick, PA 18603.

Deponent further avers that, upon information and belief, the above Defendants are not within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with amendments thereto.

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



Sarah A. Elia

Nemeth

REAL ESTATE OUTLINE

ED # 2018 ED 1

DATE RECEIVED 1/2/2018
DOCKET AND INDEX 2017 CV 788

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>✓</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>066374</u>

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

SALE DATE Feb. 28, 18 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer
Identification No.: 39828
By: Sarah A. Elia
Identification No.: 206946
2000 Market Street, 13th Floor
Philadelphia, PA 19103
(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.

v.

GYULA L. NEMETH, JR.
GINGER NEMETH

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2017CV788

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GYULA L. NEMETH, JR.
GINGER NEMETH

Your real estate at 68 Belles Hill Road, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on Feb. 28, 18, 2018 at 9:00, at the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$62,338.48 obtained by Vanderbilt Mortgage and Finance, Inc. against you.

NOTICE OF OWNERS 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 Sarah A. Elia the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may contact Sarah A. Elia at 267-295-3364.
2. You may be able to stop the sale by filing a petition asking a 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 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 below of 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 bid price by calling Sarah A. Elia at 267-295-3364.
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 the 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 Sarah A. Elia at 267-295-3364.
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 the right to remain in the property until the full amount 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 approximately 30 days after the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within 10 days.
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.

Court Administrator
Columbia County Courthouse
Bloomsburg, PA 17815
(717) 784-1991, ext. 267

No: 2017-CV-788

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

**VANDERBILT MORTGAGE AND
FINANCE, INC.**

v.

**GYULA L. NEMETH, JR.
GINGER NEMETH**

**Writ of Execution
(Mortgage Foreclosure)**

Real Debt: \$62,338.48

**Int. from 12/22/17
at \$12.45 per day: \$**

Costs: \$

Prothy. Pd.: \$

Sheriff: \$

Weber Gallagher Simpson Stapleton

Fires & Newby, LLP

Sarah A. Elia, Esquire

Attorney for Plaintiff

2000 Market Street, 13th Floor

Philadelphia, PA 19103

267-295-3364

Property Address:
68 Belles Hill Road, Benton, PA 17814

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12151	Carrier / service:	USPS Server	First-Class Mail®	1/3/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000119723

Doc Ref #: 2018ED1

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	12152	Carrier / service:	USPS Server	First-Class Mail®	1/3/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000119730

Doc Ref #: 2018ED1

Postage 5 2600

HARRISBURG PA 17105

Document Receipt

Trans #	12153	Carrier / service:	USPS Server	First-Class Mail®	1/3/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000119747

Doc Ref #: 2018ED1

Postage 5 2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12154	Carrier / service:	USPS Server	First-Class Mail®	1/3/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000119754

Doc Ref #: 2018ED1

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	12154	Carrier / service:	USPS Server	First-Class Mail®	1/3/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000119754

Doc Ref #: 2018ED1

Postage 5 2600

PHILADELPHIA PA 19106