

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 231830	Invoice Date: 08/16/2019 2:54:10 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201906310	FISHINGCREEK
	Grantor - DOMINY, BRIAN		08/16/19 2:54:16 PM	TOWNSHIP
	Grantee - FANNIE MAE			
	Consideration -	\$2,681.66		
	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: SHEIFF DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8668 - 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

DITECH FINANCIAL LLC

VS. BRIAN DOMINY

NO. 39-2019 ED

NO. 1370-2018 JD

DATE/TIME OF SALE: MAY 29, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2629.08

POUNDAGE - 2% OF BID \$ 52.58

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2681.66

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Brian W. Pledley

TOTAL DUE: \$ 2681.66

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1331.66

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
DITECH FINANCIAL LLC

vs.

Defendant
BRIAN DOMINY
DAWN DOMINY

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
701 MARKET STREET
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, May 29, 2019

Writ of Execution No. : 2018CV1370

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 777 RIDGE ROAD, ORANGEVILLE, PA 17859

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.	\$1,200.00
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	\$210.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Surcharge	\$150.00

Total Sheriff Costs \$2,072.50

Municipal Costs

Delinquent Taxes \$484.83

Total Municipal Costs \$484.83

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$2,629.08

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

KML LAW GROUP, P.C.
Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

May 30, 2019

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: DITECH FINANCIAL LLC vs. BRIAN DOMINY and DAWN DOMINY
Sale Book/Writ No.: /
Docket Number: 2018-CV-1370
Sale Date: 05/29/2019
Property Address: 777 Ridge Road Orangeville, PA 17859

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter.
Please deed the property to:

FANNIE MAE
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at postsale@kmlawgroup.com or fax to: 1-267-515-5608. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.
Jonathan A. Orange, Legal Assistant
FC Special Services/Post Sale
215-627-1322 (Direct Phone)
215-627-7734 (Fax)
jorange@kmlawgroup.com

Enclosed: (if applicable)

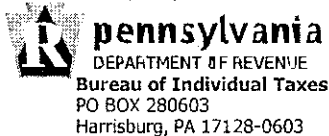
Sheriff's Costs Sheet showing Balance Due of \$ _____

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #186801FC



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 KML Law Group, P.C.		Telephone Number: (215) 627-1322	
Mailing Address 701 Market Street, Suite 5000 BNY Independence Center		City Philadelphia	State PA
		ZIP Code 19106-1532	

B. TRANSFER DATA

Date of Acceptance of Document 5/30/2019			
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY		Telephone Number: 570-389-5622	
Grantee(s)/Lessee(s) FANNIE MAE		Telephone Number: 972-773-7822	
Mailing Address Sheriff's Office, PO Box 380		Mailing Address 14221 Dallas Parkway, Suite 1000,	
City Bloomsburg	State PA	ZIP Code 17815	City Dallas
			State TX
			ZIP Code 75254

C. REAL ESTATE LOCATION

Street Address 777 Ridge Road		City, Township, Borough Orangeville – Fishing Creek Township
County Columbia	School District Benton Area	Tax Parcel Number 15-15A-024-00,000

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration =\$2,629.08	2. Other Consideration +0	3. Total Consideration =\$2,629.08
4. County Assessed Value \$9,741.00	5. Common Level Ratio Factor X2.19	6. Computed Value =\$21,332.79

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

1a. Amount of Exemption Claimed \$21,332.79	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.)
- ☐ 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.) FANNIE MAE IS AN EXEMPT CORPORATION.

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

5/30/2019

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

SHERIFF'S SALE COST SHEET

18-1370

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</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>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>462.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1260.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1450.00</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>484.83</u>	
TOTAL *****		\$ <u>484.83</u>

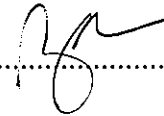
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

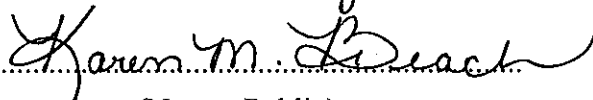
TOTAL COSTS (OPENING BID) \$ 2629.08

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

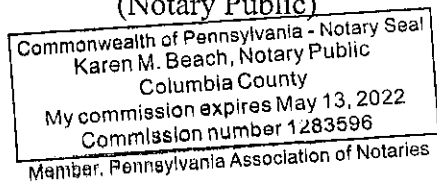
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice May 8, 15, 22, 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 22nd day of May 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.

.....

KML LAW GROUP, P.C.

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

May 9, 2019

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2018-CV-1370
BRIAN DOMINY and DAWN DOMINY
KML File#: 186801FC

To the Real Estate Division:

The above case may be sold on May 29, 2019. Service has been completed in accordance with Rule 3129.

KML Law Group, P.C.

For questions, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

Jill Jenkins, Esquire
Direct (215) 825-6360
jjenkins@kmlawgroup.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

DITECH FINANCIAL LLC

3000 Bayport Drive, Suite 880
Tampa, FL 33607

Plaintiff

vs.

BRIAN DOMINY

DAWN DOMINY

Mortgagor(s) and

Record Owner(s)

777 Ridge Road

Orangeville, PA 17859

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2018-CV-1370

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

CODE:

FILED ON BEHALF OF:
DITECH FINANCIAL LLC

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106

(215) 825-6349

Firm State I.D. #23-217969

3129@kmlawgroup.com

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 825-6349
3129@kmlawgroup.com
Attorney for Plaintiff

186801FC
CF: 11/02/2018
SD: 05/29/2019
\$100,630.10

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

Plaintiff

vs.

BRIAN DOMINY
DAWN DOMINY
Mortgagor(s) and Record Owner(s)
777 Ridge Road
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1370 / 2019-ED-39

CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ☐ () Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ () Certified mail by Sheriff's Office.
- ☐ () Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(i)).
- ☐ () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.
- ☐ () Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ☐ () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- ☐ () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ () Published in accordance with court order. Copy of publication attached.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: May 14, 2019

KML Law Group, P.C.

Winter Dunn
Legal Assistant

AFFIDAVIT OF SERVICE

Commonwealth of Pennsylvania

County of Columbia

Common Pleas Court

Case Number: DOCKET NO: 2018-CV-1370 Court Date: 5/29/2019 9:00 am

Plaintiff:

DITECH FINANCIAL LLC

vs.

Defendant:

BRIAN DOMINY, DAWN DOMINY

For:

KML LAW GROUP, P.C.

701 MARKET STREET

SUITE 5000 MELLON INDEPENDENCE CENTER

PHILADELPHIA, PA 19106-1532

Received by PROVEST, LLC-TAMPA MAIN OFFICE on the 18th day of March, 2019 at 9:23 am to be served on **BRIAN DOMINY, 458 WARES CROSS ROAD, LOT 17, LAGRANGE, Troup County, GA 30240.**

I, Edythe L. Culpepper CPS, being duly sworn, depose and say that on the **20th day of March, 2019 at 5:55 pm, I:**

INDIVIDUALLY/PERSONALLY served by delivering a true copy of the **NOTICE OF SALE** with the date and hour of service endorsed thereon by me, to: **BRIAN DOMINY** at the address of: **458 WARES CROSS ROAD, LOT 17, LAGRANGE, Troup County, GA 30240**, and informed said person of the contents therein, in compliance with state statutes.

Military Status: NO

Marital Status: Based upon inquiry of party served, Defendant is married.

Description of Person Served: Age: 48, Sex: M, Race/Skin Color: CAUCASIAN, Height: 5'11", Weight: 350, Hair: GRAY, Glasses: N

I certify that I am a Citizen of the United States, I am over 18 years of age, have no interest in the above action and I am a Court Appointed Process Server in the court and county in which the action was filed.

Subscribed and Sworn to before me on the 21st day of March, 2019 by the affiant who is personally known to me.

NOTARY PUBLIC

My Commission Expires 04/19/19


Edythe L. Culpepper CPS
Process Server

PROVEST, LLC-TAMPA MAIN OFFICE
4520 Seedling Circle
Tampa, FL 33614
(813) 877-2844

Our Job Serial Number: ASG-2019000095
Ref: 186801FC

AFFIDAVIT OF SERVICE

Commonwealth of Pennsylvania

County of Columbia

Common Pleas Court

Case Number: DOCKET NO: 2018-CV-1370 Court Date: 5/29/2019 9:00 am

Plaintiff:

DITECH FINANCIAL LLC

vs.

Defendant:

BRIAN DOMINY, DAWN DOMINY

For:

KML LAW GROUP, P.C.

701 MARKET STREET

SUITE 5000 MELLON INDEPENDENCE CENTER

PHILADELPHIA, PA 19106-1532

Received by PROVEST, LLC-TAMPA MAIN OFFICE on the 18th day of March, 2019 at 9:59 am to be served on **DAWN DOMINY, 458 WARES CROSS RD, LOT 17, LAGRANGE, Troup County, GA 30240.**

I, Edythe L. Culpepper CPS, being duly sworn, depose and say that on the **20th day of March, 2019 at 5:55 pm, I:**

SUBSTITUTE served by delivering a true copy of the **NOTICE OF SALE** with **BRIAN DOMINY** as **DEFENDANT'S-HUSBAND** at the address of: **458 WARES CROSS RD, LOT 17, LAGRANGE, Troup County, GA 30240**, the within named person's usual place of **Abode**, who resides therein, who is fifteen (15) years of age or older and informed said person of the contents therein, in compliance with state statutes.

Military Status: NO

Marital Status: Based upon inquiry of party served, Defendant is married.

Description of Person Served: Age: 48, Sex: M, Race/Skin Color: CAUCASIAN, Height: 5'11", Weight: 350, Hair: GRAY, Glasses: N

AFFIDAVIT OF SERVICE For DOCKET NO: 2018-CV-1370

I certify that I am a Citizen of the United States, I am over 18 years of age, have no interest in the above action and I am a Court Appointed Process Server in the court and county in which the action was filed.

Subscribed and Sworn to before me on the 21st day
of March, 2019 by the affiant who is personally
known to me

NOTARY PUBLIC

My Commission Expires 04/19/19


Edythe L. Culpepper CPS
Process Server

PROVEST, LLC-TAMPA MAIN OFFICE
4520 Seedling Circle
Tampa, FL 33614
(813) 877-2844

Our Job Serial Number: ASG-2019000096
Ref: 186801FC

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 15, 2019



Dated:

163

[illegible]

Harrisburg, PA 17105-2675

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 15, 2019



1095945

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
46	312926	2342378370	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.41
47	312928	2342378371	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
50	312927	2342378374	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	\$0.650	\$0.41
57	312924	2342378381	CITIBANK NA 701 East 60th Street N Sioux Falls, SD 57117	\$0.650	\$0.41

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 15, 2019



1095945

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
65	312930	2342378389	TENANTS/OCCUPANTS 777 Ridge Road Orangeville, PA 17859	\$0.650	\$0.41
70	312925	2342378394	CITIBANK NA c/o Burton Neil & Associates, P.C. 1060 Andrew Drive, Suite 170 West Chester, PA 19380	\$0.650	\$0.41
71	312929	2342378395	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.41

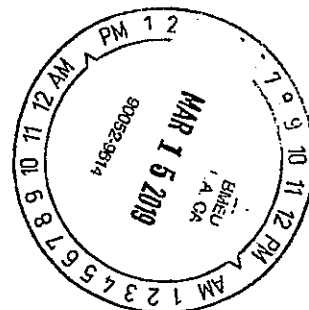
KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 15, 2019



1095945

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
Totals					



KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 825-6349
3129@kmlawgroup.com
Attorney for Plaintiff

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

Plaintiff

vs.

BRIAN DOMINY
DAWN DOMINY
Mortgagor(s) and Record Owner(s)
777 Ridge Road
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2018-CV-1370 / 2019-ED-39

AFFIDAVIT PURSUANT TO RULE 3129

DITECH FINANCIAL LLC, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

777 Ridge Road
Orangeville, PA 17859

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

BRIAN DOMINY
458 Wares Cross Road, Lot 17
Lagrange, GA 30240

DAWN DOMINY
458 Wares Cross Road, Lot 17
Lagrange, GA 30240

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

BRIAN DOMINY
458 Wares Cross Road, Lot 17
Lagrange, GA 30240

DAWN DOMINY
458 Wares Cross Road, Lot 17
Lagrange, GA 30240

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

CITIBANK NA
701 East 60th Street N
Sioux Falls, SD 57117

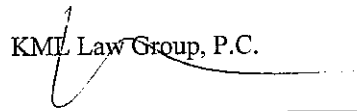
CITIBANK NA
c/o Burton Neil & Associates, P.C.
1060 Andrew Drive, Suite 170
West Chester, PA 19380

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
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.

TENANTS/OCCUPANTS
777 Ridge Road
Orangeville, PA 17859

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

DATED: May 14, 2019


KML Law Group, P.C.

Winter Dunn
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

Jill Jenkins, Esquire
Direct (215) 825-6360
jjenkins@kmlawgroup.com

For proof of mailing, email: PostSale@kmlawgroup.com

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

Plaintiff

vs.

BRIAN DOMINY
DAWN DOMINY
(Mortgagor and Record Owner)

777 Ridge Road
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2018-CV-1370 / 2019-ED-39

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE
RECORDS PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Michael J. Clark Pa. ID 202929

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

☒ Kevin G. McDonald Pa. ID 203783

Maria D. Miksich Pa. ID 319383

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DITECH FINANCIAL LLC
vs.
DOMINY, BRIAN (et al.)

Case Number
2018CV1370

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 777 RIDGE ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4/22

Time: 3:40

Deputy: 8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2018CV1370

777 RIDGE ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DITECH FINANCIAL LLC
vs.
BRIAN DOMINY (et al.)

Case Number
2018CV1370

SHERIFF'S RETURN OF SERVICE

04/22/2019 03:40 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 777 RIDGE ROAD, ORANGEVILLE, PA 17859.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 23, 2019

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

23RD day of APRIL, 2019



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

TAX CLAIM BUREAU OF COLUMBIA **BLOOMSBURG PA 17815**

PARCEL NO: 15 -15A-024-00,000
 SCHOOL DISTRICT: BENTON AREA SCHOOL DISTRICT
 MUNICIPALITY: FISHING CREEK TWP
 RECEIVED OF: GOODMAN DEAN INC
 ASSESSED OF: DOMINY BRIAN & DAWN
 458 WARES CROSS RD #17
 LA GRANGE GA 30240

RECEIPT NO:	60563
DATE:	05-JUL-19
PAID:	\$505.12

REAL ESTATE TAXES

	FACE	PENALTY	INTEREST	LIEN	NOTICE	OTHER	TOTAL
2016							
COUNTY	0.00	0.00	0.00	15.00	275.00	170.00	460.00
MUNICIPALITY	0.00	0.00	0.00				0.00
SCHOOL	33.38	3.34	8.40				45.12
TOTAL	33.38	3.34	8.40	15.00	275.00	170.00	505.12

**** **PAID** ****
 If paid by check, receipt not valid until accepted by Drawee Bank

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2019 - REAL ESTATE

As of Date: 08/19/2019 03:01:01 PM

Owner: DOMINY BRIAN & DAWN
5 DAVIS ST
BENTON PA 17814

Municipality: FISHING CREEK TWP
Parcel #: 15 -15A-024-00,000
Property Desc:

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
017161	G	\$108.68	04/30/2019	\$110.90	06/30/2019	\$121.99	08/31/2019
		Discount Payment		04/16/2019		\$108.68	
017161	S	\$9.55	04/30/2019	\$9.74	06/30/2019	\$10.71	08/31/2019
		Discount Payment		04/16/2019		\$9.55	
017161	R	\$30.55	04/30/2019	\$31.17	06/30/2019	\$34.29	08/31/2019
		Discount Payment		04/16/2019		\$30.55	
Totals:		\$148.78		\$151.81		\$166.99	

Total Paid To Date:

\$148.78

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

39

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

DATE:08-APR-19

FEE:\$5.00

CERT. NO34956

DOMINY BRIAN & DAWN
458 WARES CROSS RD #17
LA GRANGE GA 30240

DISTRICT: FISHING CREEK TWP
DEED 20060-6528
LOCATION: 777 RIDGE RD ORANGEVILLE
PARCEL: 15 -15A-024-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2016	PRIM	354.28	0.55		125.00	479.83
TOTAL DUE :						\$479.83

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

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

REQUESTED BY: Columbia County Sheriff

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2019 - REAL ESTATE

As of Date: 04/08/2019 08:41:37 AM

Owner: DOMINY BRIAN & DAWN

5 DAVIS ST

BENTON PA 17814

Municipality: FISHING CREEK TWP

Parcel #: 15 -15A-024-00,000

Property Desc:

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
017161	G	\$108.68	04/30/2019	\$110.90	06/30/2019	\$121.99	08/31/2019
		Payment					
017161	S	\$9.55	04/30/2019	\$9.74	06/30/2019	\$10.71	08/31/2019
		Payment					
017161	R	\$30.55	04/30/2019	\$31.17	06/30/2019	\$34.29	08/31/2019
		Payment					
Totals:		\$148.78		\$151.81		\$166.99	

Total Paid To Date:

\$0.00

Signature

dm.

Date

4-8-19

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DITECH FINANCIAL LLC
vs.
DOMINY, BRIAN (et al.)

Case Number
2018CV1370

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 39

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 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: Alyssa Wicks

Relation: Clerk

Date: 3-13-19 Time: 2:05p

Deputy: 5 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2018CV1370 1 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



DITECH FINANCIAL LLC
vs.
DOMINY, BRIAN (et al.)

Case Number
2018CV1370

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 39

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 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:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV1370

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DITECH FINANCIAL LLC
vs.
DOMINY, BRIAN (et al.)

Case Number
2018CV1370

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 39

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 777 RIDGE ROAD
ORANGEVILLE, PA 17859

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time: 1:09

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

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6.

OCCUPANT

2018CV1370

777 RIDGE ROAD, ORANGEVILLE, PA 17859

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DITECH FINANCIAL LLC
vs.
DOMINY, BRIAN (et al.)

Case Number
2018CV1370

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 39

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Benton Area School District

Primary Address: PO Box 502
Benton, PA 17814

Phone: 570-925-6651 x1000

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Jess Seward

Relation: Tax

Date: 3/13/19

Time: 1242

Deputy: J

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BENTON AREA SCHOOL D

2018CV1370

PO BOX 502, BENTON, PA 17814

NO EXPIRATION

In the Court of Common Pleas of Columbia County

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

Plaintiff

No. 2018-CV-1370

vs.

BRIAN DOMINY
DAWN DOMINY
(Mortgagor(s) and Record Owner(s))
777 Ridge Road
Orangeville, PA 17859

Defendant(s)

PRAECIPE FOR JUDGMENT

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

Enter the Judgment in favor of Plaintiff and against BRIAN DOMINY and DAWN DOMINY by default for want of an Answer.

Assess damages as follows:

\$100,630.10

Debt

Interest from 3/7/2019 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Ofazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

X Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

AND NOW March 8, 2019, Judgment is entered in favor of DITECH FINANCIAL LLC and against BRIAN DOMINY and DAWN DOMINY by default for want of an Answer and damages assessed in the sum of \$100,630.10 as per the above certification.

Barbara N. Silvestri/mt
Prothonotary

FILED
PROTHONOTARY
2019 MAR -8 A 11:55
CLERK OF COURT
COLUMBIA COUNTY, PA

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

Plaintiff

No. 2018-CV-1370

vs.

BRIAN DOMINY
DAWN DOMINY
(Mortgagors and Record Owner(s))
777 Ridge Road
Orangeville, PA 17859

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

~~Tami Kline~~
Prothonotary

By: Barbara N. Selverdt IMT

Deputy

If you have any questions concerning the above, please contact:

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

Attorney for Plaintiff

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

Plaintiff

vs.

BRIAN DOMINY
DAWN DOMINY
(Mortgagor(s) and Record owner(s))
777 Ridge Road
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1370

ORDER FOR JUDGMENT

Please enter Judgment in favor of DITECH FINANCIAL LLC, and against BRIAN DOMINY and DAWN DOMINY for failure to file an Answer in the above action within (20) days from the date of service of the Complaint, in the sum of \$100,630.10.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is DITECH FINANCIAL LLC 3000 Bayport Drive, Suite 880 Tampa, FL 33607 and that the name(s) and last known address(es) of the Defendant(s) is/are BRIAN DOMINY, 458 Wares Cross Road, Lot 17 Lagrange, GA 30240 and DAWN DOMINY, 458 Wares Cross Road, Lot 17 Lagrange, GA 30240.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$57,285.47
Interest from 10/01/2011 through 03/06/2019	\$28,714.85
Late Charges	\$712.08
Escrow Balance	\$7,864.70
Corporate Advances	\$6,053.00
	\$100,630.10

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

AND NOW, this 8th day of March, 2019 damages are assessed as above.

Barbara N. Selvetti/MT
Pro Prothy

2018-CV-1370/186801FC

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

Plaintiff

vs.

BRIAN DOMINY
DAWN DOMINY
Mortgagor(s) and Record Owner(s)
777 Ridge Road
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1370

2019-ED-39

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$100,630.10

Interest from 3/7/2019
to Date of Sale at
6.7500%

(Costs to be added)

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

No. 2018-CV-1370
IN THE COURT OF COMMON PLEAS

DITECH FINANCIAL LLC

vs.

BRIAN DOMINY and
DAWN DOMINY
(Mortgagor(s) and Record Owner(s))
777 Ridge Road
Orangeville, PA 17859

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

KML Law Group, P.C.
Attorney for Plaintiff

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

vs.

BRIAN DOMINY
DAWN DOMINY
777 Ridge Road
Orangeville, PA 17859

In the Court of Common Pleas of
Columbia County

No. 2018-CV-1370

2019-ED-39

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 777 Ridge Road Orangeville, PA 17859

See Exhibit "A" attached

AMOUNT DUE

\$100,630.10

Interest From 3/7/2019
Through Date of Sale

(Costs to be added)

Dated: 3/8/2019

Barbara W. Dunne
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Stephen J. Hup

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

No. 2018-CV-1370

IN THE COURT OF COMMON PLEAS

DITECH FINANCIAL LLC

vs.

BRIAN DOMINY and
DAWN DOMINY

Mortgagor(s)
777 Ridge Road Orangeville, PA 17859

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	\$100,630.10
INTEREST from	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$

Office of Judicial Support

Judg. Fee

Ct.

Sat.

KML Law Group, P.C.
Attorney for Plaintiff

KML Law Group, P.C.

Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

Plaintiff

vs.

BRIAN DOMINY
DAWN DOMINY
(Mortgagor(s) and Record Owner(s))
777 Ridge Road
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1370

2019-ED-39

AFFIDAVIT PURSUANT TO RULE 3129

DITECH FINANCIAL LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

777 Ridge Road
Orangeville, PA 17859

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

BRIAN DOMINY
458 Wares Cross Road, Lot 17
Lagrange, GA 30240

DAWN DOMINY
458 Wares Cross Road, Lot 17
Lagrange, GA 30240

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

BRIAN DOMINY
458 Wares Cross Road, Lot 17
Lagrange, GA 30240

DAWN DOMINY
458 Wares Cross Road, Lot 17
Lagrange, GA 30240

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

FILED
PROTHONOTARY
2019 MAR -8 A 11:59
CLERK OF COURT
COUNTY OF COLA

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

CITIBANK NA
701 East 60th Street N
Sioux Falls, SD 57117

CITIBANK NA
c/o Burton Neil & Associates, P.C.
1060 Andrew Drive, Suite 170
West Chester, PA 19380

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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.

TENANTS/OCCUPANTS
777 Ridge Road
Orangeville, PA 17859

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

DATED: 3/7/11

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

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 03/13/19

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Telephone: **(570) 389-5622**

Ad ID: 1162475
Description: **DOMINY SALE**
Run Dates: **05/08/19 to 05/22/19**
Class: **2**
Agate Lines: **198**
Blind Box:

Total Ad Cost \$1,200.00
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	05/08/19	05/22/19	3	\$1,200.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1370

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, MAY 29, 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 that certain piece, parcel and tract of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described more fully as follows, to wit:

BEGINNING at a stone corner in public road in the line of land now or formerly owned by James E. and F. W. Jones; thence north 79-1/4 degrees east along lot now or formerly owned by George B. Hosler, 9 perches more or less to a stone corner in the Susquehanna and Tioga Turnpike; thence by land now or formerly of William Mears south 30 degrees east 5.5 perches to line of Mill Race; thence by line of said Mill Race, southwardly 10 perches more or less to intersecting line of land, now or formerly belonging to said James E. and F. W. Jones; thence north 15 degrees west 2.5 perches more or less to the place of beginning.

Containing 35 perches, more or less, improved with dwelling and additional assets.

PARCEL 15-15A-024-00,000

PROPERTY ADDRESS: 777 RIDGE ROAD, ORANGEVILLE, PA 17859

PROPERTY ADDRESS: 777 RIDGE ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 15-15A-024-00,000

Seized and taken into execution to be sold as the property of BRIAN DOMINY, DAWN DOMINY in suit of DITECH FINANCIAL 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
KIML LAW GROUP, P.C.
PHILADELPHIA, PA 215-563-7000

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

vs.

BRIAN DOMINY
DAWN DOMINY
777 Ridge Road
Orangeville, PA 17859

In the Court of Common Pleas of
Columbia County

No. 2018-CV-1370

2019-ED-39
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 777 Ridge Road Orangeville, PA 17859

See Exhibit "A" attached

AMOUNT DUE	\$100,630.10
Interest From 3/7/2019 Through Date of Sale	_____
(Costs to be added)	_____

Dated: 3/8/2019

Bertha L. Shultz
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy H. M. C. [Signature]

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

ALL that certain piece, parcel and tract of land situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described more fully as follows, to wit:

BEGINNING at a stone corner in public road in the line of land now or formerly owned by James E. and F. W. Jones; thence north 79-1/4 degrees east along lot now or formerly owned by George B. Hosler, 9 perches more or less to a stone corner in the Susquehanna and Tioga Turnpike; thence by land now or formerly of William Mears south 30 degrees east 5.5 perches to line of Mill Race; thence by line of said Mill Race, southwardly 10 perches more or less to intersecting line of land, now or formerly belonging to said James E. and F. W. Jones; thence north 15 degrees west 2.5 perches more or less to the place of beginning. Containing 35 perches, more or less, improved with dwelling and additional assets.

PARCEL #: 15-15A-024-00,000

PROPERTY ADDRESS: 777 RIDGE ROAD, ORANGEVILLE, PA 17859

IN THE COURT OF COMMON PLEAS
DITECH FINANCIAL LLC

vs.

BRIAN DOMINY and
DAWN DOMINY
Mortgagor(s)
777 Ridge Road Orangeville, PA 17859

WRIT OF EXECUTION	
(Mortgage Foreclosure)	
REAL DEBT	\$100,630.10
INTEREST from	\$
COSTS PAID:	\$
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

KML Law Group, P.C.
Attorney for Plaintiff
KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: March 13, 2019

Re: Sheriff's Sale Advertising Dates

DITECH FINANCIAL LLC
VS.

BRIAN AND DAWN DOMINY

No 39 of 2019 E.D. and No. 1370 of 2018 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week May 8th 2019

2nd Week May 15th 2019

3rd Week May 22nd 2019

SALE DATE: May 29th 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

15 - 15A - 024 - 00,000

Fishing Creek Twp.

REAL ESTATE OUTLINE

ED # 2019 ED 39

DATE RECEIVED 3-6-2019
DOCKET AND INDEX 2018 CV 1370

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>	email
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>915914</u>

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

SALE DATE May 29th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1370

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, MAY 29, 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 that certain piece, parcel and tract of land situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described more fully as follows, to wit:

BEGNNING at a stone corner in public road in the line of land now or formerly owned by James E. and F. W. Jones; thence north 79-1/4 degrees east along lot now or formerly owned by George B. Hosler, 9 perches more or less to a stone corner in the Susquehanna and Tioga Turnpike; thence by land now or formerly of William Mears south 30 degrees east 5.5 perches to line of Mill Race; thence by line of said Mill Race, southwardly 10 perches more or less to intersecting line of land, now or formerly belonging to said James E. and F. W. Jones; thence north 15 degrees west 2.5 perches more or less to the place of beginning. Containing 35 perches, more or less, improved with dwelling and additional assets.

PARCEL 15-15A-024-00,000

PROPERTY ADDRESS: 777 RIDGE ROAD, ORANGEVILLE, PA 17859

PROPERTY ADDRESS: 777 RIDGE ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 15-15A-024-00,000

Seized and taken into execution to be sold as the property of BRIAN DOMINY, DAWN DOMINY in suit of DITECH FINANCIAL 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

Plaintiff

vs.

BRIAN DOMINY
DAWN DOMINY
Mortgagor(s) and Record Owner(s)
777 Ridge Road
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2018-CV-1370

2019-ED-39

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

X Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

Plaintiff

vs.

BRIAN DOMINY
DAWN DOMINY
Mortgagor(s) and Record Owner(s)
777 Ridge Road
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1370

2019-ED-39

WAIVER OF WATCHMAN

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129


Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

 Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

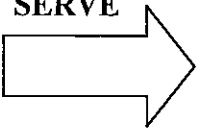
Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DITECH FINANCIAL LLC		COURT NUMBER 2018-CV-1370 2019-ED-39
DEFENDANT/S/ BRIAN DOMINY and DAWN DOMINY		TYPE OF WRIT OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
BRIAN DOMINY

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
458 Wares Cross Road, Lot 17, Lagrange, GA 30240

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY
KML Law Group, P.C.

TELEPHONE NUMBER
(215) 825-6344

DATE
March 6, 2019

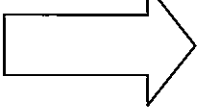
ADDRESS OF ATTORNEY

KML Law Group, P.C.
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DITECH FINANCIAL LLC		COURT NUMBER 2018-CV-1370 2019-ED-39
DEFENDANT/S/ BRIAN DOMINY and DAWN DOMINY		TYPE OF WRIT OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
DAWN DOMINY

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
458 Wares Cross Road, Lot 17, Lagrange, GA 30240

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY
KML Law Group, P.C.

TELEPHONE NUMBER
(215) 825-6344

DATE
March 6, 2019

ADDRESS OF ATTORNEY

KML Law Group, P.C.
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

KML LAW GROUP, P.C.
SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

March 6, 2019
Docket #2018-CV-1370

ATTENTION: COLUMBIA COUNTY SHERIFF

We would like to bring to your attention that defendant(s):

BRIAN DOMINY and DAWN DOMINY will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

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



71901140006000153055

DAWN DOMINY
458 WARES CROSS ROAD
LOT #17
LAGRANGE GA 30240

39

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



71901140006000153048

BRIAN DOMINY
458 WARES CROSS ROAD
LOT #17
LAGRANGE GA 30240

Document Receipt

Trans #	15628	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

CITIBANK NA

BURTON NEIL & ASSOC P.C.

1060 ANDREW DRIVE

Tracking #: 71901140006000153031

SUITE 170

Doc Ref #: 2019ED39

Postage 5.4200

WEST CHESTER PA 19380

Document Receipt

Trans #	15627	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

PENN DEPT OF LABOR & INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000153024

Doc Ref #: 2019ED39

Postage 5.4200

HARRISBURG PA 17121

Document Receipt

Trans #	15626	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

CITIBANK NA

701 EAST 60TH STREET N

Tracking #: 71901140006000153017

Doc Ref #: 2019ED39

Postage 5.4200

SIOUX FALLS SD 57117

Document Receipt

Trans #	15626	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

CITIBANK NA

701 EAST 60TH STREET N

Tracking #: 71901140006000153017

Doc Ref #: 2019ED39

Postage 5.4200

SIOUX FALLS SD 57117

Document Receipt

Trans #	15625	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

PA DEPT OF PUBLIC WELFARE
ROOM 432 P.O. BOX 2675

HEALTH & WELFARE BLDG

Tracking #: 71901140006000153000
Doc Ref #: 2019ED39
Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15624	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000152997

Doc Ref #: 2019ED39

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15624	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000152997

Doc Ref #: 2019ED39

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15623	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000152980

Doc Ref #: 2019ED39

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	15622	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000152973

Doc Ref #: 2019ED39

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15622	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000152973

Doc Ref #: 2019ED39

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15621	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000152966

Doc Ref #: 2019ED39

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15620	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000152959

Doc Ref #: 2019ED39

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15630	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

DAWN DOMINY

458 WARES CROSS ROAD

LOT #17

LAGRANGE GA 30240

Tracking #: 71901140006000153055

Doc Ref #: 2019ED39

Postage 5.4200

Document Receipt

Trans #	15630	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

DAWN DOMINY

458 WARES CROSS ROAD

LOT #17

LAGRANGE GA 30240

Tracking #: 71901140006000153055

Doc Ref #: 2019ED39

Postage 5.4200

Document Receipt

Trans #	15629	Carrier / service:	USPS Server	First-Class Mail®	3/13/2019 12:00:00 AM
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Ship to:

BRIAN DOMINY

458 WARES CROSS ROAD

LOT #17

LAGRANGE GA 30240

Tracking #: 71901140006000153048

Doc Ref #: 2019ED39

Postage 5.4200

KML LAW GROUP, P.C.

SUITE 5000
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

PAY TO THE
ORDER OF Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office 100 North Main Street Floor B2
Doylestown, PA 18901

MEMO DOMINY; 186801FC

**FIRSTTRUST
BANK**

800.220.BANK / firsttrust.com
3-7380/2360

915914

March 07, 2019

\$ 1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



AUTHORIZED SIGNATURE

[Handwritten Signature]

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