

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 230656
Customer:
SHERIFF

Invoice Date: 06/27/2019 8:47:49 AM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201904840	SCOTT TOWNSHIP
	Grantor - HARTMAN, MARGARET		06/27/19 8:47:51 AM	
	Grantee - DITECH FINANCIAL LLC			
	Consideration - \$2,579.33			
	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: 8610 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

KML LAW GROUP, P.C.
Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmllawgroup.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. MARGARET HARTMAN
Sale Book/Writ No.: /
Docket Number: 2019-cv-129
Sale Date: 05/29/2019
Property Address: 170 Clifton Drive Bloomsburg, PA 17815

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:

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

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@kmllawgroup.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@kmllawgroup.com

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type FHA 446-3356719-703B

KML #188860FC



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name 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) DITECH FINANCIAL LLC	Telephone Number: (215) 627-1322
Mailing Address Sheriff's Office, PO Box 380		Mailing Address 3000 Bayport Drive, Suite 880,	
City Bloomsburg	State PA	ZIP Code 17815	City Tampa
			State FL
			ZIP Code 33607

C. REAL ESTATE LOCATION

Street Address 170 Clifton Drive		City, Township, Borough Bloomsburg - Scott Township	
County Columbia	School District Central Columbia Area	Tax Parcel Number 31-03B-089-00.000	

D. VALUATION DATA

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

1. Actual Cash Consideration =\$2,528.75	2. Other Consideration +0	3. Total Consideration =\$2,528.75
4. County Assessed Value \$58,155.00	5. Common Level Ratio Factor X2.19	6. Computed Value =\$127,359.45

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

1a. Amount of Exemption Claimed \$127,359.45	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	--	--

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Jonathan Oranga</i>	Date 5/30/2019
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

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

DITECH FINANCIAL LLC

VS. MARGARET HARTMAN

NO. 43-2019 ED

NO. 129-201⁹~~8~~ JD

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

BID PRICE (INCLUDES COST) \$ 2528.75

POUNDAGE - 2% OF BID \$ 50.58

TRANSFER TAX - 2% OF FAIR MKT \$ _____

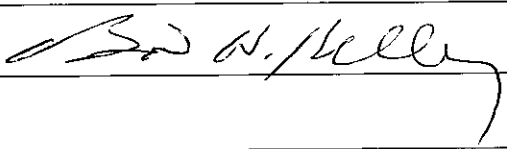
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2579.33

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2579.33

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1229.33

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
DITECH FINANCIAL LLC

vs.

Defendant
MARGARET BUCK HARTMAN

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. : 2019CV129

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 170 CLIFTON DRIVE, BLOOMSBURG, PA 17815

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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,524.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs **\$2,308.00**

Municipal Costs

Sewer	\$149.00
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Total Municipal Costs **\$149.00**

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs **\$71.75**

Grand Total: **\$2,528.75**

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

[Court Information](#)[Statistics](#)[My Account](#)[Logout](#)**PACER**
Case Locator**Bankruptcy Party Search**

Fri Jun 21 15:24:40 2019

1 record found

User: ja0060[Filter Results](#)[Download](#)[New Search](#)**Client:****Search:** Bankruptcy Party Search 163465967 All Courts Page: 1

<u>Party Name</u> ▼	<u>Court</u>	<u>Case</u>	<u>Ch</u>	<u>Date Filed</u>	<u>Date Closed</u>	<u>Disposition</u>
¹ Hartman, Margaret A (db)	pambke	5:19-bk-02308	13	05/29/2019	06/20/2019	Dismissed for Failure to File Information 06/20/2019

PACER Service Center**Receipt** 06/21/2019 15:24:40 322746439**User** ja0060**Client****Description** Bankruptcy Party Search

163465967 All Courts Page: 1

Pages 1 (\$0.10)For information or comments, please contact: [PACER Service Center](#)



- [Query](#)
- [Reports](#)
- [Utilities](#)
- [Logout](#)

NoCredList, 521, CCDueD1, FMDueD1, ProSe, FeeDueINST, DISMISSED, 2002

**U.S. Bankruptcy Court
Middle District of Pennsylvania (Wilkes-Barre)
Bankruptcy Petition #: 5:19-bk-02308-RNO**

Assigned to: Chief Judge Robert N. Opel II
Chapter 13
Voluntary
Asset
[Claims Register](#)

Date filed: 05/29/2019
Date terminated: 06/20/2019
Debtor dismissed: 06/20/2019
341 meeting: 07/01/2019

Debtor disposition: Dismissed for Failure to
File Information

Debtor 1
Margaret A Hartman
170 Clifton Drive
Bloomsburg, PA 17815
COLUMBIA-PA
570-594-4016
SSN / ITIN: xxx-xx-5967

represented by **Margaret A Hartman**
PRO SE

Trustee
Charles J DeHart, III (Trustee)
8125 Adams Drive, Suite A
Hummelstown, PA 17036
717 566-6097

Asst. U.S. Trustee
United States Trustee
228 Walnut Street, Suite 1190
Harrisburg, PA 17101

717 221-4515

Filing Date	#	Docket Text
05/29/2019	<u>1</u> (8 pgs)	Chapter 13 Voluntary Petition for an Individual . Filing fee due in the amount of \$ 310.00 Filed by Margaret A Hartman . (Radginski, Pamela) (Entered: 05/29/2019)
05/29/2019	<u>2</u>	Statement About Your Social Security Numbers (Document is restricted.) Filed by Margaret A Hartman (RE: related document(s) <u>1</u>). (Radginski, Pamela) (Entered: 05/29/2019)
05/29/2019	<u>3</u> (2 pgs)	Application to Pay Filing Fee in Installments Filed by Margaret A Hartman (RE: related document(s) <u>1</u>) . (Radginski, Pamela) (Entered: 05/29/2019)
05/29/2019	<u>4</u> (2 pgs; 2 docs)	Notice of Incomplete and/or Deficient Filing. Request submitted to BNC for mailing. (RE: related document(s) <u>1</u>). (Radginski, Pamela) (Entered: 05/29/2019)
05/29/2019	5	Meeting of Creditors and Appointment of Trustee Charles J DeHart, III (Trustee), with 341(a) meeting to be held on 07/01/2019 at 11:00 AM at Best Western Genetti's Hotel, 77 East Market Street, Wilkes-Barre, PA 18701. Proofs of Claim due by 08/07/2019. Government Proofs of Claim due by 11/25/2019. Objections to Dischargeability due by 08/30/2019. (Radginski, Pamela) (Entered: 05/29/2019)
05/29/2019	<u>6</u> (2 pgs; 2 docs)	Order Granting Application to Pay Filing Fees In Installments (RE: related document(s) <u>3</u>). Final Installment Payment due by 9/26/2019. Objections due by 10/3/2019. (McHugh, Michael) (Entered: 05/29/2019)
05/31/2019	<u>7</u> (2 pgs)	BNC Certificate of Notice (Notice of Deficient Filing (Missing Documents)) (RE: related document(s) <u>4</u>). Notice Date 05/31/2019. (Admin.) (Entered: 06/01/2019)
05/31/2019	<u>8</u> (2 pgs)	BNC Certificate of Notice (Order Approving Application to Pay Filing Fee in Installments) (RE: related document(s) <u>6</u>). Notice Date 05/31/2019. (Admin.) (Entered: 06/01/2019)
06/03/2019	<u>9</u> (2 pgs; 2 docs)	Order that pleading may be stricken for failure to comply with FRBP 9011 unless compliance occurs by deadline. (RE: related document(s) <u>1</u>). Signed documents due by 6/10/2019.

		(Radginski, Pamela) (Entered: 06/03/2019)
06/03/2019	<u>10</u> (2 pgs; 2 docs)	Order that pleading may be stricken for failure to comply with FRBP 9011 unless compliance occurs by deadline. (RE: related document(s) <u>2</u>). Signed documents due by 6/10/2019. (Radginski, Pamela) (Entered: 06/03/2019)
06/03/2019	<u>11</u> (2 pgs; 2 docs)	Amended Notice of Incomplete and/or Deficient Filing. Request submitted to BNC for mailing. (RE: related document(s) <u>1</u>). (Radginski, Pamela) (Entered: 06/03/2019)
06/04/2019	12	The Chapter 13 Trustee on behalf of the United States Trustee moves to dismiss the case pursuant to 11 U.S.C. 1307(c)(9) for failure to file a complete list of creditors. A list of creditors, including the name and mailing address of all creditors, is required so that each creditor is given timely notice of the order for relief, imposition of the automatic stay, and the time and place of the meeting of creditors. The Debtor(s) may file a response to this motion to dismiss or resolve it by immediately filing a complete list of creditors, listing the name and complete mailing address of each creditor. Failure to file the complete list of creditors by the response deadline will result in dismissal of the case without further notice or hearing. (There is no image or paper document associated with this entry.). Responses are due by: 06/18/2019. (dehart, III(vw), Charles) (Entered: 06/04/2019)
06/04/2019	<u>13</u> (1 pg)	Request for Notice under 2002 Filed by Lauren Berschler Karl on behalf of Ditech Financial LLC. (Karl, Lauren) (Entered: 06/04/2019)
06/04/2019	<u>14</u> (2 pgs; 2 docs)	Notice re: Motion to Dismiss Case for failure to file a complete list of creditors. Request submitted to BNC for mailing (RE: related document(s) 12). (McHugh, Michael) (Entered: 06/04/2019)
06/05/2019	<u>15</u> (2 pgs)	BNC Certificate of Notice (Notice of Deficient Filing (Missing Documents)) (RE: related document(s) <u>11</u>). Notice Date 06/05/2019. (Admin.) (Entered: 06/06/2019)
06/05/2019	<u>16</u> (2 pgs)	BNC Certificate of Notice (Order regarding unsigned document) (RE: related document(s) <u>9</u>). Notice Date 06/05/2019. (Admin.) (Entered: 06/06/2019)
06/05/2019	<u>17</u> (2 pgs)	BNC Certificate of Notice (Order regarding unsigned document) (RE: related document(s) <u>10</u>). Notice Date

		06/05/2019. (Admin.) (Entered: 06/06/2019)
06/06/2019	<u>18</u> (2 pgs)	BNC Certificate of Notice (Notice regarding Motion to Dismiss) (RE: related document(s) <u>14</u>). Notice Date 06/06/2019. (Admin.) (Entered: 06/07/2019)
06/13/2019	<u>19</u> (12 pgs)	Chapter 13 Plan (Includes no Motion(s) to Avoid Liens and no Motion(s) to Value Collateral) Filed by Margaret A Hartman (RE: related document(s) <u>1</u>). (McHugh, Michael) (Entered: 06/13/2019)
06/13/2019	<u>20</u> (1 pg)	Certification of No Payment Advices Filed by Margaret A Hartman . (McHugh, Michael) (Entered: 06/13/2019)
06/13/2019	<u>21</u> (168 pgs; 3 docs)	Chapter 13 Calculation of Your Disposable Income ., Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period. , Schedule A-B; Schedule C; Schedule D; Schedule E-F; Schedule G; Schedule H; Schedule I; Schedule J; A Summary of Your Assets and Liabilities and Certain Statistical Information; , Statement of Financial Affairs for Individuals Filing for Bankruptcy, Declaration About an Individual Debtor's Schedules Filed by Margaret A Hartman (RE: related document(s) <u>1</u>). (Attachments: # <u>1</u> Main Document # <u>2</u> Main Document) (McHugh, Michael) (Entered: 06/13/2019)
06/14/2019	<u>22</u> (4 pgs)	Motion to Dismiss Case for failure to comply with the credit counseling requirements of 11 U.S.C. Sections 109(h) and 521(b) of the Bankruptcy Code. Notice served on 6/14/2019. Filed by Trustee (RE: related document(s) <u>1</u>). Objections due by 07/5/2019. (dehart, III(vw), Charles) (Entered: 06/14/2019)
06/20/2019	<u>23</u> (2 pgs; 2 docs)	Order Granting Motion of the Chapter 13 Trustee on behalf of the United States Trustee to Dismiss Case pursuant to 11 U.S.C. 1307(c)(9) for failure to file a complete list of creditors. (RE: related document(s) <u>12</u>). (McHugh, Michael) (Entered: 06/20/2019)

PACER Service Center

Transaction Receipt

06/21/2019 16:25:40

PACER Login:	ja0060:2566770:0	Client Code:	
Description:	Docket Report	Search Criteria:	5:19-bk- 02308-RNO Fil or Ent: filed Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	3	Cost:	0.30

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA

In re:

Margaret A Hartman,

Chapter 13

Debtor 1

Case No. 5:19-bk-02308-RNO

Order

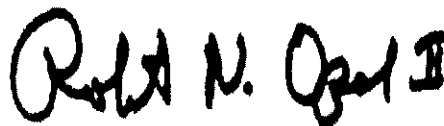
Upon consideration of the Motion to dismiss the case, and having afforded notice and an opportunity for hearing,

ORDERED that the case is hereby dismissed as to Debtor 1.

Notwithstanding the dismissal of this case, the court retains jurisdiction over timely requests for payment of compensation.

Dated: June 20, 2019

By the Court,

A handwritten signature in black ink, reading "Robert N. Opel II". The signature is stylized with a large, looped "R" and "O".

Honorable Robert N. Opel, II
United States Bankruptcy Judge
By: MMchugh, Deputy Clerk

ordsmiss (05/18)

Notice Recipients

District/Off: 0314-5
Case: 5:19-bk-02308-RNO

User: MMchugh
Form ID: ordsmiss

Date Created: 6/20/2019
Total: 7

Recipients of Notice of Electronic Filing:

ust	United States Trustee	ustpre03.ha.ecf@usdoj.gov
tr	Charles J DeHart, III (Trustee)	dehartstaff@pamd13trustee.com
aty	Lauren Berschler Karl	lkarl@rascrane.com

TOTAL: 3

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	Margaret A Hartman	170 Clifton Drive	Bloomsburg, PA 17815
cr	Ditech Financial LLC	RAS Citron, LLC	130 Clinton Road, Suite 202 Fairfield, NJ 07004
5204917	Credit Acceptance	25505 W Twelve Mile Rd	Suite 3000 Southfield MI 48034
5206899	Ditech Financial LLC	RAS Citron, LLC	130 Clinton Road, Suite 202 Fairfield, NJ 07004

TOTAL: 4

Timothy Chamberlain

From: PostSale <PostSale@kmlawgroup.com>
Sent: Monday, June 10, 2019 4:20 PM
To: Timothy Chamberlain
Subject: 188860FC - 170 Clifton Drive - Deeding Instructions

Good afternoon,

Please be advised BK Filed 5/29/2019; Chapter 13; BK#19-02308. Bankruptcy was filed at 11:16am and the sale concluded at 9:02AM. So, the sale is valid. Please place your case on hold. Our client is seeking a relief Order from Bankruptcy Court which will allow our client to proceed with the recording of the Sheriff's deed and any applicable ejectment proceedings. We will provide your office a copy of the Bankruptcy relief Order as soon as it is obtained along the deeding instructions. Thanks!

188860FC
Harman, Margaret
170 Clifton Drive
Bloomsburg, PA 17815
Sale Date: 05/29/2019
2019-CV-129

KML Law Group, P.C.
Pennsylvania and New Jersey
Jonathan A. Orange
Legal Assistant – Post Sale
JOrange@kmlawgroup.com
Phone: (215) 825-6384 Internal Ext. 8384
Main Number: (215) 627-1322



This firm is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy, this correspondence is not and should not be construed to be an attempt to collect a debt, and is for informational purposes only.

This electronic mail message, and any attachments transmitted with it, contain confidential information, intended only for the named addressee(s). If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, you are hereby notified that any use, distribution, copying or disclosure of this communication is strictly prohibited. If you have received this email in error, please immediately notify the sender by reply email, and delete all copies of this communication from your computer and network. Thank you.

Please visit our website www.kmlawgroup.com for answers to frequently asked questions. If you are not 100%

SHERIFF'S SALE COST SHEET

19-129

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>399.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1524.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1774.00</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>-</u>

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

TOTAL COSTS (OPENING BID) \$ 2379.75

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

May 24-2019

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2019CV129

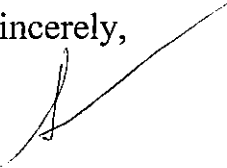
170 Clifton Drive, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

Scott Township Sewer Authority has an outstanding balance for the home owner Margaret Hartman for the property located at 170 Clifton Drive, Bloomsburg, PA 17815, Columbia County in the amount of \$149.00. The total amount due - takes it up to the date of the Sheriff Sale on May 29, 2019.

If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



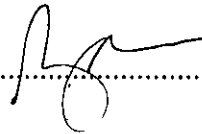
Sharon Keller

Administrative Assistant

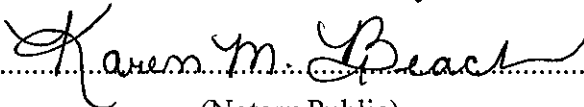
cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

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)

Commonwealth of Pennsylvania - Notary Seal Karen M. Beach, Notary Public Columbia County My commission expires May 13, 2022 Commission number 1283596 Member, Pennsylvania Association of Notaries

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. 2019-cv-129
MARGARET HARTMAN
KML File#: 188860FC

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.

MARGARET HARTMAN

Mortgagor(s) and
Record Owner(s)
170 Clifton Drive
Bloomsburg, PA 17815

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-cv-129

**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

188860FC
CF: 01/31/2019
SD: 05/29/2019
\$155,526.84

Attorney for Plaintiff

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

Plaintiff

vs.

MARGARET HARTMAN
Mortgagor(s) and Record Owner(s)
170 Clifton Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-129 / 2019-ED-43

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.

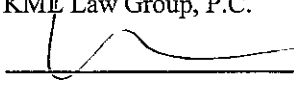
- () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Published in accordance with 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 9, 2019

KML Law Group, P.C.



Winter Dunn
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DITECH FINANCIAL LLC
vs.
MARGARET BUCK HARTMAN

Case Number
2019CV129

SHERIFF'S RETURN OF SERVICE

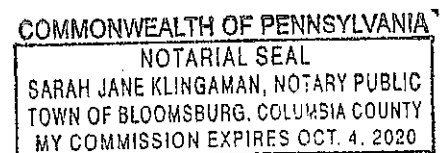
03/25/2019 09:27 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE NICOLE LOVE CAREGIVER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARGARET BUCK HARTMAN AT 170 CLIFTON DRIVE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

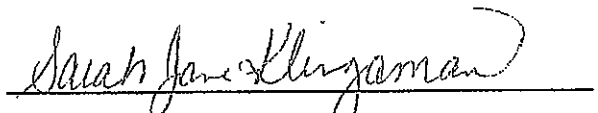
March 25, 2019



NOTARY

Affirmed and subscribed to before me this

25TH day of MARCH, 2019



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

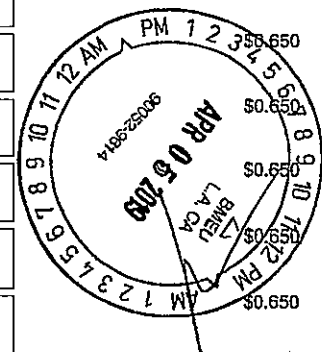
(c) CountySuite Sheriff Teleosoft, Inc.

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
April 5, 2019



1102418

Dated:

[illegible]

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
April 5, 2019



1102418

[illegible]

SOMERSET, NJ 08873

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
April 5, 2019



1102418

[illegible]

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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
April 5, 2019



1102418

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
100	327001	2342891092	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

102	327000	2342891094	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.41
-----	--------	------------	---	---------	--------

105	327004	2342891097	TENANTS/OCCUPANTS 170 Clifton Drive Bloomsburg, PA 17815	\$0.650	\$0.41
-----	--------	------------	--	---------	--------

110	327002	2342891102	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
-----	--------	------------	--	---------	--------

STRODDSBURG, PA 16500

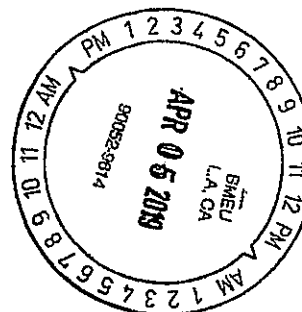
KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
April 5, 2019



1102418

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.

MARGARET HARTMAN
Mortgagor(s) and Record Owner(s)
170 Clifton Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2019-cv-129 / 2019-ED-43

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:

170 Clifton Drive
Bloomsburg, PA 17815

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

MARGARET HARTMAN
170 Clifton Drive
Bloomsburg, PA 17815

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

MARGARET HARTMAN
170 Clifton Drive
Bloomsburg, PA 17815

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

COMMONWEALTH OF PA
Department of Revenue
Dept. 280948
Harrisburg, PA 17128-0946

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.

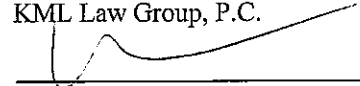
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
170 Clifton Drive
Bloomsburg, PA 17815

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

DATED: May 9, 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.

MARGARET HARTMAN
(Mortgagor and Record Owner)

170 Clifton Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2019-cv-129 / 2019-ED-43

**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.
HARTMAN, MARGARET BUCK

Case Number
2019CV129

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: (POSTING)

Primary Address: 170 CLIFTON DRIVE
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

4/22/19

Time:

1358

Deputy:

4

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)

2019CV129

170 CLIFTON DRIVE, 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.
MARGARET BUCK HARTMAN

Case Number
2019CV129

SHERIFF'S RETURN OF SERVICE

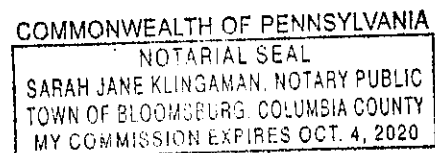
04/22/2019 01:58 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 170 CLIFTON DRIVE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 22, 2019



NOTARY

Affirmed and subscribed to before me this

22ND day of APRIL, 2019



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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV129

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 THOSE CERTAIN parcels or lots of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern side of Clifton Drive and at a Southeast corner of Lot No. 136-A, THENCE along Lot No. 136-A North 23 degrees 10 minutes west, 150 feet to an iron pin in other lands now or formerly of Sherwood Realty Company; THENCE by the same, North 66 degrees 50 minutes East, 270 feet to an iron pin; THENCE by other lands now or formerly of Sherwood Realty Company and along the Western side of Lot No. 48, South 23 degrees 10 minutes East 150 feet to the Northern side of Clifton Drive; THENCE by the same South 66 degrees 50 minute west, 270 feet to the place of BEGINNING. BEING Lots No. 133A, 134-A and 135-A and a portion of Tract No. 1 in deed of Robison Lumber & Supply to Sherwood Realty and as shown on the revised draft of Sherwood Village prepared by T. Bryce James, R.S. dated April 9, 1960.

EXCEPTING AND RESERVING therefrom and thereout premises conveyed by James P.

Gillespie et ux to Alberta M. Harvey by Deed dated February 10, 1969, and recorded in the Office of the Recorder of Deeds of Columbia County in Deed Book 242, Page 398, bounded and described as follows, to-wit:

BEGINNING at a point at the Southwest corner of Lot No. 48 and on the Northern side of Clifton Drive; THENCE along the Northern side of Clifton Drive, South 66 degrees 50 minutes West 110 feet to a point in other land now or formerly of Gillespie; THENCE by the same, North 23 degrees 10 minutes West, 150 feet to a point in line of lands now or formerly of Sherwood Realty Company; THENCE by the same, North 66 degrees 50 minutes East, 110 feet to an iron pin; THENCE by lands now or formerly of Sherwood Realty Company and along the Western side of Lot No. 48, South 23 degrees 10 minutes East, 150 feet to the place of BEGINNING. BEING Lot No. 133-A, the Eastern 20 feet of Lot No. 134-A and a portion of Tract No. 1 in Deed from Robison Lumber & Supply Company, inc. to Sherwood Realty Company, dated September 21, 1964, and recorded in the office of the Recorder of Deeds of Columbia County in Deed Book 227, page 579.

TAX PARCEL 31-03B-089-00.000

BEING KNOWN AS: 170 Clifton Drive, Bloomsburg PA 17815

PROPERTY ADDRESS: 170 CLIFTON DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-03B-089-00.000

Seized and taken into execution to be sold as the property of MARGARET BUCK HARTMAN 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

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EXECUTION NUMBER

2019CV129 (05/29/19)

SECOND EXECUTION NUMBER

DATE OF SALE

05/29/2019

AMOUNT

\$13,682.83

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

REVENUE ID	CORPORATION TAX
1260079089	\$0.00
EMPLOYER EIN	
26-1534362	\$13,625.45
SALES TAX LICENSE NUMBER	
84338483	\$57.38
SOCIAL SECURITY NUMBER	
-	\$0.00
INHERITANCE TAX FILE NUMBER	
-	\$0.00
OTHER TAX NUMBER	
-	\$0.00

DEFENDANT

MARGARET HARTMAN

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

☒ Sales and Use Tax, 72 P.S. § 7242

☒ Employer Withholding Tax, 72 P.S. § 7345

☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Sales and Employer Tax	11/30/2016	16CV1355	\$13,682.83
TOTAL:			\$13,682.83

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of Revenue 04 day of, April 2019	DIRECTOR, BUREAU OF COMPLIANCE Sean Washington SECRETARY OF REVENUE C. Daniel Hassell
--	--

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

43

Date: 04/05/2019

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 34952

HARTMAN MARGARET
170 CLIFTON DRIVE
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20170 -2980
Location: SHERWOOD VILG LOTS 13
Parcel Id:31 -03B-089-00,000

Assessment: 58,155
Balances as of 04/05/2019

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

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DITECH FINANCIAL LLC
vs.
HARTMAN, MARGARET BUCK

Case Number
2019CV129

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

43

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: 170 CLIFTON DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

NICOLE LOVE

Relation:

CAREGIVER

Date:

3/25/19

Time:

0907

Deputy:

4

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. _____

OCCUPANT

2019CV129

170 CLIFTON DRIVE, 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.
HARTMAN, MARGARET BUCK

Case Number
2019CV129

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

43

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: 170 CLIFTON DRIVE
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MICHELLE LOVE

Relation:

CAREGIVER

Date:

3/25/19

Time:

0927

Deputy:

4

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. _____

OCCUPANT

2019CV129

170 CLIFTON DRIVE, 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 03/20/19

Account:

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

Ad ID: **1163053**
Description: **MARGARET HARTMAN**
SALE
Run Dates: **05/08/19 to 05/22/19**
Class: **2**
Agate Lines: **252**
Blind Box:

Total Ad Cost \$1,524.00
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	\$1,524.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV129

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 THOSE CERTAIN parcels or lots of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern side of Clifton Drive and at a Southeast corner of Lot No. 136-A, THENCE along Lot No. 136-A North 23 degrees 10 minutes west, 150 feet to an iron pin in other lands now or formerly of Sherwood Realty Company, THENCE by the same, North 66 degrees 50 minutes East, 270 feet to an iron pin, THENCE by other lands now or formerly of Sherwood Realty Company and along the Western side of Lot No. 4B, South 23 degrees 10 minutes East 150 feet to the Northern side of Clifton Drive, THENCE by the same South 66 degrees 50 minutes west, 270 feet to the place of BEGINNING, BEING Lots No. 133A, 134-A and 135-A and a portion of Tract No. 1 in deed of Robison Lumber & Supply to Sherwood Realty and as shown on the revised draft of Sherwood Village prepared by T. Bryce James, R.S. dated April 9, 1960.

EXCEPTING AND RESERVING therefrom and thereout premises conveyed by James P. Gillespie et ux to Alberta M. Harvey by Deed dated February 10, 1969, and recorded in the Office of the Recorder of Deeds of Columbia County in Deed Book 242, Page 398, bounded and described as follows, to-wit:

BEGINNING at a point at the Southwest corner of Lot No. 4B and on the Northern side of Clifton Drive, THENCE along the Northern side of Clifton Drive, South 66 degrees 50 minutes West, 110 feet to a point in other land now or formerly of Gillespie, THENCE by the same, North 23 degrees 10 minutes West, 150 feet to a point in line of lands now or formerly of Sherwood Realty Company, THENCE by the same, North 66 degrees 50 minutes East, 110 feet to an iron pin, THENCE by lands now or formerly of Sherwood Realty Company and along the Western side of Lot No. 4B, South 23 degrees 10 minutes East, 150 feet to the place of BEGINNING, BEING Lot No. 133-A, the Eastern 20 feet of Lot No. 134-A and a portion of Tract No. 1 in Deed from Robison Lumber & Supply Company, Inc. to Sherwood Realty Company, dated September 21, 1964, and recorded in the office of the Recorder of Deeds of Columbia County in Deed Book 227, page 679. TAX PARCEL: 31-03B-089-00.000.

BEING KNOWN AS: 170 Clifton Drive, Bloomsburg PA 17815

PROPERTY ADDRESS: 170 CLIFTON DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-03B-089-00.000

Seized and taken into execution to be sold as the property of MARGARET BUCK HARTMAN 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:
KML LAW GROUP P.C.
PHILADELPHIA, PA

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.

MARGARET HARTMAN
170 Clifton Drive
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2019-cv-129

2019 - ED - 43

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: 170 Clifton Drive Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$155,526.84

Interest From 3/15/2019
Through Date of Sale

(Costs to be added)

Dated:

3/18/2019

Barbara N. Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Roxie Antonello

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

No. 2019-cv-129

IN THE COURT OF COMMON PLEAS

DITECH FINANCIAL LLC

vs.

MARGARET HARTMAN
Mortgagor(s)
170 Clifton Drive Bloomsburg, PA 17815

WRIT OF EXECUTION	
(Mortgage Foreclosure)	
REAL DEBT	\$155,526.84
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

ALL THOSE CERTAIN parcels or lots of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern side of Clifton Drive and at a Southeast corner of Lot No. 136-A; **THENCE** along Lot No. 136-A North 23 degrees 10 minutes West, 150 feet to an iron pin in other lands now or formerly of Sherwood Realty Company; **THENCE** by the same, North 66 degrees 50 minutes East, 270 feet to an iron pin; **THENCE** by other lands now or formerly of Sherwood Realty Company and along the Western side of Lot No. 48, South 23 degrees 10 minutes East 150 feet to the Northern side of Clifton Drive; **THENCE** by the same South 66 degrees 50 minute West, 270 feet to the place of **BEGINNING. BEING** Lots No. 133-A, 134-A and 135-A and a portion of Tract No. 1 in deed of Robison Lumber & Supply to Sherwood Realty and as shown on the revised draft of Sherwood Village prepared by T. Bryce James, R.S. dated April 9, 1960.

EXCEPTING AND RESERVING therefrom and thereout premises conveyed by James P. Gillespie et ux to Alberta M. Harvey by Deed dated February 10, 1969, and recorded in the Office of the Recorder of Deeds of Columbia County in Deed Book 242, Page 398, bounded and described as follows, to-wit:

BEGINNING at a point at the Southwest corner of Lot No. 48 and on the Northern side of Clifton Drive; **THENCE** along the Northern side of Clifton Drive, South 66 degrees 50 minutes West 110 feet to a point in other land now or formerly of Gillespie; **THENCE** by the same, North 23 degrees 10 minutes West, 150 feet to a point in line of lands now or formerly of Sherwood Realty Company; **THENCE** by the same, North 66 degrees 50 minutes East, 110 feet to an iron pin; **THENCE** by lands now or formerly of Sherwood Realty Company and along the Western side of Lot No. 48, South 23 degrees 10 minutes East, 150 feet to the place of **BEGINNING. BEING** Lot No. 133-A, the Eastern 20 feet of Lot No. 134-A and a portion of Tract No. 1 in Deed from Robison Lumber & Supply Company, inc. to Sherwood Realty Company, dated September 21, 1964, and recorded in the office of the Recorder of Deeds of Columbia County in Deed Book 227, page 579.

TAX PARCEL #: 31-03B-089-00.000

BEING KNOWN AS: 170 Clifton Drive, Bloomsburg PA 17815

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.

MARGARET HARTMAN
(Mortgagor(s) and Record Owner(s))
170 Clifton Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-129

2019 - ED - 43

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:

170 Clifton Drive
Bloomsburg, PA 17815

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

MARGARET HARTMAN
170 Clifton Drive
Bloomsburg, PA 17815

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

MARGARET HARTMAN
170 Clifton Drive
Bloomsburg, PA 17815

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

COMMONWEALTH OF PA
Department of Revenue
Dept. 280948
Harrisburg, PA 17128-0946

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
170 Clifton Drive
Bloomsburg, PA 17815

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: 3/14/19

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

ALL THOSE CERTAIN parcels or lots of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern side of Clifton Drive and at a Southeast corner of Lot No. 136-A; **THENCE** along Lot No. 136-A North 23 degrees 10 minutes West, 150 feet to an iron pin in other lands now or formerly of Sherwood Realty Company; **THENCE** by the same, North 66 degrees 50 minutes East, 270 feet to an iron pin; **THENCE** by other lands now or formerly of Sherwood Realty Company and along the Western side of Lot No. 48, South 23 degrees 10 minutes East 150 feet to the Northern side of Clifton Drive; **THENCE** by the same South 66 degrees 50 minute West, 270 feet to the place of **BEGINNING. BEING** Lots No. 133-A, 134-A and 135-A and a portion of Tract No. 1 in deed of Robison Lumber & Supply to Sherwood Realty and as shown on the revised draft of Sherwood Village prepared by T. Bryce James, R.S. dated April 9, 1960.

EXCEPTING AND RESERVING therefrom and thereout premises conveyed by James P. Gillespie et ux to Alberta M. Harvey by Deed dated February 10, 1969, and recorded in the Office of the Recorder of Deeds of Columbia County in Deed Book 242, Page 398, bounded and described as follows, to-wit:

BEGINNING at a point at the Southwest corner of Lot No. 48 and on the Northern side of Clifton Drive; **THENCE** along the Northern side of Clifton Drive, South 66 degrees 50 minutes West 110 feet to a point in other land now or formerly of Gillespie; **THENCE** by the same, North 23 degrees 10 minutes West, 150 feet to a point in line of lands now or formerly of Sherwood Realty Company; **THENCE** by the same, North 66 degrees 50 minutes East, 110 feet to an iron pin; **THENCE** by lands now or formerly of Sherwood Realty Company and along the Western side of Lot No. 48, South 23 degrees 10 minutes East, 150 feet to the place of **BEGINNING. BEING** Lot No. 133-A, the Eastern 20 feet of Lot No. 134-A and a portion of Tract No. 1 in Deed from Robison Lumber & Supply Company, inc. to Sherwood Realty Company, dated September 21, 1964, and recorded in the office of the Recorder of Deeds of Columbia County in Deed Book 227, page 579.

TAX PARCEL #: 31-03B-089-00.000

BEING KNOWN AS: 170 Clifton Drive, Bloomsburg PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DITECH FINANCIAL LLC
vs.
HARTMAN, MARGARET BUCK

Case Number
2019CV129

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 43

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: Melody Bohling

Primary Address: 350 Tenny St.
Bloomsburg, PA 17815

Phone: 570-594-4560

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: LORRAINE LORERMAN

Relation: CHIEF

Date: 3/21/19

Time: 1105

Deputy: 4

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. _____

BOHLING, MELODY

2019CV129

350 TENNY ST., 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.
HARTMAN, MARGARET BUCK

Case Number
2019CV129

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 43

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: SHERIFF EVANS

Relation: Clerk

Date: 3/21/19

Time: 0825

Deputy: 4

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

2019CV129

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.
HARTMAN, MARGARET BUCK

Case Number
2019CV129

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 43

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 Col

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: CLAUDIA ROPER

Relation: CLERK

Date: 3/21/19 Time: 0834

Deputy: 4 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. _____

DOMESTIC RELATIONS OF 2019CV129 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2019 ED43

DATE RECEIVED 3-18-19
DOCKET AND INDEX 2019 CV 129

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>916502</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

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.

MARGARET HARTMAN
Mortgagor(s) and Record Owner(s)
170 Clifton Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-129

2019 - ED - 43

FILED
PROTHONOTARY
2019 MAR 18 P 1:21
CLERK OF COURTS
COUNTY OF COLUMBIA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$155,526.84

Interest from
3/15/2019 to Date of
Sale at 4.5000%

(Costs to be added)

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

Attorneys for Plaintiff

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.

MARGARET HARTMAN
170 Clifton Drive
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2019-cv-129

2019 - ED - 43

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: 170 Clifton Drive Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$155,526.84

Interest From 3/15/2019
Through Date of Sale

(Costs to be added)

Dated:

3/18/2019

Barbara M. Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Rosalie Antonello

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

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.

MARGARET HARTMAN
Mortgagor(s) and Record Owner(s)
170 Clifton Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2019-cv-129

2019 - ED - 43

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

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.

MARGARET HARTMAN
Mortgagor(s) and Record Owner(s)

170 Clifton Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-129

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

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.

MARGARET HARTMAN
Mortgagor(s) and Record Owner(s)
170 Clifton Drive
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2019-cv-129

**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

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 14, 2019
Docket #2019-cv-129

ATTENTION: COLUMBIA COUNTY SHERIFF

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

MARGARET HARTMAN 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

Document Receipt

Trans #	15682	Carrier / service:	USPS Server	First-Class Mail®	3/19/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000153567

Doc Ref #: 2018ED49

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15684	Carrier / service	USPS Server	First-Class Mail®	3/19/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000153581

Doc Ref #: 2019D49

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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(215) 627-1322 info@kmlawgroup.com

March 15, 2019

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

\$ 1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



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

MEMO HARTMAN; 188860FC

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