

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 221910	Invoice Date: 06/07/2018 9:19:47 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201804207	BEAVER TOWNSHIP
	Grantor - HALL, ALLISON		06/07/18 9:19:51 AM	
	Grantee - FEDERAL HOME LOAN MORTGAGE CORP			
	Consideration - \$2,213.66			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8211 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

SPECIALIZED LOAN SERVICING LLC VS ALLISON & JAMES HALL

NO. 8-2018 ED

NO. 1076-2017 JD

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

BID PRICE (INCLUDES COST) \$ 2110,25

POUNDAGE - 2% OF BID \$ 43.41

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2213,66

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2213,66

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 863,66

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
SPECIALIZED LOAN SERVICING LLC

vs.

Defendant
ALLISON HALL
JAMES HALL

Attorney for the Plaintiff:

PHELAN HALLINAN DIAMOND & JONES LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, April 4, 2018

Writ of Execution No. : 2017CV1076

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 215 CRANBERRY RUN RD, ZIONS GROVE, PA 17985

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.	\$1,272.00
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	\$180.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$2,098.50**

Distribution Costs

Recording Fees **\$71.75**

Total Distribution Costs **\$71.75**

Grand Total: **\$2,170.25**

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



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

April 6, 2018

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

Re: ALLISON HALL
JAMES L. HALL
215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555
2017-CV-1076

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience. Thank you in advance for your cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Siena Arago".

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 998599

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Date of Acceptance of Document 4/6/18			
Grantor(s)/Lessor(s) Timonthy Chamberlain	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) FEDERAL HOME LOAN MORTGAGE CORPORATION	Telephone Number: 1-800-373-3343
Mailing Address PO Box 380, W. Main Street		Mailing Address 8200 Jones Branch Drive, Mailstop 202	
City Bloomsburg	State PA	ZIP Code 17815	City McLean
			State ZIP Code VA 22102

C. REAL ESTATE LOCATION

Street Address 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555	City, Township, Borough BEAVER TOWNSHIP
County COLUMBIA	School District BLOOMSBURG AREA S.D
	Tax Parcel Number 01 16 00203

D. VALUATION DATA

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

1. Actual Cash Consideration \$ 2,170.25 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 2,170.25
4. County Assessed Value \$ 44831.0	5. Common Level Ratio Factor X 3.91	6. Computed Value = \$175,289.21

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

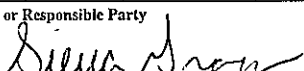
1a. Amount of Exemption Claimed = \$175,289.21	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession _____ (Name of Decedent) Estate File Number _____
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☒ *Other (Please explain exemption claimed, if other than listed above.

This is an exempt transaction based on P.S. Sect. 91 (b)(1)(v) and 12 U.S.C. Sect. 1723a (c)(2). This is a government Instrumentality.

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 Sierra Grago 	Date 4/6/18
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

SHERIFF'S SALE COST SHEET

17-1076

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>186.00</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>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>431.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1272.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1522.00</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>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

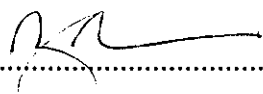
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0</u>

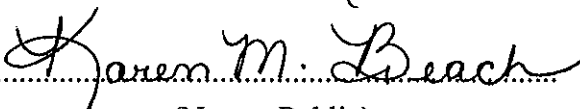
TOTAL COSTS (OPENING BID) \$ 2170.25

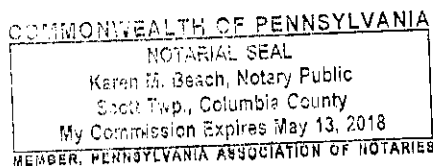
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 March 14, 21, 28, 2018 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 28th day of March 2018.

.....
(Notary Public)



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

.....

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

ALLISON HALL
JAMES L. HALL

No.: 2017-CV-1076
No.: 2018-ED-8

Defendant

COLUMBIA COUNTY


CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

MAR 27 2018

Date

By:


Peter Wapner, Esquire
Attorney for Plaintiff

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

KIM ZIELINSKI
Legal Assistant

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

Re: SPECIALIZED LOAN SERVICING LLC VS. ALLISON HALL, and JAMES L. HALL,
COLUMBIA County, No.: 2017-CV-1076, No.: 2018-ED-8

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 04/04/2018 Sheriff Sale.****

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

Very truly yours,

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

SPECIALIZED LOAN SERVICING LLC

Plaintiff,

v.

ALLISON HALL

JAMES L. HALL

Defendant(s)

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:
:
:
:
:
:
:

CIVIL DIVISION

No.: 2017-CV-1076

No.: 2018-ED-8

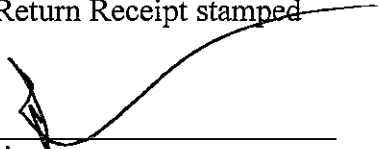
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY)

SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: MAR 27 2018


Peter Wapner, Esquire
Attorney for Plaintiff

Name and
Address
Of Sender

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

AZK/SZR - 04/04/2018 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	*****	TENANT/OCCUPANT 215 CRANBERRY RUN ROAD ZION GROVE, PA 17985-9555	\$0.46
2	*****	ALLISON COOK C/O BULL, BULL & KNECHT, LLP 106 N MARKET STREET BERWICK, PA 18603	\$0.46
3	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.46
4	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. BOX 2675 HARRISBURG, PA 17105	\$0.46
5	*****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.46
6	*****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.46
		RE: ALLISON HALL (COLUMBIA) PH # 998599/1021	\$2.76

Page 1 of 1

Writ Team

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, P.O. (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R-900 S912 and S921 for limitations of coverage.
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Form 3877 Facsimile

U.S. POSTAGE & METS BOWES
ZIP 19103 \$ 002.40
02 4M
000033B439FEB 07 2016



IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FILED
PROTHONOTARY

2018 MAR 26 P 3:53

SPECIALIZED LOAN SERVICING LLC

Plaintiff

vs.

ALLISON HALL

JAMES L. HALL

Defendants

: Court of Common Pleas

:

: Civil Division

:

: COLUMBIA County

:

: No.: 2017-CV-1076

: No.: 2018-ED-8

COUNTY OF COLUMBIA, PA.

ORDER

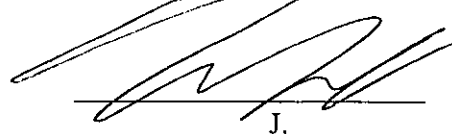
AND NOW, this 26 day of March, 2018 the Prothonotary is

ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc
pro tunc in this case as follows:

Principal Balance	\$54,532.55
Interest Through February 13, 2018	\$7,309.15
Legal fees	\$3,105.00
Cost of Suit and Title	\$691.09
Sheriff's Sale Costs	\$1,350.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$20.26
Escrow Deficit	\$5,670.39
Suspense/Misc. Credits	(\$465.38)
TOTAL	\$72,213.06

Plus interest at six percent per annum.

BY THE COURT


J.

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103
215-563-7000
Main Fax 215-568-7616

Susan P. Moran
Legal Assistant

Representing Lenders in
Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: SPECIALIZED LOAN SERVICING LLC
v. ALLISON HALL and JAMES L. HALL
No.: 2017-CV-1076

Dear Sir/Madam:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office.

Thank you for your cooperation.

Sincerely,

Susan P. Moran
cc: Prothonotary of COLUMBIA COUNTY

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

SPECIALIZED LOAN SERVICING LLC

Plaintiff

v.

ALLISON HALL
JAMES L. HALL

Defendants


:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
:
: NO. 2017-CV-1076
:

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of Plaintiff's Affidavit of Service of Notice of Sale and Certification of Compliance were served by regular mail on the person(s) on the date listed below:

ALLISON HALL
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985-9555

Date: MAR 26 2018


Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff

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

SPECIALIZED LOAN SERVICING LLC
Plaintiff

vs.

ALLISON HALL
JAMES L. HALL

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2017-CV-1076

FILED
PROTHONOTARY
2017 NOV -3 A 8:44
CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 1st day of November, 2017, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendants, ALLISON HALL, by:

1. Posting of the premises: 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555 by the Sheriff or a non-party competent adult; and
2. First class mail to ALLISON HALL at the mortgaged premises located at 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

15 Thomas A. James, Jr.
J.

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

SPECIALIZED LOAN SERVICING LLC
Plaintiff

vs.

ALLISON HALL
JAMES L. HALL

Defendants

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2017-CV-1078

FILED
PROTHONOTARY
2017 NOV -3 A 8:44
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 1st day of November, 2017, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendants, ALLISON HALL, by:

1. Posting of the premises: 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555 by the Sheriff or a non-party competent adult; and
2. First class mail to ALLISON HALL at the mortgaged premises located at 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

1st Thomas A. Ganes, Jr.
J.

Name and
Address
Of Sender

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

TMH

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	HALL, ALLISON 215 CRANBERRY RUN ROAD ZION GROVE, PA 17985-9555 RE: ALLISON HALL (COLUMBIA) PH # 998599/1021		
		Page 1 of 1	NOS	

Total Number of
Pieces Listed by Sender

Total Number of Pieces
Received at Post Office

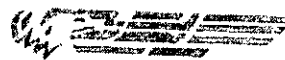
Postmaster, Per (Name of
Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance pieces subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail in The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic R900 S913 and S921 for limitations of coverage.

Form 3877 Facsimile



U.S. POSTAGE >> PITNEY BOWES



ZIP 19103 \$ 001.40⁰
02 4W
0000338439 FEB 09 2018

FEB 9

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

SPECIALIZED LOAN SERVICING LLC

Plaintiff

v.

ALLISON HALL
JAMES L. HALL

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2017-CV-1076

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE
PURSUANT TO Pa.R.C.P. 430**

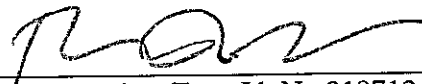
I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter were served as follows:

- a. on ALLISON HALL in accordance with Court Order dated November 1, 2017 by first class mail on February 9, 2018. The property was posted on March 1, 2018;

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

DATE: MAR 26 2018

Phelan Hallinan Diamond & Jones, LLP

By: 
Robert J. Crawley, Esq., Id. No.319712
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SPECIALIZED LOAN SERVICING LLC
vs.
HALL, ALLISON (et al.)

Case Number
2017CV1076

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 8

Warrant: ** YES **

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Call the Gardens @ Orangeville. (Goes there to visit Husband)

Serve To:

Name: ALLISON HALL

Primary Address: 215 CRANBERRY RUN RD
ZIONS GROVE, PA 17985

Phone: 570-889-5245

DOB: 05/04/1977

Alternate Address:

570-784-5927 (Home)

Phone:

570-441-5652 (# she called from)

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

SAID BAK

Relation:

CANNOT LOCATE

Date:

3/22/18

Time:

1453

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:	<i>2-1-18</i>	<i>2/13/18</i>				
Time:	<i>1245</i>	<i>1:349</i>	<i>0959</i>			
Mileage:						
Deputy:	<i>8</i>	<i>4</i>	<i>4</i>			

Service Attempt Notes:

- LEFT CARDS*
- L/C*
- Not the same person that called back - was wrong address*
- for this def. Sandra Hall called back.*
- Home, But NOT ANSWERED*
-

HALL, ALLISON

2017CV1076

215 CRANBERRY RUN RD, ZIONS GROVE, PA 17985

NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Specialized Loan Servicing LLC

v.

Allison Hall
James L. Hall

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-1076

2018 - ED - 8

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 215 Cranberry Run Road, Zion Grove, PA 17985-9555
(See Legal Description attached)

Amount Due

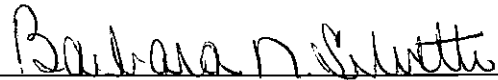
Interest from 01/23/2018 at \$10.56 per diem

Costs to be added

\$64,222.24

\$

\$



(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated

11-24-18

(SEAL)

PH # 998599

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

LEGAL DESCRIPTION

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, parcel and tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point located along the eastern side of Township Route No. 365, said point being the southeastern corner of Parcel No. 1;

THENCE continuing along Parcel No. 1 North 80 degrees 43 minutes 10 seconds East, 288.17 feet to a point;

THENCE continuing along Parcel No. 1 and Parcel No. 4, South 09 degrees 16 minutes 50 seconds East, 180 feet to a point;

THENCE continuing along Parcel No. 4, South 80 degrees 43 minutes 10 seconds West, 250.11 feet to a point;

THENCE continuing along the same, South 45 degrees 43 minutes 15 seconds West, 100.56 feet to a point located along the eastern side of Township Route 365;

THENCE along the eastern right-of-way line of Township Route No. 365, North 00 degrees 21 minutes 35 seconds East, 169.50 feet to a point;

THENCE continuing along same, North 3 degrees 21 minutes 15 seconds East, 39.55 feet to a point, the place of beginning.

CONTAINING 1.31 acres, designated as Parcel No. 3 upon which is located a house as taken from a survey prepared by Stanley J. Gorski, Registered Surveyor, dated June 1979, revised October 6, 1980 and further revised on June 5, 1981.

TITLE TO SAID PREMISES IS VESTED IN Allison Hall, by Deed from Robert I. Cook and Allison Hall, Dated 01/31/2005, Recorded 02/07/2005, Instrument No. 200501261.

Tax Parcel: 01 16 00203

Premises Being: 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555

Specialized Loan Servicing LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2017-CV-1076
:
:

Allison Hall
James L. Hall

: COLUMBIA County
Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Allison Hall
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985-9555

James L. Hall
215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985-9555

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

Your house (real estate) at 215 Cranberry Run Road, Zion Grove, PA 17985-9555 is scheduled to be sold at the Sheriff's Sale on April 4, 2018 at 9 AM in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$64,222.24 obtained by Specialized Loan Servicing LLC (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
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.

You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
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 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815**

**Telephone (570) 784-8760
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108**

Telephone (800) 692-7375

LEGAL DESCRIPTION

PARCEL NO. 2:

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THENCE continuing along Parcel No. 1 and Parcel No. 4, South 09 degrees 16 minutes 50 seconds East, 180 feet to a point;

THENCE continuing along Parcel No. 4, South 80 degrees 43 minutes 10 seconds West, 250.11 feet to a point;

THENCE continuing along the same, South 45 degrees 43 minutes 15 seconds West, 100.56 feet to a point located along the eastern side of Township Route 365;

THENCE along the eastern right-of-way line of Township Route No. 365, North 00 degrees 21 minutes 35 seconds East, 169.50 feet to a point;

THENCE continuing along same, North 3 degrees 21 minutes 15 seconds East, 39.55 feet to a point, the place of beginning.

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TITLE TO SAID PREMISES IS VESTED IN Allison Hall, by Deed from Robert I. Cook and Allison Hall, Dated 01/31/2005, Recorded 02/07/2005, Instrument No. 200501261.

Tax Parcel: 01 16 00203

Premises Being: 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2017-CV-1076**

Specialized Loan Servicing LLC

v.

Allison Hall

James L. Hall

owner(s) of property situate in the **BEAVER TOWNSHIP, COLUMBIA County,**
Pennsylvania, being

215 Cranberry Run Road, Zion Grove, PA 17985-9555

Parcel No. 01 16 00203

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$64,222.24**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

ALLISON HALL
JAMES L. HALL

No.: 2017-CV-1076
No.: 2018-ED-8

Defendant

COLUMBIA COUNTY

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

MAR 13 2018

Date

By:

Peter Wapner, Esquire
Attorney for Plaintiff

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

KIM ZIELINSKI
Legal Assistant

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

Re: SPECIALIZED LOAN SERVICING LLC VS. ALLISON HALL, and JAMES L. HALL,
COLUMBIA County, No.: 2017-CV-1076, No.: 2018-ED-8

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 04/04/2018 Sheriff Sale.****

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

Very truly yours,

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

SPECIALIZED LOAN SERVICING LLC
Plaintiff,

v.

ALLISON HALL
JAMES L. HALL
Defendant(s)

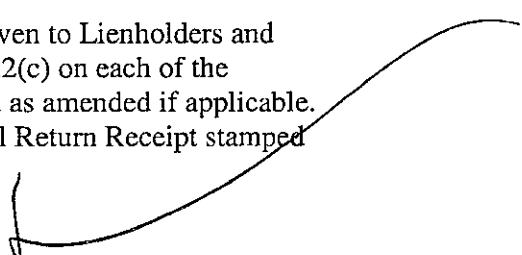
:
:
: **CIVIL DIVISION**
:
:
: **No.: 2017-CV-1076**
: **No.: 2018-ED-8**
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: MAR 13 2018



Peter Wapner, Esquire
Attorney for Plaintiff

Name and
Address
Of Sender

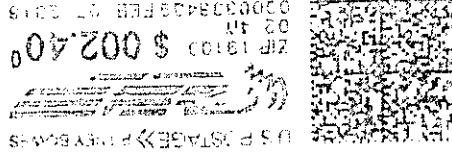
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/SZR - 04/04/2018 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 215 CRANBERRY RUN ROAD ZION GROVE, PA 17985-9555	\$0.46
2	****	ALLISON COOK C/O BULL, BULL & KNECHT, LLP 106 N MARKET STREET BERWICK, PA 18603	\$0.46
3	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.46
4	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. BOX 2675 HARRISBURG, PA 17105	\$0.46
5	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.46
6	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.46
		RE: ALLISON HALL (COLUMBIA) PH # 998599/1021	\$2.76

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
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Form 3877 Facsimile



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPECIALIZED LOAN SERVICING LLC
vs.
HALL, ALLISON (et al.)

Case Number
2017CV1076

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

COPIES SERVED @ 361 CRANBERRY RUN RD.

Serve To:

Name: JAMES HALL

Primary Address: 215 CRANBERRY RUN ROAD
ZION GROVE, PA 17985

Phone:

DOB:

Alternate Address: 361 CRANBERRY RUN ROAD
ZION GROVE, PA 17985

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:	2-1-18	2/13/18	3/5/18			
Time:	1245	1349	0959			
Mileage:						
Deputy:	9	4	4			

Service Attempt Notes:

- LEFT CARD
- L/C
- HOME BUT WON'T ANSWER DOOR
-
-
-

HALL, JAMES

2017CV1076

215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPECIALIZED LOAN SERVICING LLC
vs.
HALL, ALLISON (et al.)

Case Number
2017CV1076

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 215 CRANBERRY RUN RD
ZIONS GROVE, PA 17985

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV1076

215 CRANBERRY RUN RD, ZIONS GROVE, PA 17985

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

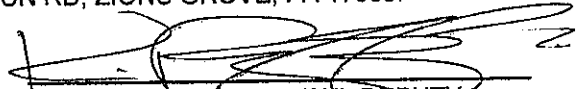


SPECIALIZED LOAN SERVICING LLC
vs.
ALLISON HALL (et al.)

Case Number
2017CV1076

SHERIFF'S RETURN OF SERVICE

02/27/2018 12:46 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 215 CRANBERRY RUN RD, ZIONS GROVE, PA 17985.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

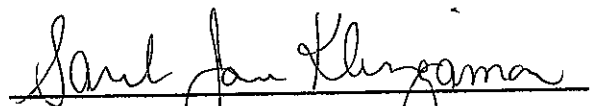
February 27, 2018

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

27TH day of FEBRUARY, 2018



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

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

REAL ESTATE TAX CERTIFICATION

Date: 02/20/2018

Fee: \$5.00

Cert. NO: 31158

HALL ALLISON
PO BOX 264A
ZION GROVE PA 17985

District: BEAVER TWP
Deed: 20050 -1261
Location: 215 CRANBERRY RUN RD
Parcel Id:01 -16 -002-03,000

Assessment: 44,831
Balances as of 02/20/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPECIALIZED LOAN SERVICING LLC
vs.
HALL, ALLISON (et al.)

Case Number
2017CV1076

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ALLISON COOK

Primary Address: C/O BULL, BULL & KNECHT
106 N MARKET STREET
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Sally Nasatka

Relation: Secretary

Date: 1-31-18

Time: 13:22

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COOK, ALLISON

2017CV1076

C/O BULL, BULL & KNECHT, 106 N MARKET STREET, BE NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPECIALIZED LOAN SERVICING LLC
vs.
HALL, ALLISON (et al.)

Case Number
2017CV1076

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Eileen Hess

Relation: Secretary

Date: 1-31-18

Time: 1035

Deputy: 8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV1076 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPECIALIZED LOAN SERVICING LLC
vs.
HALL, ALLISON (et al.)

Case Number
2017CV1076

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-31-18

Time: 1050

Deputy: J

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

WARD, MARY F.

2017CV1076

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPECIALIZED LOAN SERVICING LLC
vs.
HALL, ALLISON (et al.)

Case Number
2017CV1076

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Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Liz WHITENIGHT

Relation: TAX CLERK

Date: 1-31-18

Time: 1020

Deputy: 8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1076

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 01/26/18

Account:

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

Ad ID: 1128281
Description: HALL SHERIFF SALE
Run Dates: 03/14/18 to 03/28/18
Class: 2
Agate Lines: 210
Blind Box:

Total Ad Cost \$1,272.00
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	03/14/18	03/28/18	3	\$1,272.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1076

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, APRIL 04, 2018
AT 9:00 O'CLOCK A.M.

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

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, parcel and tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point located along the eastern side of Township Route No. 365, said point being the southeastern corner of Parcel No. 1; THENCE continuing along Parcel No. 1 North 80 degrees 43 minutes 10 seconds East, 288.17 feet to a point; THENCE continuing along Parcel No. 1 and Parcel No. 4, South 09 degrees 16 minutes 50 seconds East, 180 feet to a point; THENCE continuing along Parcel No. 4, South 80 degrees 43 minutes 10 seconds West, 250.11 feet to a point; THENCE continuing along the same, South 45 degrees 43 minutes 15 seconds West, 100.56 feet to a point located along the eastern side of Township Route 365; THENCE along the eastern right-of-way line of Township Route No. 365, North 00 degrees 21 minutes 35 seconds East, 169.50 feet to a point; THENCE continuing along same, North 3 degrees 21 minutes 15 seconds East, 39.55 feet to a point, the place of beginning.

CONTAINING 1.31 acres, designated as Parcel No. 3 upon which is located a house as taken from a survey prepared by Stanley J. Gorski, Registered Surveyor, dated June 1979, revised October 6, 1980 and further revised on June 5, 1981.

TITLE TO SAID PREMISES IS VESTED IN Allison Hall, by Deed from Robert I. Cook and Allison Hall, Dated 01/31/2005, Recorded 02/07/2005, Instrument No. 200501261.

Tax Parcel: 01 16 00203

Premises Being: 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555

PROPERTY ADDRESS: 215 CRANBERRY RUN RD, ZIONS GROVE, PA 17985

UPI / TAX PARCEL NUMBER: 01-16-002-03

Seized and taken into execution to be sold as the property of ALLISON HALL, JAMES HALL in suit of SPECIALIZED LOAN SERVICING LLC.

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:

PHILAN HALL/NAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1076

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, APRIL 04, 2018
AT 9:00 O'CLOCK A.M.

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Tax Parcel: 01 16 00203

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PROPERTY ADDRESS: 215 CRANBERRY RUN RD, ZIONS GROVE, PA 17985

UPI / TAX PARCEL NUMBER: 01-16-002-03

Seized and taken into execution to be sold as the property of ALLISON HALL, JAMES HALL in suit of SPECIALIZED LOAN SERVICING LLC.

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:
PHELAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Specialized Loan Servicing LLC

v.

Allison Hall
James L. Hall

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-1076

2018 - ED - 8

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 215 Cranberry Run Road, Zion Grove, PA 17985-9555
(See Legal Description attached)

Amount Due

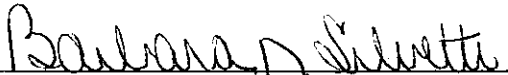
Interest from 01/23/2018 at \$10.56 per diem

Costs to be added

\$64,222.24

\$

\$


(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated

01-24-18
(SEAL)

PH # 998599

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

Specialized Loan Servicing LLC
PLAINTIFF

V.

ALLISON HALL
JAMES L. HALL
DEFENDANT(S)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CASE NO. 2017-CV-1076
: 2018 - ED -8
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

SPECIALIZED LOAN SERVICING LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555**.

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

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

ALLISON HALL

215 CRANBERRY RUN ROAD, ZION GROVE,
PA 17985-9555

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

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

ALLISON HALL

215 CRANBERRY RUN ROAD,, ZION GROVE,
PA 17985-9555

JAMES L. HALL

215 CRANBERRY RUN ROAD,, ZION GROVE,
PA 17985-9555

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

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

NONE.

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

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

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 indicate)

NONE.

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

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

NONE.

PH # 998599

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

Name

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

TENANT/OCCUPANT

215 CRANBERRY RUN ROAD
ZION GROVE PA, 17985

ALLISON COOK C/O BULL, BULL &
KNECHT, LLP

106 N MARKET STREET
BERWICK, PA 18603

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

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

Date JAN 23 2010

By: _____

Phelan Hallinan Diamond & Jones, LLP

Peter Wapner, Esq., Ill. No. 318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

REAL ESTATE OUTLINE

ED # 8-18

DATE RECEIVED 1-24-18
DOCKET AND INDEX 1-26-18

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓

CK# 1704525

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

SALE DATE Apr 4 TIME 0900

POSTING DATE

ADV. DATES FOR NEWSPAPER
1ST WEEK
2ND WEEK
3RD WEEK

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Specialized Loan Servicing LLC
Plaintiff

v.

Allison Hall
James L. Hall
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2017-CV-1076**
:
: **COLUMBIA County**
:

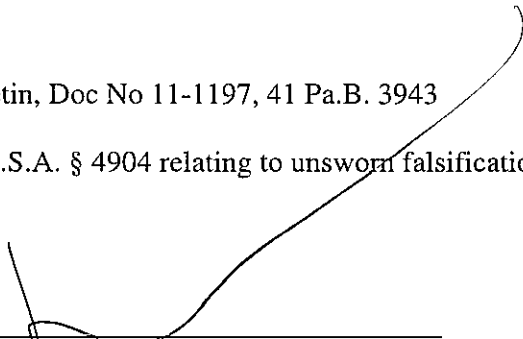
CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:



Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Specialized Loan Servicing LLC

vs.

**Allison Hall
James L. Hall**

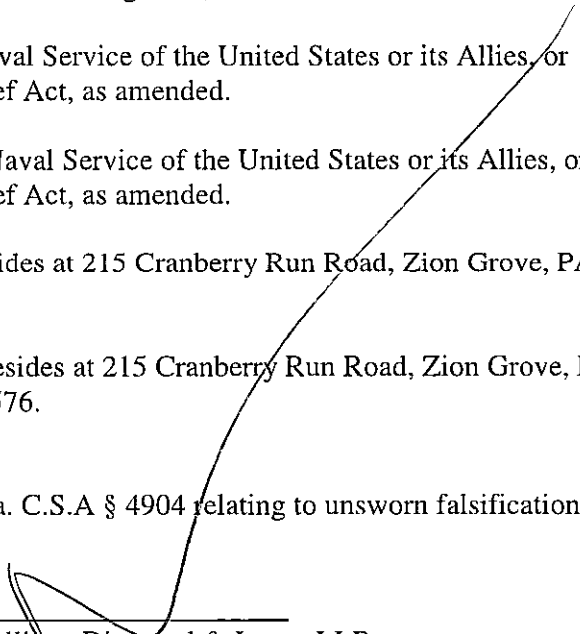
: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2017-CV-1076**
:

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant Allison Hall is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that the defendant James L. Hall is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (c) that defendant Allison Hall is over 18 years of age and resides at 215 Cranberry Run Road, Zion Grove, PA 17985-9555.
- (d) that defendant James L. Hall is over 18 years of age and resides at 215 Cranberry Run Road, Zion Grove, PA 17985-9555 and 361 Cranberry Run rd, Zion Grove, PA 17985-9576.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.



Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

LEGAL DESCRIPTION

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Tax Parcel: 01 16 00203

Premises Being: 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2017-CV-1076**

Specialized Loan Servicing LLC

v.

Allison Hall

James L. Hall

owner(s) of property situate in the **BEAVER TOWNSHIP**, COLUMBIA County,
Pennsylvania, being

215 Cranberry Run Road, Zion Grove, PA 17985-9555

Parcel No. 01 16 00203

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$64,222.24**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

Specialized Loan Servicing LLC

Plaintiff

vs.

Allison Hall
James L. Hall

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2017-CV-1076

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff


20__, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff


SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff Specialized Loan Servicing LLC		Expiration date No.: 2017-CV-1076	
Defendant Allison Hall James L. Hall		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE  AT		NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or R/D, Apartment No., City, Boro, Twp., State and Zip Code) <u>215 Cranberry Run Road</u> <u>Zion Grove, PA 17985-9555</u>	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.			
NOW, _____, 20__ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant		Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814			
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
Sheriff of _____		

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff Specialized Loan Servicing LLC		No.: 2017-CV-1076	
Defendant Allison Hall James L. Hall		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>ALLISON HALL</u>		
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>215 Cranberry Run Road</u>		
<u>Zion Grove, PA 17985-9555</u>			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant		Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814			
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
Sheriff of _____		

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff Specialized Loan Servicing LLC		Expiration date No.: 2017-CV-1076	
Defendant Allison Hall James L. Hall		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE AT	{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. JAMES L. HALL ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 215 Cranberry Run Road Zion Grove, PA 17985-9555	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

8

Document Receipt

Trans #	12348	Carrier / service:	USPS Server	First-Class Mail®	1/26/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000121696

Doc Ref #: 8ED2018

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	12347	Carrier / service:	USPS Server	First-Class Mail®	1/26/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000121689

Doc Ref #: 8ED2018

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12346	Carrier / service:	USPS Server	First-Class Mail®	1/26/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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HARRISBURG PA 17105

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

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DATE
1/23/2018

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

EEG [998599] 215 CRANBERRY RUN ROAD (2017-CV-1076)


AUTHORIZED SIGNATURE

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