

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
VISIO FINANCIAL SERVICES, INC.

vs.

Defendant
MICHAEL GELNETT
AMANDA SUE GELNETT
STACEY CAROLINE SILVERMAN
MICHAEL GELNETT
AMANDA SUE GELNETT
STACEY CAROLINE SILVERMAN

Attorney for the Plaintiff:
PARKER MCCAY
7001 LINCOLN DRIVE
MARLTON, NJ 08053

Sheriff's Sale Date: Wednesday, March 20, 2019

Writ of Execution No. : 2016CV287

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 742 CHESTNUT ROAD, MILLVILLE, PA 17846

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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,010.00
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	\$225.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Surcharge	\$160.00
Continued or Cancelled Sale	\$10.00

Postponed to: 3/20/2019

Total Sheriff Costs \$2,918.00

Municipal Costs

Delinquent Taxes \$4,365.96

Total Municipal Costs \$4,365.96

Distribution Costs

Recording Fees \$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: 742 CHESTNUT ROAD, MILLVILLE, PA 17846

Total Distribution Costs	\$71.75
<hr/>	
Grand Total:	\$7,355.71

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

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 228887
Customer:
SHERIFF

Invoice Date: 04/15/2019 3:11:08 PM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$73.75	201902626	GREENWOOD
	Grantor - GELNETT, MICHAEL E		04/15/19 3:11:26 PM	TOWNSHIP
	Grantee - VISIO FINANCIAL SERVICES INC			
	Consideration - \$7,502.82			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$14.00		
	RECORDING FEES - RECORDER	\$14.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$73.75		
	PAYMENTS			
	CHECK: 8546 - SHERIFF	\$71.75		
	CHECK: 8548 - SHERIFF	\$2.00		
	TOTAL PAYMENTS	\$73.75		
	AMOUNT DUE	\$73.75		
	PAYMENT ON INVOICE	(\$73.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

VISIO FINANCIAL SERVICES, INC. VS MICHAEL & AMANDA GELNETT
& STACEY SILVERMAN

NO. 140-2018 ED

NO. 287-2016 JD

DATE/TIME OF SALE: March 20, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 7355,71

POUNDAGE - 2% OF BID \$ 147,11

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7502,82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 7502,82

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 6152,82



PARKER McCAY

9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, New Jersey 08054

P: 856-596-8900
F: 856-596-9631
www.parkermccay.com

Foreclosure/Bankruptcy Dept.
P: 856-810-5815
F: 856-596-3427

Apr 11 2019

File No. 14842-15-19925

Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

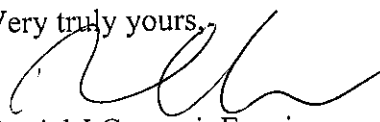
Re: Visio Financial Service, Inc. vs. Michael Gelnett, Amanda Gelnett et. al.
No. 2016-CV-287
Property: 742 Chestnut Road, Milville, PA 17846

Dear Sir/Madam:

Please accept this letter as authorization to prepare a sheriff's deed on the above matter into the name of Visio Financial Services, Inc., whose address c/o BSI Financial Services, 314 South Franklin Street, Titusville, PA 16354. As requested, I have enclosed two (2) originals and (1) copy of the completed Realty Transfer Tax Statement of Value, together with (2) self-addressed stamped envelopes. You have advised that once the sheriff's deed has been prepared, your office will forward same directly to the Columbia County Recorder of Deeds for recording.

I thank you for your attention to this matter and if you should have any questions, please do not hesitate to contact my paralegal, Stacy Starkweather at 856-810-5837

Very truly yours,



Daniel J Capecci, Esquire

DJC/ss
Enc.

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

VISIO FINANCIAL SERVICES, INC. VS MICHAEL & AMANDA GELNETT
& STACEY SILVERMAN

NO. 140-2018 ED

NO. 287-2016 JD

DATE/TIME OF SALE: March 20, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 7355,71

POUNDAGE - 2% OF BID \$ 147,11

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7502,82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 7502,82

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____



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 Daniel J. Capecci, Esquire Parker Mccay PA		Telephone Number: (856) 810-5815	
Mailing Address 9000 Midlantic Drive PO BOX 5054		City Mount Laurel	State ZIP Code NJ 08054

B. TRANSFER DATA

Date of Acceptance of Document / /		Telephone Number: (570) 389-5622		Grantee(s)/Lessee(s) Visio Financial Services, Inc.,		Telephone Number: (856) 810-5815	
Grantor(s)/Lessor(s) Sheriff of Columbia County				Mailing Address c/o BSI Financial Services 314 South Franklin Street			
Mailing Address 35 West Main Street				City Titusville			
City Bloomsburg	State PA	ZIP Code 17815	City Titusville	State PA	ZIP Code 16354		

C. REAL ESTATE LOCATION

Street Address 742 Chestnut Road		City, Township, Borough Township of Greenwood	
County Columbia	School District MILLVILLE AREA S D	Tax Parcel Number 17-03A-042	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 7,355.71	2. Other Consideration + 0.00	3. Total Consideration = 7,355.71
4. County Assessed Value 19,397.00	5. Common Level Ratio Factor X 3.88	6. Computed Value = 75,260.36

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

1a. Amount of Exemption Claimed \$ 75,260.36	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

3/25/19

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

INSTRUCTIONS FOR COMPLETING REALTY TRANSFER TAX STATEMENT OF VALUE

SECTION A

Enter the name, address and telephone number of party completing this form.

SECTION B

Date of Acceptance - Enter the date the document was delivered to and accepted by the grantee/lessee.

Enter the full names and addresses of all grantor(s)/lessor(s) and all grantee(s)/lessee(s). Attach additional sheets if necessary.

SECTION C

This section identifies the real estate to be transferred. Complete fully, including the tax parcel number where applicable and the county where the statement is to be filed.

SECTION D

Indicate by checking YES or NO, whether the document represents two or more transactions accomplished by an assignment of the agreement of sale or by the use of a relocation arrangement. Complete for all transactions:

1. **Actual Cash Consideration** - Enter the amount of cash or cash equivalent that the grantor received for the transfer of the real estate.
2. **Other Consideration** - Enter the total amount of non-cash consideration that the grantor received for the transfer of the real estate, such as property and securities. Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
3. **Total Consideration** - Enter the sum of Lines 1 and 2. This will be the total consideration for the purchase of the real estate.
4. **County Assessed Value** - Enter the actual assessed value of the entire real estate, per records of the county assessment office. Do not reduce the assessed value by the grantor's fractional interest in the real estate.
5. **Common Level Ratio Factor** - Enter the common level ratio factor for the county in which the real estate is located. An explanation of this factor is provided below.
6. **Computed Value** - Enter the product of Lines 4 and 5.

SECTION E

Complete only for transactions claiming an exemption. For exemptions refer to Title 61 §91.193 of the Pennsylvania Code.

- 1a. **Amount of Exemption Claimed** - Enter the dollar amount of the value claimed as exempt.
- 1b. **Percentage of Grantor's Interest in Real Estate** - Enter the percentage of grantor's ownership interest in the real estate listed in Part C.
- 1c. **Percentage of Grantor's Interest Conveyed** - Enter the fraction or percentage of grantor's interest in the real estate on Line 1b that the grantor conveyed to the grantee. For example, if you indicated on Line 1b that grantor owns a 50 percent tenant-in-common interest in the real estate and grantor is conveying his entire 50 percent interest to the grantee, then you would enter 100 percent on this line.
2. **Check Appropriate Box for Exemption Claimed** - Boxes are provided for the most common Pennsylvania realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value form.

Will or Intestate Succession - A transfer by will for no or nominal consideration, or under the intestate succession laws, is exempt from tax. Provide the name of the decedent and estate file number in the space provided.

Transfer to a Trust - A transfer for no or nominal consideration to a trust is exempt from tax when the transfer of the same property would be exempt from tax if the transfer were made directly by the grantor to all the possible (including contingent) beneficiaries. Attach a complete copy of the trust agreement and identify the grantor's relationship to each beneficiary.

Transfer from a Trust - Enter the date the real estate was conveyed to the trust by the prior deed. If the trust was amended after that date, attach a complete copy of the original trust and all amendments to the trust.

Transfer Between Principal and Agent/Straw Party - A transfer between an agent/straw party and principal for no or nominal consideration is exempt. Attach a complete copy of the agency/straw party agreement.

Transfer to the Commonwealth, the U.S. and Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation - If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.

Transfer from Mortgagor to Holder of a Mortgage in Default - A transfer from a mortgagor to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide a copy of the mortgage and note, and any documentation evidencing the assignment thereof.

Corrective or Confirmatory Deed - A deed for no or nominal consideration that corrects or confirms a previously recorded deed but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.

Statutory Corporate Consolidation, Merger or Division - A document that evidences the transfer of real estate pursuant to the statutory consolidation or merger of two or more corporations (15 Pa. C.S. §1921-1932 or 15 Pa. C.S. §5921-5930) - or the statutory division of a nonprofit corporation (15 Pa. C.S. §5951-5957) - is exempt from tax. Attach a copy of the articles of consolidation, merger or division.

Other - When claiming an exemption other than those listed, you must specify what exemption is claimed. When possible, provide the applicable statutory and regulatory citation. Attach additional pages, if necessary. Attach a copy of supporting documentation.

COMMON LEVEL RATIO FACTOR

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all non-arm's-length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county and on the department's website at www.revenue.pa.gov

THIS STATEMENT MUST BE SIGNED BY A RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION.

**PARKER McCAY**

Parker McCay P.A.
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, New Jersey 08054-1539

P: 856.596.8900
F: 856.596.9631
www.parkermccay.com

Foreclosure/Bankruptcy Dept.
P: 856-810-5816
F: 856-596-3427

January 29, 2019

File No. 14842-15-19925

Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815
Facsimile: 570-389-5625

Re: Visio Financial Service, Inc. vs. Michael Gelnett, Amanda Gelnett et. al.
No. 2016-CV-287
Property: 742 Chestnut Road, Milville, PA 17846

Dear Sir/Madam:

We represent the plaintiff, Visio Financial Services, Inc., et al, and would request that the Sheriff's Sale in this matter scheduled for January 30, 2019 be postponed to March 20, 2019. The Defendant has filed Bankruptcy.

Should you have any questions, please do not hesitate to contact me at 856-810-5837.

Very truly yours,


Daniel J Capecci, Esquire

DJC/ss
encl.

14842-15-19925

PARKER McCAY P.A.

By: Daniel J Capecci, Esquire

Attorney ID# 319193

9000 Midlantic Drive, Suite 300

PO Box 5054

Mount Laurel, NJ 08054

(856) 810-5815

Attorney for Plaintiff

Visio Financial Services, Inc.

Plaintiff,

v.

Michael E. Gelnett

Amarida Sue Gelnett

Stacey Caroline Silverman

Defendants.COURT OF COMMON PLEAS
COLUMBIA COUNTY


NO. 2016-CV-287

CIVIL ACTION**MORTGAGE FORECLOSURE****PRAECIPE PURSUANT TO P.A.R.C.P. 3129.3(b)(1).****NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled originally for January 30, 2019 in the above-captioned matter was continued to March 20, 2019

Certificate of Filing

On this date of January __, 2019, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing in Columbia County.


Daniel J. Capecci, Esquire
Attorney for Plaintiff
9000 Midlantic Drive, Suite 300
Mount Laurel, New Jersey 08054

14842-15-19925

PARKER McCAY P.A.

By: Daniel J Capecci, Esquire

Attorney ID# 319193

9000 Midlantic Drive, Suite 300

PO Box 5054

Mount Laurel, NJ 08054

(856) 810-5815

Attorney for Plaintiff

Visio Financial Services, Inc.

Plaintiff,**v.**

Michael E. Gelnett

Amanda Sue Gelnett

Stacey Caroline Silverman

Defendants.COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2016-CV-287


CIVIL ACTION**MORTGAGE FORECLOSURE****Certificate of Service**

On this date, January ~~21~~ 21, 2019, a Notice of the Date of Continued Sheriff's Sale was served on the following persons by first class mail, postage prepaid:

Michael E Gelnett
742 Chestnut Road
Millville, PA 17846

Amanda Sue Gelnett
742 Chestnut Road
Millville, PA 17846

Stacey Caroline Silverman
742 Chestnut Road
Millville, PA 17846



Daniel J. Capecci, Esquire
Attorney for Plaintiff

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

DATE: 28-JAN-19

FEE: \$5.00

CERT. NO33608

GELNETT MICHAEL E & AMANDA SUE
STACEY SILVERMAN
742 CHESTNUT ROAD
MILLVILLE PA 17846

DISTRICT: GREENWOOD TWP
DEED: 20140-2693
LOCATION: 742 CHESTNUT RD MILLVILLE
PARCEL: 17 -03A-042-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2015	PRIM	1,427.85	7.90	0.00	1,435.75
2018	PRIM	364.60	2.62	0.00	367.22
2017	PRIM	1,406.93	10.14	0.00	1,417.07
2016	PRIM	1,133.33	7.59	0.00	1,140.92
TOTAL DUE :					\$4,360.96

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2019

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2018

REQUESTED BY: COLUMBIA County SHERIFF

16-287

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>1.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>478.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>2010.00</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>2260.00</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>3998.74</u>
TOTAL ***** \$ <u>3998.74</u>	

MUNICIPAL FEES DUE:

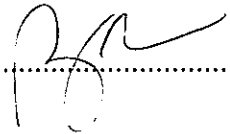
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>0</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0</u>	

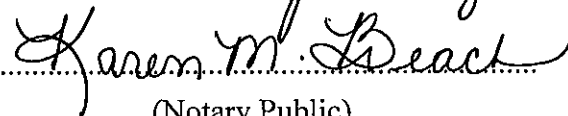
TOTAL COSTS (OPENING BID) \$ 6978.49

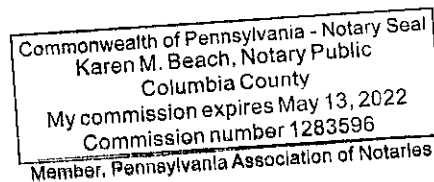
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice January 9, 16, 23, 2019 and 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 23rd day of January 2019...

.....

(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: 25-JAN-19

FEE: \$5.00

CERT. NO33599

GELNETT MICHAEL E & AMANDA SUE
STACEY SILVERMAN
742 CHESTNUT ROAD
MILLVILLE PA 17846

DISTRICT: GREENWOOD TWP
DEED 20140-2693
LOCATION: 742 CHESTNUT RD MILLVILLE
PARCEL: 17 -03A-042-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2015	PRIM	1,427.85	7.90		0.00	1,435.75
2017	PRIM	1,406.93	10.14		0.00	1,417.07
2016	PRIM	1,133.33	7.59		0.00	1,140.92
TOTAL DUE :						\$3,993.74

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2019

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

COLUMBIA COUNTY SHERIFF

REQUESTED BY:

Fill in this information to identify your case:

United States Bankruptcy Court for the:

MIDDLE District of PENNSYLVANIA

Case number (if known): _____

Chapter you are filing under:

- ☐ Chapter 7
☐ Chapter 11
☐ Chapter 12
☒ Chapter 13

☐ Check if this is an amended filing

FILED
WILKES-BARRE, PA

2019 JAN 25 AM 11:45

CLERK U.S. BANKRUPTCY COURT

5-19-BK-00306-JJT

Official Form 101

Voluntary Petition for Individuals Filing for Bankruptcy

12/17

The bankruptcy forms use *you* and *Debtor 1* to refer to a debtor filing alone. A married couple may file a bankruptcy case together—called a *joint case*—and in joint cases, these forms use *you* to ask for information from both debtors. For example, if a form asks, “Do you own a car,” the answer would be yes if either debtor owns a car. When information is needed about the spouses separately, the form uses *Debtor 1* and *Debtor 2* to distinguish between them. In joint cases, one of the spouses must report information as *Debtor 1* and the other as *Debtor 2*. The same person must be *Debtor 1* in all of the forms.

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part 1: Identify Yourself

	About Debtor 1:	About Debtor 2 (Spouse Only in a Joint Case):
1. Your full name Write the name that is on your government-issued picture identification (for example, your driver's license or passport). Bring your picture identification to your meeting with the trustee.	Amanda First name Middle name Gelnett Last name Suffix (Sr., Jr., II, III)	First name Middle name Last name Suffix (Sr., Jr., II, III)
2. All other names you have used in the last 8 years Include your married or maiden names.	First name Middle name Last name First name Middle name Last name	First name Middle name Last name First name Middle name Last name
3. Only the last 4 digits of your Social Security number or federal Individual Taxpayer Identification number (ITIN)	XXX - XX - <u>6760</u> OR 9 XX - XX - _____	XXX - XX - _____ OR 9 XX - XX - _____

Debtor 1

Amanda

First Name

Middle Name

Gelnett

Last Name

Case number (if known) _____

About Debtor 1:**About Debtor 2 (Spouse Only in a Joint Case):****4. Any business names and Employer Identification Numbers (EIN) you have used in the last 8 years**

Include trade names and doing business as names

☒ I have not used any business names or EINs.

Business name _____

Business name _____

EIN _____

EIN _____

☐ I have not used any business names or EINs.

Business name _____

Business name _____

EIN _____

EIN _____

5. Where you live**If Debtor 2 lives at a different address:**742 Chestnut Rd

Number Street

Millville

City

PA

State

17846

ZIP Code

Columbia

County

If your mailing address is different from the one above, fill it in here. Note that the court will send any notices to you at this mailing address.

742 Chestnut Rd

Number Street

P.O. Box _____

Millville PA

City

17846

State

ZIP Code

Number Street

City

State

ZIP Code

County

If Debtor 2's mailing address is different from yours, fill it in here. Note that the court will send any notices to this mailing address.

Number Street

P.O. Box _____

City

State

ZIP Code

6. Why you are choosing this district to file for bankruptcy

Check one:

☒ Over the last 180 days before filing this petition, I have lived in this district longer than in any other district.☐ I have another reason. Explain.
(See 28 U.S.C. § 1408.)

Check one:

☒ Over the last 180 days before filing this petition, I have lived in this district longer than in any other district.☐ I have another reason. Explain.
(See 28 U.S.C. § 1408.)

Part 2: Tell the Court About Your Bankruptcy Case**7. The chapter of the Bankruptcy Code you are choosing to file under**

Check one. (For a brief description of each, see *Notice Required by 11 U.S.C. § 342(b) for Individuals Filing for Bankruptcy* (Form 2010)). Also, go to the top of page 1 and check the appropriate box.

- ☐ Chapter 7
- ☐ Chapter 11
- ☐ Chapter 12
- ☒ Chapter 13

8. How you will pay the fee

☐ I will pay the entire fee when I file my petition. Please check with the clerk's office in your local court for more details about how you may pay. Typically, if you are paying the fee yourself, you may pay with cash, cashier's check, or money order. If your attorney is submitting your payment on your behalf, your attorney may pay with a credit card or check with a pre-printed address.

☐ I need to pay the fee in installments. If you choose this option, sign and attach the *Application for Individuals to Pay The Filing Fee in Installments* (Official Form 103A).

☒ I request that my fee be waived (You may request this option only if you are filing for Chapter 7. By law, a judge may, but is not required to, waive your fee, and may do so only if your income is less than 150% of the official poverty line that applies to your family size and you are unable to pay the fee in installments). If you choose this option, you must fill out the *Application to Have the Chapter 7 Filing Fee Waived* (Official Form 103B) and file it with your petition.

9. Have you filed for bankruptcy within the last 8 years?

☐ No

Middle District Court

724217

17081142

☒ Yes.

District _____ When _____

MM / DD / YYYY

Case number _____

District _____ When _____

MM / DD / YYYY

Case number _____

District _____ When _____

MM / DD / YYYY

Case number _____

10. Are any bankruptcy cases pending or being filed by a spouse who is not filing this case with you, or by a business partner, or by an affiliate?

☒ No

☐ Yes.

Debtor _____ Relationship to you _____

District _____ When _____

MM / DD / YYYY

Case number, if known _____

Debtor _____ Relationship to you _____

District _____ When _____

MM / DD / YYYY

Case number, if known _____

11. Do you rent your residence?

☒ No.

Go to line 12.

☐ Yes.

Has your landlord obtained an eviction judgment against you and do you want to stay in your residence?

☐ No.

Go to line 12.

☐ Yes.

Fill out *Initial Statement About an Eviction Judgment Against You* (Form 101A) and file it with this bankruptcy petition.

Part 3: Report About Any Businesses You Own as a Sole Proprietor**12. Are you a sole proprietor of any full- or part-time business?**☒ No. Go to Part 4.☐ Yes. Name and location of business

A sole proprietorship is a business you operate as an individual, and is not a separate legal entity such as a corporation, partnership, or LLC.

If you have more than one sole proprietorship, use a separate sheet and attach it to this petition.

Name of business, if any

Number Street

City

State

ZIP Code

Check the appropriate box to describe your business:

☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))☒ None of the above**13. Are you filing under Chapter 11 of the Bankruptcy Code and are you a small business debtor?**

For a definition of *small business debtor*, see 11 U.S.C. § 101(51D).

If you are filing under Chapter 11, the court must know whether you are a small business debtor so that it can set appropriate deadlines. If you indicate that you are a small business debtor, you must attach your most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).

☒ No. I am not filing under Chapter 11.☐ No. I am filing under Chapter 11, but I am NOT a small business debtor according to the definition in the Bankruptcy Code.☐ Yes. I am filing under Chapter 11 and I am a small business debtor according to the definition in the Bankruptcy Code.**Part 4: Report if You Own or Have Any Hazardous Property or Any Property That Needs Immediate Attention****14. Do you own or have any property that poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety? Or do you own any property that needs immediate attention?**☒ No☐ Yes. What is the hazard?

If immediate attention is needed, why is it needed?

For example, do you own perishable goods, or livestock that must be fed, or a building that needs urgent repairs?

Where is the property?

Number Street

City

State

ZIP Code

Part 5: Explain Your Efforts to Receive a Briefing About Credit Counseling**15. Tell the court whether you have received a briefing about credit counseling.**

The law requires that you receive a briefing about credit counseling before you file for bankruptcy. You must truthfully check one of the following choices. If you cannot do so, you are not eligible to file.

If you file anyway, the court can dismiss your case, you will lose whatever filing fee you paid, and your creditors can begin collection activities again.

About Debtor 1:

You must check one:

- ☒ I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, and I received a certificate of completion.

Attach a copy of the certificate and the payment plan, if any, that you developed with the agency.

- ☐ I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, but I do not have a certificate of completion.

Within 14 days after you file this bankruptcy petition, you MUST file a copy of the certificate and payment plan, if any.

- ☐ I certify that I asked for credit counseling services from an approved agency, but was unable to obtain those services during the 7 days after I made my request, and exigent circumstances merit a 30-day temporary waiver of the requirement.

To ask for a 30-day temporary waiver of the requirement, attach a separate sheet explaining what efforts you made to obtain the briefing, why you were unable to obtain it before you filed for bankruptcy, and what exigent circumstances required you to file this case.

Your case may be dismissed if the court is dissatisfied with your reasons for not receiving a briefing before you filed for bankruptcy. If the court is satisfied with your reasons, you must still receive a briefing within 30 days after you file. You must file a certificate from the approved agency, along with a copy of the payment plan you developed, if any. If you do not do so, your case may be dismissed.

Any extension of the 30-day deadline is granted only for cause and is limited to a maximum of 15 days.

- ☐ I am not required to receive a briefing about credit counseling because of:

☐ **Incapacity.** I have a mental illness or a mental deficiency that makes me incapable of realizing or making rational decisions about finances.

☐ **Disability.** My physical disability causes me to be unable to participate in a briefing in person, by phone, or through the internet, even after I reasonably tried to do so.

☐ **Active duty.** I am currently on active military duty in a military combat zone.

If you believe you are not required to receive a briefing about credit counseling, you must file a motion for waiver of credit counseling with the court.

About Debtor 2 (Spouse Only in a Joint Case):

You must check one:

- ☒ I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, and I received a certificate of completion.

Attach a copy of the certificate and the payment plan, if any, that you developed with the agency.

- ☐ I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, but I do not have a certificate of completion.

Within 14 days after you file this bankruptcy petition, you MUST file a copy of the certificate and payment plan, if any.

- ☐ I certify that I asked for credit counseling services from an approved agency, but was unable to obtain those services during the 7 days after I made my request, and exigent circumstances merit a 30-day temporary waiver of the requirement.

To ask for a 30-day temporary waiver of the requirement, attach a separate sheet explaining what efforts you made to obtain the briefing, why you were unable to obtain it before you filed for bankruptcy, and what exigent circumstances required you to file this case.

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☐ **Incapacity.** I have a mental illness or a mental deficiency that makes me incapable of realizing or making rational decisions about finances.

☐ **Disability.** My physical disability causes me to be unable to participate in a briefing in person, by phone, or through the internet, even after I reasonably tried to do so.

☐ **Active duty.** I am currently on active military duty in a military combat zone.

If you believe you are not required to receive a briefing about credit counseling, you must file a motion for waiver of credit counseling with the court.

Part 6: Answer These Questions for Reporting Purposes

16. What kind of debts do you have?

16a. Are your debts primarily consumer debts? *Consumer debts* are defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."

- ☐ No. Go to line 16b.
☒ Yes. Go to line 17.

16b. Are your debts primarily business debts? *Business debts* are debts that you incurred to obtain money for a business or investment or through the operation of the business or investment.

- ☒ No. Go to line 16c.
☐ Yes. Go to line 17.

16c. State the type of debts you owe that are not consumer debts or business debts.

17. Are you filing under Chapter 7?

☒ No. I am not filing under Chapter 7. Go to line 18.

Do you estimate that after any exempt property is excluded and administrative expenses are paid that funds will be available for distribution to unsecured creditors?

- ☐ Yes. I am filing under Chapter 7. Do you estimate that after any exempt property is excluded and administrative expenses are paid that funds will be available to distribute to unsecured creditors?
☐ No
☐ Yes

18. How many creditors do you estimate that you owe?

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5,001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |

19. How much do you estimate your assets to be worth?

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input checked="" type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

20. How much do you estimate your liabilities to be?

- | | | |
|---|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input checked="" type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

Part 7: Sign Below

For you

I have examined this petition, and I declare under penalty of perjury that the information provided is true and correct.

If I have chosen to file under Chapter 7, I am aware that I may proceed, if eligible, under Chapter 7, 11, 12, or 13 of title 11, United States Code. I understand the relief available under each chapter, and I choose to proceed under Chapter 7.

If no attorney represents me and I did not pay or agree to pay someone who is not an attorney to help me fill out this document, I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I understand making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$250,000, or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

x Amanda Gelnett x

Signature of Debtor 1

Signature of Debtor 2

Executed on 01/25/2019
MM / DD / YYYY

Executed on _____
MM / DD / YYYY

Debtor 1

Amanda

First Name

Middle Name

Gelnett

Last Name

Case number (if known) _____

For your attorney, if you are represented by one

If you are not represented by an attorney, you do not need to file this page.

I, the attorney for the debtor(s) named in this petition, declare that I have informed the debtor(s) about eligibility to proceed under Chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each chapter for which the person is eligible. I also certify that I have delivered to the debtor(s) the notice required by 11 U.S.C. § 342(b) and, in a case in which § 707(b)(4)(D) applies, certify that I have no knowledge after an inquiry that the information in the schedules filed with the petition is incorrect.

x Amanda Gelnett pro se Date
Signature of Attorney for Debtor

01 / 25 / 2019
MM / DD / YYYY

Printed name

Firm name

Number Street

City

State

ZIP Code

Contact phone

Email address

Bar number

State

For you if you are filing this bankruptcy without an attorney

If you are represented by an attorney, you do not need to file this page.

The law allows you, as an individual, to represent yourself in bankruptcy court, but **you should understand that many people find it extremely difficult to represent themselves successfully. Because bankruptcy has long-term financial and legal consequences, you are strongly urged to hire a qualified attorney.**

To be successful, you must correctly file and handle your bankruptcy case. The rules are very technical, and a mistake or inaction may affect your rights. For example, your case may be dismissed because you did not file a required document, pay a fee on time, attend a meeting or hearing, or cooperate with the court, case trustee, U.S. trustee, bankruptcy administrator, or audit firm if your case is selected for audit. If that happens, you could lose your right to file another case, or you may lose protections, including the benefit of the automatic stay.

You must list all your property and debts in the schedules that you are required to file with the court. Even if you plan to pay a particular debt outside of your bankruptcy, you must list that debt in your schedules. If you do not list a debt, the debt may not be discharged. If you do not list property or properly claim it as exempt, you may not be able to keep the property. The judge can also deny you a discharge of all your debts if you do something dishonest in your bankruptcy case, such as destroying or hiding property, falsifying records, or lying. Individual bankruptcy cases are randomly audited to determine if debtors have been accurate, truthful, and complete. **Bankruptcy fraud is a serious crime; you could be fined and imprisoned.**

If you decide to file without an attorney, the court expects you to follow the rules as if you had hired an attorney. The court will not treat you differently because you are filing for yourself. To be successful, you must be familiar with the United States Bankruptcy Code, the Federal Rules of Bankruptcy Procedure, and the local rules of the court in which your case is filed. You must also be familiar with any state exemption laws that apply.

Are you aware that filing for bankruptcy is a serious action with long-term financial and legal consequences?

☐ No

☒ Yes

Are you aware that bankruptcy fraud is a serious crime and that if your bankruptcy forms are inaccurate or incomplete, you could be fined or imprisoned?

☐ No

☒ Yes

Did you pay or agree to pay someone who is not an attorney to help you fill out your bankruptcy forms?

☐ No

☐ Yes. Name of Person _____

Attach *Bankruptcy Petition Preparer's Notice, Declaration, and Signature* (Official Form 119).

By signing here, I acknowledge that I understand the risks involved in filing without an attorney. I have read and understood this notice, and I am aware that filing a bankruptcy case without an attorney may cause me to lose my rights or property if I do not properly handle the case.

x Amanda Gelnett x

Signature of Debtor 1

Signature of Debtor 2

Date

01/25/2019
MM/DD/YYYY

Date

MM/DD/YYYY

Contact phone

702-570-9123

Contact phone

Cell phone

Cell phone

Email address

Email address

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA
Amanda Sue Belnett
Michael E Belnett Stacey Silverman
Plaintiff

vs.

Visio Financial
Defendant

NO. 2018-ED-140 2016-Cv-287
Civil Action

ORDER ON MOTION ON PETITION TO POSTPONE

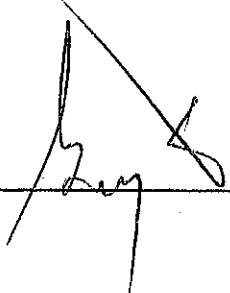
AND NOW this 22nd day of Jan- 2019, upon consideration of

Defendant's request, the court states as

follows.

It is hereby Ordered that a Hearing shall be held before
Judge Gary E. Norton on Monday, January 28, 2019 at 1:30 pm.
in Courtroom 2 of the Columbia County Courthouse Bloomsburg
Pennsylvania. Notice of entry of this order and attached
petition shall be provided to all parties by moving party.

BY THE COURT:


_____ J.

FILED
NOTARIAL
2019 JAN 22 P 3:10
CLERK OF COUNTY
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA
Amanda Sue Gelnett
Michael E Gelnett Stacey C Silverman
Plaintiff

vs.

Visio Financial
Defendant

NO. 2018-ED-140

Civil Action

CLERK OF COURTS OF
COUNTY OF COLUMBIA

2019 JAN 22 A 10:36

FILED
NOTHONOTARY

MOTION FOR HEARING ON PETITION TO POSTPONE

COMES NOW Amanda Sue Gelnett, Defendant in the above matter and

requests that this Court grant a postponement of the sheriff's sale scheduled in the above matter.

As grounds therefore movant states as follows:

1. A foreclosure sale of Defendant's home is set for January 30, 2019 at 9:00 a.m.
2. Defendant has filed a Petition to postpone the sale on 1/22/19. (Attached).
3. Defendant needs additional time to file for a Chapter 13 Bankruptcy.
4. Defendant request that this court either grant a postponement or schedule a hearing on her request.

Date: 1/22/19

Amanda S. Gelnett
Plaintiff, Pro Se

Visio Financial Service Inc.
Court of Common Pleas
Plaintiff
Columbia County
vs

Michael E. Gelnett
No. 2018-ED-140
Amanda Sue Gelnett
Civil Action
Stacey C Silverman
Mortgage Foreclosure
Defendants

FILED
PROTHONOTARY

2019 JAN 22 A 9:46

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Defendant's Petition To Postpone Sheriff's Sale of Real Property

Party Filing Petition:

1. My name is Amanda Sue Gelnett, Michael E. Gelnett, Stacey Caroline Silverman, the defendants listed in this foreclosure case.
2. I own the property in this foreclosure which is located at 742 Chestnut Rd. Millville Pa 17846, Greenwood township, Columbia County Pa.
3. I live at and my physical address is 742 Chestnut Rd. Millville, Pa 17846, Greenwood township, Columbia County.
4. The name of my financial service is Visio Financial Service Inc. represented by Att. Parker McCay, PO box 5054 Mount Laurel, NJ 08054-1539
5. The sheriff sale in this matter is set for January 30, 2019 at 9am, this is to be held at the Columbia County Court House.

Reason's Why Sheriff Sale Should Be Postponed:

1. The Defendants in this case humbly beg the Honorable Judge to grant this postponement. We have not previously asked for an adjournment /continuance in this matter.
2. We will be entering into bankruptcy, chapter 13, in order to save our property. We had been entered into a previous bankruptcy that was dismissed because we fell behind on payments due to medical issues that arose. I am unable to work currently due to a work injury that resulted in the need for shoulder and a back surgery, I have had my spinal fusion and still await the shoulder surgery. This issues had set us back in our income. A full recovery is expected and will allow a return to work and enter into a new bankruptcy, and have the ability to complete a new chapter 13 bankruptcy.

If Granted This postponement, We will do the following with the additional time granted by this honorable court.

1. Regain health, return to work full time,
2. File for a chapter 13 bankruptcy, and be successful in making our payments and saving our family home.
3. We beg on the honorable court to please grant this adjournment/continuance of the Sheriffs sale and allow us a chance to retain our home.

Verification

This Petition is verified by myself, we are acting pro se in this matter, I understand that the statements contained in this petition are true and correct, to the best of my knowledge, information, and belief. I understand that the statements herein is subject to the penalties of 18PaCSA section 4904, relating to unsworn falsification to authorities.

Amanda Sue Gelnett
Amanda Sue Gelnett
Michael E. Gelnett
Michael E Gelnett
Stacey Caroline Silverman
Stacey Caroline Silverman
742 Chestnut Rd. Millville, Pa 17846
570-912-3893

1-22-2019

Visio Financial Service Inc.
Court of Common Pleas
Plaintiff
Columbia County
VS
Michael E. Gelnett
No. 2018-ED-140
Amanda Sue Gelnett
Civil Action
Stacey C Silverman
Mortgage Foreclosure
Defendants

ORIGINAL

2016-Cv-287

FILED
NOTHONOTARY

2019 JAN 22 A 9:46

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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Amanda Sue Gelnett
Amanda Sue Gelnett
Michael E. Gelnett
Michael E Gelnett
Stacey Caroline Silverman
Stacey Caroline Silverman
742 Chestnut Rd. Millville, Pa 17846
570-912-3893

1-22-2019

Visio Financial Service Inc.
Court of Common Pleas
Plaintiff
Columbia County
vs

Michael E. Gelnett
No. 2018-ED-140
Amanda Sue Gelnett
Civil Action
Stacey C Silverman
Mortgage Foreclosure
Defendants

2016-Cv-287

FILED
PROTHONOTARY

2019 JAN 22 A 9:46

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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Amanda Sue Gelnett
Amanda Sue Gelnett
Michael E. Gelnett
Michael E Gelnett
Stacey Caroline Silverman
Stacey Caroline Silverman
742 Chestnut Rd. Millville, Pa 17846
570-912-3893

1-22-2019

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VISIO FINANCIAL SERVICES, INC.
vs.
MICHAEL GELNETT (et al.)

Case Number
2016CV287

SHERIFF'S RETURN OF SERVICE

12/14/2018 04:15 PM - DEPUTY JESSICA SURKIN, 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 742 CHESTNUT ROAD, MILLVILLE, PA 17846.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 17, 2018

NOTARY

Affirmed and subscribed to before me this

17TH day of DECEMBER, 2018

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



Plaintiff Attorney: PARKER MCCAY 7001 LINCOLN DRIVE MARLTON, NJ 08053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VISIO FINANCIAL SERVICES, INC.
vs.
GELNETT, MICHAEL (et al.)

Case Number
2016CV287

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 742 CHESTNUT ROAD
MILLVILLE, PA 17846

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/14

Time:

4:15p

Deputy:

8

Mileage:

Attorney / Originator:

Name: PARKER MCCAY

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV287

742 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VISIO FINANCIAL SERVICES, INC.
vs.
MICHAEL GELNETT (et al.)

Case Number
2016CV287

SHERIFF'S RETURN OF SERVICE

10/29/2018 01:45 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: STACEY CAROLINE SILVERMAN AT 742 CHESTNUT ROAD, MILLVILLE, PA 17846.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


October 30, 2018

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

NOTARY

Affirmed and subscribed to before me this

30TH day of OCTOBER, 2018



Plaintiff Attorney: PARKER MCCAY, 7001 LINCOLN DRIVE, MARLTON, NJ 08053

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VISIO FINANCIAL SERVICES, INC.
vs.
MICHAEL GELNETT (et al.)

Case Number
2016CV287

SHERIFF'S RETURN OF SERVICE

10/29/2018 01:45 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 STACY SILVERMAN STEP DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MICHAEL GELNETT AT 742 CHESTNUT ROAD, MILLVILLE, PA 17846.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

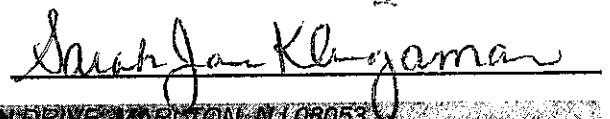
October 30, 2018

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

NOTARY

Affirmed and subscribed to before me this

30TH day of OCTOBER, 2018



Plaintiff Attorney: PARKER MCGAY, 700 LINCOLN DRIVE, MARLTON, NJ 08053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VISIO FINANCIAL SERVICES, INC.
vs.
MICHAEL GELNETT (et al.)

Case Number
2016CV287

SHERIFF'S RETURN OF SERVICE

10/29/2018 01:45 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 STACY SILVERMAN DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR AMANDA SUE GELNETT AT 742 CHESTNUT ROAD, MILLVILLE, PA 17846.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

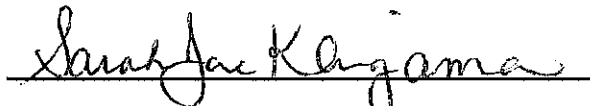
October 30, 2018

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

NOTARY

Affirmed and subscribed to before me this

30TH day of OCTOBER, 2018



Plaintiff Attorney, PARKER MCCAY, 7007 LINCOLN DRIVE, HARTON, NJ 08053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VISIO FINANCIAL SERVICES, INC.
vs.
GELNETT, MICHAEL (et al.)

Case Number
2016CV287

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 140

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: AMANDA SUE GELNETT

Primary Address: 742 CHESTNUT ROAD
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Stacey Silverman

Relation: daughter

Date: 10-29-18 Time: 13:45

Deputy: 3 Mileage:

Attorney / Originator:

Name: PARKER MCCAY

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

GELNETT, AMANDA SUE

2016CV287

742 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VISIO FINANCIAL SERVICES, INC.
vs.
GELNETT, MICHAEL (et al.)

Case Number
2016CV287

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

140

Warrant:

Serve To:

Name: MICHAEL GELNETT

Primary Address: 742 CHESTNUT ROAD
MILLVILLE, PA 17846

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Stacey Silverman

Relation: Step daughter

Date: 10-29-18

Time: 13:45

Deputy: 3

Mileage:

Attorney / Originator:

Name: PARKER MCCAY

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

GELNETT, MICHAEL

2016CV287

742 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VISIO FINANCIAL SERVICES, INC.
vs.
GELNETT, MICHAEL (et al.)

Case Number
2016CV287

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 140

Warrant:

Notes:

SALE DATE & TIME: 01/30/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: STACEY CAROLINE SILVERMAN

Primary Address: 742 CHESTNUT ROAD
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-29-18

Time: 13:45

Deputy: 3

Mileage:

Attorney / Originator:

Name: PARKER MCCAY

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

SILVERMAN, STACEY CAR

2016CV287

742 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VISIO FINANCIAL SERVICES, INC.
vs.
GELNETT, MICHAEL (et al.)

Case Number
2016CV287

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 140

Warrant:

Notes:

SALE DATE & TIME: 01/30/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Dennette Farr

Primary Address: 858 Chestnut Road
Millville, PA 17846

Phone: 570-458-5775

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-29-18

Time: 13:53

Deputy: 3

Mileage:

Attorney / Originator:

Name: PARKER MCCAY

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

FARR, DENNETTE

2016CV287

858 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



VISIO FINANCIAL SERVICES, INC.
vs.
GELNETT, MICHAEL (et al.)

Case Number
2016CV287

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	140
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	742 CHESTNUT ROAD MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - <u>Adult In Charge</u> - Posted - Other
Adult In Charge:	Stacey Silverman
Relation:	Daughter
Date:	10-29-18
Time:	13:45
Deputy:	3
Mileage:	

Attorney / Originator:

Name:	PARKER MCCAY
--------------	--------------

Phone:	
---------------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2016CV287

742 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VISIO FINANCIAL SERVICES, INC.
vs.
GELNETT, MICHAEL (et al.)

Case Number
2016CV287

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 140

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MILLVILLE SCHOOL DISTRICT

Primary Address: 330 EAST MAIN STREET
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kathy Musselman

Relation: Admin Assist

Date: 10-09-18 Time: 13:05

Deputy: 3 Mileage:

Attorney / Originator:

Name: PARKER MCCAY

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

MILLVILLE SCHOOL DISTRICT

2016CV287

330 EAST MAIN STREET, MILLVILLE, PA 17846

NO EXPIRATION

Oct 29 18 12:23p

Farr's Plumbing & Heating

570-458-5102

p.1

Tax Notice 2018 County & Municipality

GREENWOOD TWP

MAKE CHECKS PAYABLE TO:

GREENWOOD TOWNSHIP
TAX COLLECTOR
858 CHESTNUT ROAD
MILLVILLE PA 17846

HOURS: THURSDAY: 5 PM TO 9 PM
MARCH, APRIL, JULY & AUGUST
OR BY APPOINTMENT

PHONE: 570-458-5775

DATE

03/01/2018

BILL NO.

18681

FOR: COLUMBIA County

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,397	11.385	216.41	220.83	242.91
SINKING		1	19.01	19.40	21.34
TWP RE		4	76.04	77.59	85.35
The discount & penalty have been calculated for your convenience			311.46	317.82	349.60
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

GELNETT MICHAEL E & AMANDA SUE
STACEY SILVERMAN
742 CHESTNUT ROAD
MILLVILLE PA 17846

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 17 -03A-042-00,000		
742 CHESTNUT RD		
.62 Acres	Land	3,376
	Buildings	16,021
Total Assessment		19,397

This tax returned
to courthouse on:
January 1, 2019

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VISIO FINANCIAL SERVICES, INC.
vs.
GELNETT, MICHAEL (et al.)

Case Number
2016CV287

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 140

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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: EILEEN WESS

Relation: Clerk

Date: 10/24/18 Time: 1601

Deputy: 4 Mileage:

Attorney / Originator:

Name: PARKER MCCAY

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV287 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VISIO FINANCIAL SERVICES, INC.
vs.
GELNETT, MICHAEL (et al.)

Case Number
2016CV287

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 140

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 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:

SHERRY EVANS

Relation:

CLERK

Date:

10/24/18

Time:

1550

Deputy:

4

Mileage:

Attorney / Originator:

Name: PARKER MCCAY

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV287

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 10/24/18

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID:	1151244
Description:	GELNETT MICHAEL & AMANDA SALE
Run Dates:	01/09/19 to 01/23/19
Class:	2
Agate Lines:	333
Blind Box:	

Total Ad Cost	\$2,010.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	01/09/19	01/23/19	3	\$2,010.00

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV487

Shelved 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, JANUARY 30, 2019 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 set forth (30) days after said sale, unless acceptances are filed with the Sheriff's Office prior thereto. ALL THOSE THREE (3) CERTAIN tracts of land now used in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described more fully as follows to wit: TRACT NO. 1: BEGINNING at an iron pin corner along the northerly line of Township Public Road leading from Millville through the Township of Greenwood, and in line of lands now or formerly of Cleatus Fann, thence along lands now or formerly of the said Cleatus Fann, North twenty-eight degrees thirty minutes, East one hundred feet (N. 28° 30' E. 100') to an iron pin corner, thence containing along lands now or formerly of Cleatus Fann, North eight degrees thirty minutes West one hundred feet (N. 8° 30' W. 100') to an iron pin corner, thence containing along lands now or formerly of Cleatus Fann, North eight degrees thirty minutes East ninety feet (N. 8° 30' E. 90') to an iron pin corner, thence South thirty degrees West seventy-five feet (S. 30° W. 75') to an iron pin corner, thence along the northerly line of the aforesaid Township Public Road, thence along the northerly line of said Township Public Road, North seventy-three degrees West, eighty feet (N. 73° W. 80') to an iron pin corner, being the point of BEGINNING. Thence a course measured in accordance with draft of survey by A. Carl Wolfe, P.E., prepared August 31st, 1944, and said premises CONTAINING 0.0181 acres of land, TRACT NO. 2: BEGINNING at an iron pin corner at the northwestern extremity of the Township Public Road leading from Millville through the Township of Greenwood and with private road leading to other premises now or formerly of Cleatus Fann and Cleatus Fann, thence along Township Public Road, North seven degrees thirty minutes West thirty-three feet (N. 7° 30' W. 33') to an iron pin corner, in line of lands now or formerly of Ernest Alberson, thence along lands now or formerly of said Ernest Alberson, North twenty-three degrees twenty-eight East one hundred feet (N. 23° 28' E. 100') to an iron pin corner, thence containing along lands now or formerly of the said Ernest Alberson, North seventy-four degrees forty minutes East forty feet (N. 74° 40' E. 40') to an iron pin corner, thence containing along lands now or formerly of the said Ernest Alberson, South eight degrees thirty minutes East one hundred feet (S. 8° 30' E. 100') to an iron pin corner, along the northwestern side of a private road, thence along the northwestern side of said private road, South twenty-eight degrees thirty minutes West one hundred feet (S. 28° 30' W. 100') to an iron pin corner, along the northerly side of the aforesaid Township Public Road and being the point of BEGINNING. Said premises being known and designated as Lot 14 of Valley View Life Development, The foregoing description prepared in accordance with draft of survey by A. Carl Wolfe, P.E., prepared October 2, 1943 and said premises CONTAINING 0.214 acres, BEING the same premises transferred and conveyed by Robert W. Terrell and Jane S. Terrell, his wife, by the deed of conveyance dated March 29th, 1977, as will be found of record in Columbia County Deed Book 280 at page 591 unto Steven R. Beagle and Yolene S. Beagle, his wife, the grantors herein. TRACT NO. 3: BEGINNING at an iron pin corner along the northerly line of Township Public Road leading from Millville through Greenwood Township and along the easterly line of an intersecting Township Public Road leading from the aforesaid Township Public Road to the Millville-Hartsville State Highway, thence along the easterly line of said Township Public Road, North 3 degrees 00 minutes East 170 feet to an iron pin corner at the southerly line of 20 feet private road, thence along the said private road, South 87 degrees East 57 feet to an iron pin corner, thence containing along the same, South 27 degrees East 115 feet to an iron pin corner, along the northerly edge of the said pond and the level of Glenmore, thence containing along the northerly edge of the said pond and the level of Glenmore, South 45 degrees West 92 feet to an iron pin corner, thence containing by the same, South 63 degrees East 65 feet - to an iron pin corner in line of or on lands Cleatus Fann, thence along the lands of Cleatus Fann, South 27 degrees 55 minutes West 30 feet to an iron corner, along the northerly line of Township Public Road leading from Millville through Greenwood Township, thence along the northerly line of said Township Public Road, North 68 degrees 30 minutes West 150 feet to an iron pin corner, being the point and place of BEGINNING. IT BEING ALL OF LOT NO. 81 OF PLOT OF LOTS OF VALLEY VIEW LAKE Greenwood Township, Columbia County, Pennsylvania, as surveyed on August 2, 1968 by A. Carl Wolfe, P.E.

Property Address is 742 Chestnut Road Millville, PA 17846

TITLE TO SAID PREMISES IS VESTED IN Michael E. Gelnett, Amanda Sue Gelnett, and Stacey Carline Selverman, by deed from EH Pooled FID LP, was recorded 4/14/18, in the Lackawanna County Recorder of deeds in Instrument No. 2017-01583.

PROPERTY ADDRESS: 742 CHESTNUT ROAD, MILLVILLE, PA 17846

UPR / TAX PARCEL NUMBER: 17-03-04-02-00-000 Seized and taken into execution to be sold as the property of MICHAEL E. GELNETT, AMANDA SUE GELNETT, STACEY CARLINE SELVERMAN, MICHAEL E. GELNETT, AMANDA SUE GELNETT, STACEY CARLINE SELVERMAN in suit of VISO FINANCIAL SERVICES, INC. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or cash, (upcoming bid at sale). Minimum payments, collected 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: 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 release of the property, or to resell the property at the bidder's risk and to obtain 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 costs that have been 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 Sheriff, the proceeds shall be payable to Sheriff, unless the Columbia County Sheriff's Office receives written notice otherwise, signed by an authorized representative of the bidder.

Attorney for the Plaintiff
PARKER MCCAY
HAZLETON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV287

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, JANUARY 30, 2019
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 THOSE "THREE (3) CERTAIN tracts of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described more fully as follow, to wit: TRACT No 1: BEGINNING at an iron pin corner along the northerly line of township Public Road leading from Millville through the Township of Greenwood, and in line of lands now or formerly of Cleatus Farr; thence along lands now or formerly of the said Cleatus Farr, North sixty-eight degrees thirty minutes East one hundred feet (N. 68 30 W. 100') to an iron pin corner; thence continuing along lands now or formerly of Farr, North eight degrees thirty minutes West one hundred feet (N. 8 30' W. 100') to an iron pin corner in fine of other lands now or formerly of Cryus Farr and Cleatus Farr, his wife; thence along the lands now or formerly of Cyrus Farr et ux., North seventy-four degrees forty degrees forty minutes East twenty-five feet (N. 74 40' E. 25') to an iron pin corner; thence continuing along lands now or formerly of the said Cyrus Farr et ux., South eight degrees thirty minutes East ninety-two feet (S. 8 30' E. 92') to an iron pin corner; thence South thirty-six degrees West seventy-seven feet (s. 36 W. 77') to an iron pin corner along the northerly line of the aforesaid Township Public Road; thence along the northerly line of said Township Public, North seventy-three degrees West sixty feet (N. 73 W. 60') to an iron pin corner, being the point of BEGINNING. This description prepared in accordance with draft of survey by A. Carol Wolfe, P.E., prepared August 31st, 1964, and said premises CONTAINING 0.099 acres of land. TRACT NO.2 : BEGINNING at an iron pin corner at the northwest intersection of the Township public Road leading from Millville through the Township of Greenwood and with private road leading to other premises now or formerly of Cryus Farr and Cletus Farr, his wife; thence along Township Public Road aforesaid, North seventy-three degrees zero minutes West thirty-three feet (N. 73 00' W. 33') to an iron pin corner in line of lands now or formerly of Ernest Albertson; thence along lands now or formerly of said Ernest Albertson, North twenty-three degrees twenty-five East one hundred fifteen feet (N. 23 25' E. 115') to an iron pin corner; thence continuing along lands now or formerly of the said Ernest Albertson, North seventy-four degrees forty minutes East fifty feet (N. 74 40' E. 50') to an iron pin corner; thence continuing along lands now or formerly of the said Albertson, South eight degrees thirty-three minutes East one hundred (S. 8' 33' E. 100') to an iron pin corner along the northwestwardly side of a private road aforesaid; thence along the northwestwardly side of said private road South sixty-eight degrees thirty minutes West one hundred feet (S. 68 30' W. 100') to an iron pin corner along the northerly side of the aforesaid Township Public Road and being the point and place of BEGINNING. Said premises being known and designated as Lot# 1-A of Valley View Lake Development. The foregoing description prepared in accordance with draft of survey by A. Carl Wolfe, R.S., prepared October 2, 1963 and said premises CONTAINING 0.214 acres. BEING the same premises transferred and conveyance by Robert W. Temple and Jayne S. Temple, his wife, by their deed of conveyance dated March 28th, 1977 as will be found of record in Columbia County Deed Book 280 at page 591 unto Steven R. Beagle and Valori S. Beagle, his wife, the grantors herein. TRACT NO. 3 BEGINNING at an iron pin corner along the northerly line of Township Public Road Leading from Millville through Greenwood Township and along the easterly line of an intersecting Township Public Road leading from the aforesaid Township Public Road to the Millville Rohrsburg State Highway; thence along the easterly line of said Township Public Road, North 3 degrees 00 minutes East 170 feet to an iron pin corner at the southerly line of 20 foot private roadway; thence along the said private roadway, South 87 degrees East 37 feet to an iron pin corner; thence continuing along the same, South 37 degrees East 115 feet to an iron pin corner along the northerly edge of the said pond and the lands of Grantors; thence continuing along the northerly edge of the said pond and the land of the Grantors, South 45 degrees West 92 feet to an iron pin corner; thence continuing by the same, South 63 degrees East 65 feet - to an iron pin corner in line or other lands Cyrus Farr; thence along the lands of Cyrus Farr, South 27 degrees 55 minutes West 20 feet to an iron corner along the northerly line of Township Public Road leading from Millville through Greenwood Township; thence along the northerly line of said Township Public road, North 68 degrees 30 minutes West 108 feet to an iron pin corner, being the point and place of BEGINNING. IT BEING ALL OF LOT NO. 80 OF PLOT OF LOTS OF VALLEY VIEW LAKE Greenwood Township, Columbia County, Pennsylvania, as surveyed on August 2, 1966 by A. Carl Wolfe, P.E.
Property Address is 742 Chestnut Road Millville, PA 17846
TITLE TO SAID PREMISES IS VESTED IN Michael E. Gelnett, Amanda Sue Gelnett, and Stacey Caroline Silverman, by deed from EH Pooled 513 LP was recorded 4/14/14, in the Columbia County Recorder of deeds as Instrument No. 201402693.

PROPERTY ADDRESS: 742 CHESTNUT ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17-03A-042-00,000

Seized and taken into execution to be sold as the property of MICHAEL GELNETT, AMANDA SUE GELNETT, STACEY CAROLINE SILVERMAN, MICHAEL GELNETT, AMANDA SUE GELNETT, STACEY CAROLINE SILVERMAN in suit of VISIO FINANCIAL SERVICES, INC..

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

Attorney for the Plaintiff:
PARKER MCCAY
MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2018 ED 140

DATE RECEIVED 10/23/18
DOCKET AND INDEX 2016 CV 287

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>24522</u>

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

SALE DATE Jan. 30th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Sheriff

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

Visio Financial Services, Inc.

Plaintiff,

v.

Michael E. Gelnett
Amanda Sue Gelnett
Stacey Caroline Silverman

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2016-CV-287

2018-ED-140

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as Exhibit "A"

Amount due	\$44,671.44
Interest from 12/29/2016- (at the per diem rate of \$13.68 as set forth in the court's order)	\$ 10,424.16
Costs	\$ _____

(SEAL)

Date: 10-23-18

Barbara N. Silvette
Prothonotary of the Court of Common Pleas
My Com. Ex. 1st Monday in 2020
Deputy

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

27 degrees 55 minutes West 20 feet to an iron pin corner along the northerly line of Township Public Road leading from Millville through Greenwood Township; thence along the northerly line of said Township Public Road, North 68 degrees 30 minutes West 108 feet to an iron pin corner, being the point and place of BEGINNING.

IT BEING ALL OF LOT NO. 80 OF PLOT OF LOTS OF VALLEY VIEW LAKE Greenwood Township, Columbia County, Pennsylvania, as surveyed on August 2, 1966 by A. Carl Wolfe, P.E.

Property Address is 742 Chestnut Road Millville, PA 17846

TITLE TO SAID PREMISES IS VESTED IN Michael E. Gelnett, Amanda Sue Gelnett, and Stacey Caroline Silverman, by deed from EH Pooled 513 LP was recorded 4/14/14, in the Columbia County Recorder of deeds as Instrument No. 201402693.

Exhibit “A”

Legal Description

ALL THOSE "THREE (3) CERTAIN tracts of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described more fully as follows, to-wit: TRACT No 1 : BEGINNING at an iron pin corner along the northerly line of township Public Road leading from Millville through the Township of Greenwood, and in line of lands now or formerly of Cleatus Farr; thence along lands now or formerly of the said Cleatus Farr. North sixty-eight degrees thirty minutes East one hundred feet (N. 68 30 W. 100') to an iron pin corner; thence continuing along lands now or formerly of Farr, North eight degrees thirty minutes West one hundred feet (N. 8 30' W. 100') to an iron pin corner in fine of other lands now or formerly of Cyrus Farr and Cleatus Farr, his wife; thence along the lands now or formerly of Cyrus Farr et ux., North seventy-four degrees forty minutes East twenty-five feet (N, 74 40' E. 25') to an iron pin corner; thence continuing along lands now or formerly of the said Cyrus Farr et ux., South eight degrees thirty minutes East ninety-two feet (S. 8 30' E. 92') to an iron pin corner; thence South thirty-six degrees West seventy-seven feet (S. 36 W. 77') to an iron pin corner along the northerly line of the aforesaid Township Public Road; thence along the northerly line of said Township Public, North seventy-three degrees West sixty feet (N. 73 W. 60") to an iron pin corner, being the point and place of BEGINNING. This description prepared in accordance with draft of survey by A. Carol Wolfe, P.E., prepared August 31, 1964, and said premises CONTAINING 0.099 acres of land. TRACT NO. 2: BEGINNING at an iron pin corner at the northwest intersection of a Township Public Road leading from Millville through the Township of Greenwood and with a private road leading to other premises now or formerly of Cyrus Farr and Cleatus Farr, his wife; thence along the Township Public Road aforesaid, North seventy-three degrees zero minutes West thirty-three feet (N. 73 00' W. 33') to an iron pin corner in line of lands now or formerly of Ernest Albertson; thence along lands now or formerly of said Ernest Albertson, North twenty-three degrees twenty-five minutes East one hundred fifteen feet (N. 23 25' E. 115') to an iron pin corner; thence continuing along lands now or formerly of the said Ernest Albertson, North seventy-four degrees forty minutes East fifty feet (N. 74 40' E. 50') to an iron pin corner; thence continuing along lands now or formerly of the said Albertson, South eight degrees thirty-three minutes East one hundred feet (S. 8" 33' E. 100') to an iron pin corner along the northwestwardly side of a private road aforesaid; thence along the northwesterly side of said private road South sixty-eight degrees thirty minutes West one hundred feet (S. 68 30' W. 100') to an iron pin corner along the northerly side of the aforesaid Township Public Road and being the point and place of BEGINNING. Said premises being known and designated as Lot #1- A of Valley View Lake Development. The foregoing description prepared in accordance with draft of survey by A. Carl Wolfe, R. S., prepared October 2, 1963 and said premises CONTAINING 0.214 acres. BEING the same premises transferred and conveyance by Robert W. Temple and Jayne S. Temple, his wife, by their deed of conveyance dated March 28, 1977 as will be found of record in Columbia County Deed Book 280 at page 591 unto Steven R. Beagle and Valori S. Beagle, his wife, the grantors herein. TRACT NO. 3: BEGINNING at an iron pin corner along the northerly line of a Township Public Road leading from Millville through Greenwood Township, and along the easterly line of an intersecting Township Public Road leading from the aforesaid Township Public Road to the Millville Rohrsburg State highway; thence along the easterly line of said Township Public Road, North 3 degrees 00 minutes East 170 feet to an iron pin corner at the southerly line of a 20 foot private roadway; thence along the said private roadway, South 87 degrees East 37 feet to an iron pin corner; thence continuing along the same, South 37 degrees East 115 feet to an iron pin corner along the northerly edge of the said pond and the lands of the Grantors; thence continuing along the northerly edge of the said pond and the land of the Grantors, South 45 degrees West 92 feet to an iron pin corner; thence continuing by the same, South 63 degrees East 65 feet- to an iron pin corner in line or other lands of Cyrus Farr; thence along the lands of Cyrus Farr, South

File No. 14842-15-19925
PARKER McCAY P.A.
By: Patrick J Wesner, Esquire
Attorney ID# 203145
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815
Attorneys for Plaintiff

Visio Financial Services, Inc.

Plaintiff,

v.

Michael E. Gelnett
Amanda Sue Gelnett
Stacey Caroline Silverman

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2016-CV-287

2018-ED-140

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

Visio Financial Services, Inc., Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 742 Chestnut Road, Millville, PA 17846.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---

Michael E Gelnett	742 Chestnut Road, Millville, PA 17846
Amanda Sue Gelnett	742 Chestnut Road, Millville, PA 17846
Stacey Caroline Silverman	742 Chestnut Road, Millville, PA 17846

2. Name and address of Defendants in the judgment:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---

Michael E Gelnett	742 Chestnut Road, Millville, PA 17846
Amanda Sue Gelnett	742 Chestnut Road, Millville, PA 17846
Stacey Caroline Silverman	742 Chestnut Road, Millville, PA 17846

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---

Visio Financial Services, Inc. (Plaintiff herein)	1905 Kramer Lane, Ste. B700 Austin, TX 78758
---	---

4. Name and address of the last recorded holder of every mortgage of record:
 Name Address (if address cannot be reasonably
 ascertained, please so indicate)

None	
------	--

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

Name Address (if address cannot be reasonably
 ascertained, please so indicate)

ONLY THOSE LISTED ABOVE.

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

Name Address (if address cannot be reasonably
 ascertained, please so indicate)

Millville Area School District	330 E. Main Street, Millville, PA 17846 ✓
Greenwood Township Tax Collector Dennette Farr	858 Chestnut Road Millville, PA 17846 ✓
Columbia County Tax Assessment Office	11 West Main Street, Bloomsburg, PA 17815 ✓
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 Pennsylvania Department of Welfare	333 Health and Welfare Building Harrisburg, PA 17105 ✓
Commonwealth of PA Bureau of Individual Tax	Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105 ✓
Department of Public Welfare TPL Casualty Unit	Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105 ✓
Internal Revenue Service Federal Estate Tax Special Procedure Branch	201 W. Rivercenter Blvd Covington, KY 41011 ✓
Commonwealth of Pennsylvania Department of Revenue	Bureau of Individual Taxes P.O. Box 280509, Harrisburg, PA 17128-0509 ✓

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

Name Address (if address cannot be reasonably
 ascertained, please so indicate)

Tenants/ Occupants 742 Chestnut Road, Millville, PA 17846

File No. 14842-15-19925
PARKER McCAY P.A.
By: Patrick J Wesner, Esquire
Attorney ID# 203145
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815
Attorneys for Plaintiff

Visio Financial Services, Inc.

Plaintiff,

v.

Michael E. Gelnett
Amanda Sue Gelnett
Stacey Caroline Silverman

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2016-CV-287

2018-ED-140

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a prompt hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted. You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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

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

File No. 14842-15-19925
PARKER McCAY P.A.
By: Patrick J Wesner, Esquire
Attorney ID# 203145
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815
Attorneys for Plaintiff

Visio Financial Services, Inc.

Plaintiff,

v.

Michael E. Gelnett
Amanda Sue Gelnett
Stacey Caroline Silverman

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2016-CV-287

2018-ED-140
CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF THE SALE OF REAL PROPERTY

Please be advised that the property and improvements described below will be sold by the Sheriff of Columbia County on January 30, 2019 at 9:00 am Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. The improvements consist of the following:

OWNERS: Michael E. Gelnett, Amanda Sue Gelnett and Stacey Caroline Silverman
PROPERTY: 742 Chestnut Road
Millville, PA 17846
IMPROVEMENTS: Residential
TAX PARCEL NO.: 17-03A-042-00

The name of the owner, real owner, and reputed owner of the aforesaid property are Michael E. Gelnett, Amanda Sue Gelnett and Stacey Caroline Silverman.

A schedule of the distribution will be filed by the Sheriff on a date specified by the Sheriff no later than thirty (30) days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto 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 and time of the filing of said schedule.

PARKER McCAY P.A.

Dated: October 19, 2018

By: 

Patrick J Wesner, Esquire
Attorney for Plaintiff

File No. 14842-15-19925
PARKER McCAY P.A.
By: Patrick J Wesner, Esquire
Attorney ID# 203145
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815
Attorneys for Plaintiff

Visio Financial Services, Inc.

Plaintiff,

v.

Michael E. Gelnett
Amanda Sue Gelnett
Stacey Caroline Silverman

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2016-CV-287

2018-ED-140

CIVIL ACTION

MORTGAGE FORECLOSURE

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PARKER McCAY P.A.

Dated: October 19, 2018

By: 

Patrick J Wesner, Esquire
Attorney for Plaintiff

File No. 14842-15-19925
PARKER McCAY P.A.
By: Patrick J Wesner, Esquire
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9000 Midlantic Drive, Suite 300
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Mount Laurel, NJ 08054-1539
(856) 810-5815
Attorneys for Plaintiff

Visio Financial Services, Inc.

Plaintiff,

v.

Michael E. Gelnett
Amanda Sue Gelnett
Stacey Caroline Silverman

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2016-CV-287

2018-ED-140

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

One notice per def per SERVICE ADDRESS (also 3129.1 above should have each SERVICE ADDRESS)

To: Michael E Gelnett
742 Chestnut Road
Millville, PA 17846

Amanda Sue Gelnett
742 Chestnut Road
Millville, PA 17846

Stacey Caroline Silverman
742 Chestnut Road
Millville, PA 17846

The real estate located at 742 Chestnut Road, Millville, PA 17846 is scheduled to be sold at Sheriff's Sale on January 30, 2019 at 9:00 am Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$44,671.44, plus fees, costs and other charges obtained by Visio Financial Services, Inc. against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. This sale will be canceled if you pay the judgment to Patrick J Wesner, Esquire, 9000 Midlantic Drive, Suite 300, P.O. Box 5054, Mount Laurel, NJ 08054-1539. To find out how much you must pay, you may call (856) 810-5815.

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.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

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 the Sheriff's Office at 570-389-5622 or Patrick J Wesner, Esquire at (856) 810-5815.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at 570-389-5622 or Patrick J Wesner, Esquire at (856) 810-5815.

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 the 30th day after the sale. This schedule will state who will be receiving that money. The money will be

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

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Party Search Results

Search Criteria: Party Search; Last Name: Gelnett; First Name: Michael; Middle Name: E; Jurisdiction Type: Bankruptcy; SSN: [REDACTED]; SSN4: [REDACTED]

Result Count: 1 (1 page)

Current Page: 1

Party Name	Case Number	Case Title	Court	Date Filed	Date Closed
Gelnett, Michael E (db)	[REDACTED]	Michael E Gelnett and Amanda S Gelnett	Pennsylvania Middle Bankruptcy Court	07/24/2017	09/19/2018

PACER Service Center

Receipt 10/19/2018 11:14:22 1743547142

User linettec

Client Code

Description

Bankruptcy Party Search

All Courts; Name Gelnett, Michael E; Jurisdiction BK; SSN

[REDACTED] SSN4 [REDACTED] All Courts; Page: 1

Billable Pages 1 (\$0.10)

File No. 14842-15-19925
PARKER McCAY P.A.
By: Patrick J Wesner, Esquire
Attorney ID# 203145
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815
Attorneys for Plaintiff

Visio Financial Services, Inc.

Plaintiff,

v.

Michael E. Gelnett
Amanda Sue Gelnett
Stacey Caroline Silverman

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2016-CV-287

2018-ED-140

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

BEFORE ME, the undersigned authority, personally appeared Patrick J Wesner, who, being duly sworn according to law, deposes and says that to the best of their knowledge, information and belief that the last known address of Defendant:

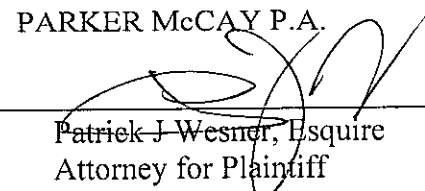
Michael E Gelnett
742 Chestnut Road
Millville, PA 17846

Amanda Sue Gelnett
742 Chestnut Road
Millville, PA 17846

Stacey Caroline Silverman
742 Chestnut Road
Millville, PA 17846

PARKER McCAY P.A.

Dated: October 19, 2018


Patrick J Wesner, Esquire
Attorney for Plaintiff

Sworn to and subscribed to
before me this 19 day of

October 20 18


NOTARY PUBLIC

DANIELLE D. ANDRADE
A Notary Public of New Jersey
My Commission Expires February 6, 2020

File No. 14842-15-19925
PARKER McCAY P.A.
By: Patrick J Wesner, Esquire
Attorney ID# 203145
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815
Attorneys for Plaintiff

Visio Financial Services, Inc.

Plaintiff,

v.

Michael E. Gelnett
Amanda Sue Gelnett
Stacey Caroline Silverman

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2016-CV-287

2018-ED-140

CIVIL ACTION

MORTGAGE FORECLOSURE

ACT 91/6 CERTIFICATION

I, Patrick J Wesner, hereby certify that an Act 91/6 was provided to the above named Defendant by letter dated January 7, 2016.

Dated: October 19, 2018

PARKER McCAY P.A.

By: _____

Patrick J Wesner, Esquire
Attorney for Plaintiff

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

PARKER McCAY P.A.

Dated: October 14, 2018

By: 

Patrick J Wesner, Esquire
Attorney for Plaintiff



PARKER McCAY

Parker McCay P.A.
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, New Jersey 08054-1539

P: 856.596.8900
F: 856.596.9631
www.parkermccay.com

Foreclosure/Bankruptcy Dept.
P: 856-810-5815
F: 856-596-3427

October __, 2018

File No. 14842-15-19925

Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

Re: Visio Financial Service, Inc. vs. Michael Gelnett, Amanda Gelnett et. al.
No. 2016-CV-287

Ladies and Gentlemen:

Enclosed are an original and copies of the following documents in connection with the mortgage foreclosure sale of the above-referenced property:

1. Writ of Execution
2. Legal Description
3. Affidavit Pursuant to Rule 3129.1
4. Notice of Sheriff's Sale to Defendants and Owner's Rights
5. Act 91 Certification;
6. Affidavit of Last Known Address
7. Affidavit of Non-Military Service

Please list the above for sale. Enclosed a check in the amount of \$1,3500.00 made payable to "Sheriff of Columbia County" for your costs for the sale and service and three (3) self-addressed, prepaid envelopes for the returns of service.

Please note attorney will **SERVE** the Defendant as follows:

Michael E. Gelnett
742 Chestnut Road, Millville, PA 17846

Amanda Sue Gelnett
742 Chestnut Road, Millville, PA 17846

Stacey Caroline Silverman
742 Chestnut Road, Millville, PA 17846

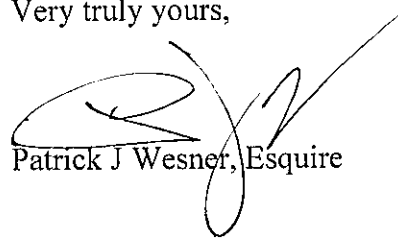
Please **POST** the Handbill of Sale at the property address located at:

742 Chestnut Road, Millville, PA 17846

We will also be serving the Defendant via certified mail and regular mail as well as all lienholders, and will thereafter forward an affidavit of mailing.

Thank you for your anticipated cooperation. If you have any questions regarding the enclosed, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to be 'P. Wesner', with a long, sweeping horizontal line extending to the right.

Patrick J Wesner, Esquire

PJW\db
Enclosures

Document Receipt

Trans #	14518	Carrier / service:	USPS Server	First-Class Mail®	10/24/2018 12:00:00 AM
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Ship to:

COMMON OF PENN

DEPT OF WELFARE

333 HEALTH AND WELFARE BUILDING

Tracking #: 71901140006000141953

Doc Ref #: 2018ED140

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	14518	Carrier / service:	USPS Server	First-Class Mail®	10/24/2018 12:00:00 AM
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Ship to:

COMMON OF PENN

DEPT OF WELFARE

333 HEALTH AND WELFARE BUILDING

Tracking #: 71901140006000141953

Doc Ref #: 2018ED140

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	14517	Carrier / service:	USPS Server	First-Class Mail®	10/24/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000141946

Doc Ref #: 2018ED140

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	14517	Carrier / service:	USPS Server	First-Class Mail®	10/24/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000141946

Doc Ref #: 2018ED140

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	14516	Carrier / service:	USPS Server	First-Class Mail®	10/24/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000141939

Doc Ref #: 2018ED140

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	14516	Carrier / service:	USPS Server	First-Class Mail®	10/24/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000141939
Doc Ref #:	2018ED140
Postage	5.4200

KING OF PRUSSIA PA 19406

Document Receipt

Trans #	14516	Carrier / service:	USPS Server	First-Class Mail®	10/24/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000141939

Doc Ref #: 2018ED140

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	14515	Carrier / service:	USPS Server	First-Class Mail®	10/24/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000141922

Doc Ref #: 2018ED140

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	14514	Carrier / service:	USPS Server	First-Class Mail®	10/24/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000141915

Doc Ref #: 2018ED140

Postage 5.4200

HARRISBURG PA 17128

PARKER MCCAY
ATTORNEYS AT LAW
P.O. BOX 5054
9000 MIDLANTIC DR., #300
MOUNT LAUREL, NJ 08054



BB&T

55-471/312

24522

24522

****One thousand three hundred fifty and xx / 100****

PAY TO THE ORDER OF

SHERIFF COLUMBIA COUNTY

FOR:

DATE
10/19/2018

AMOUNT
\$1,350.00

CLIENT DISBURSEMENT ACCOUNT
VOID AFTER 6 MONTHS

AUTHORIZED SIGNATURE

⑈024522⑈ ⑆031204710⑆1310000253020⑈

hfp

Security Features Included.



Details on back.