SHERIFF'S SALE COST SHEET

Mat Fank VS NO. 38-11 ED NO. 2351-10 J	s. Chyko
NO. 38-11 ED NO. 2351-10 J	D DATE/TIME OF SALE SPOKE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>355,00</u>
LEVY (PER PARCEL MAILING COSTS	\$15.00
ADVERTISING SALE BILLS & COPIES	\$ <u>7\$,00</u>
ADVERTISING SALE (NEWSPAPER)	\$17.50 \$15.00
MILEAGE	\$ 16.00
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>750</u>
NOTARY	\$ 75/20
TOTAL ********	\$ <u>75722</u> ********* \$ 485,00
	
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>718166</u>
SOLICITOR'S SERVICES	************ \$ 1068766
TOTAL ********	****** \$ <u>10687665</u>
DDOTHONOTA DV (MOTA DV)	#10.00-
PROTHONOTARY (NOTARY) RECORDER OF DEEDS	\$10.00
RECORDER OF DEEDS TOTAL ************************************	D
TOTAL	Φ
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ \$ <u></u>
TOTAL ********	********
MARIONAL VERG BAR	
MUNICIPAL FEES DUE:	
SEWER 20_	\$
WATER 20_	\$ \$ ******** \$
101AL ********	**************************************
SURCHARGE FEE (DSTE)	\$ 200000
MISC. 7-15.	\$ 12938
	\$
TOTAL ********	\$ <u>739.38</u> \$ <u>139.38</u> \$ <u>*******</u> \$ <u>139.38</u>
	1000
TOTAL COSTS (OPF	ENING BID)
	Letund 1/1/91
	101116

SHERIFF'S SALE COST SHEET

MIT Bank.	VS	S. Jan D. 61 1	& Janny Charle	
NO. 33 // ED NO. 225	5 <i>/-70</i> J	D DATE/TIN	# France Charles #E OF SALE 1997 1997	
DOCKET/RETURN		\$15.00		
SERVICE PER DEF.				
		\$ <u> }\&\\ _00</u> \$15.00		
LEVY (PER PARCEL MAILING COSTS				
ADVERTISING SALE BILLS &	CODUC	\$78,00		
		\$17.50		
ADVERTISING SALE (NEWSP	APEK)	\$15.00		
MILEAGE		\$ 70,00		
POSTING HANDBILL		\$15.00		
CRYING/ADJOURN SALE		\$10.00		
SHERIFF'S DEED		\$35.00		
TRANSFER TAX FORM		\$25.00		
DISTRIBUTION FORM		\$25.00		
COPIES		\$ 9,50		
NOTARY		\$ 15,00	\$ 570,50	
TOTAL **	*****	*****	\$ 3 10,50	
WEB POSTING		\$150.00		
PRESS ENTERPRISE INC.		\$ 9/8/66		
TOTAL **	*****	*****	\$/143.46	
DROTHONOTA BY (NOTA BY)		£10.00		
PROTHONOTARY (NOTARY)		\$10.00		
RECORDER OF DEEDS	***	\$ <u></u>	CAS M	
TOTAL	and the street of the street	ماه علت ماك ملك ملك علت علت ملك علت ملك ملك	2 /2 / 1/2 /	
REAL ESTATE TAXES:				
BORO, TWP & COUNTY	⁷ 20	\$		
SCHOOL DIST.	20	\$		
DELINQUENT	20	\$ 5,00	~~	
TOTAL **	*****	D	\$	
MUNICIPAL FEES DUE:				
SEWER	20	•		
MATER	20	\$ \$		
TOTAL **	******	<u> </u>	\$ 5	
			- C 1 - C 1 - V - V - V - V	
SURCHARGE FEE (DSTE)		_	\$	
MISC.	-	\$		
		\$		
TOTAL **	******	*******	\$	
TOTAL CO	OSTS (OPI	ENING BID)	\$1984.1	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

TERRENCE J. McCABE --MARC S. WEISBERG --

EDWARD D. CONWAY --

DEBORAH K. CURRAN =-

CAURA H.G. O'SULLIVAN ... GAYL C. SPIVAK --

ANDREW L. MARKOWITZ --

MARGARET CAIRO --

LISA L. WALLACE ..

HEIDI R. SPIVAK • SCOTT T. TAGGART •

MARISA J. COHEN -

KEVIN T. McOUAIL -

ABBY K. MOVNIHAN ...

MELISSA A, SPOSATO -HEATHER WEJNERT •

RICHARD I. SUZOR, IR • MAKENNA E, PORCH •

LAURA LATTA ...

Catherine welker 🚭

ANTOINETTE N. MOORE - . CHRISTINE GRAHAM •

ALEXANDRA T GARCIA CORRIN DEMENT -

JASON BROOKS + ERIN M. BRADY ... LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274 SUITE 303 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 816-7080 FAX (856) 858-7020

SUITI; 499
145 HUGUEN OT STREET
NEW ROCHELLE, NY 10801
(2°4)-616-8900
GENERAL FAN (914) 636-8901
MEDIATION ONLY FAX (914) 819-5505
Alxo servicing Connecticus

SUITH 100
5101 SANDY SPRING ROAD
LAUREL, I/ID 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the Clarica of Columbia

SUITI: 201 4021 UNIVERSITY DRIVE FAIRFAX, VA 22020 (866) 656-0379

April 28, 2011

See www.mwe-law.com for decarding topy

Sheriff of Columbia County Columbia County Courthouse 35 West Main Street Bloomsburg, Pennsylvania 17815

Re: M&T Bank

VS.

Robert J. Chyko and Tammy S. Chyko

Columbia County, Court of Common Pleas, No. 2010-CV-2251 Premises: 6570 Third Street, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the May 25, 2011 Sheriff's Sale. I am requesting at this time that you stay this sale. This sale has been stayed due to reinstatement. Funds received in the amount of \$6,968.92.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Emma McBride Legal Assistant

/em

SENT VIA FACSIMILE TRANSMITTAL-NUMBER 570-389-5625 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE DATE

This is a communication from a debt collector.

facsimile

TRANSMITTAL

to:

Sheriff of Columbia County

fax #:

570-389-5625

re:

M&T Bank

VS.

Robert J. Chyko and Tammy S. Chyko

date

April 28, 2011

pages: 2

Please see the attached letter requesting that you stay the Sheriff's Sale scheduled in the above-captioned matter.

From the desk of...

EMMA MCBRIDE McCABE, WEISBERG & CONVIAY, P.C. 123 S. BROAD STREET, SLITE 2080 PHILADELPHIA, PA 19109

Fax:

facsimile

TRANSMITTAL

to:

Sheriff of Columbia County

fax #:

570-389-5625

re:

M&T Bank

VS.

2

Robert J. Chyko and Tammy S. Chyko

date

April 28, 2011

pages:

Please see the attached letter requesting that you stay the Sheriff's Sale scheduled in the above-captioned matter.

From the desk of...

EMMA MCBRIDE McCABE, WEISBERG & CONWAY, P.C. 123 S. BROAD STREET, SUITE 2080 PHILADELPHIA, PA 19109

Fax:

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

April 28, 2011

SUITE 303 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

SUITE 499 145 HUGUENOT STREET NEW ROCHELLE, NY 10801 (914)-636-8900 GENERAL FAX (914) 636-8901 MEDIATION ONLY FAX (914) 819-5505 Also servicing Connecticut

SUITE 100 8101 SANDY SPRING ROAD LAUREL, MD 20707 (301) 490-3361 FAX (301) 490-1568 Also servicing the District of Columbia

> SUITE 201 4021 UNIVERSITY DRIVE FAIRFAX, VA 22030 (866) 656-0379

TERRENCE / MCCABE *** MARC S. WEISBERG .. EDWARD D. CONWAY ... MARGARET GAIRO ... LISA L. WALLACE ++ DEBORAH K, CURRAN 4* LAURA H.G. O'SULLIVAN +. GAYL C. SPIVAK --ANDREW L. MARKOWITZ ... HEIDLR, SPIVAK -SCOTT T. TAGGART • MARISA J. COHEN . JASON BROOKS , ERIN M. BRADY .. KEVIN T. MeQUAIL ALEXANDRA T. GARCIA . CORRIN DEMENT ~ ABBY K. MOYNDIAN. CATHERINE WELKER '42' ANTOINETTE N. MOORE -. CHRISTINE GRAHAM 4 MELISSA A. SPOSATO -HEATHER WEINERT . RICHARD J. SUZOR JR . MAKENNA E. PORCH · LAURA LATTA ..

See www.mwc-taw.com for necessing key.

Sheriff of Columbia County Columbia County Courthouse 35 West Main Street Bloomsburg, Pennsylvania 17815

Re: M&T Bank

Robert J. Chyko and Tammy S. Chyko

Columbia County, Court of Common Pleas, No. 2010-CV-2251 Premises: 6570 Third Street, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the May 25, 2011 Sheriff's Sale. I am requesting at this time that you stay this sale. This sale has been stayed due to reinstatement. Funds received in the amount of \$6,968.92.

In addition, please return the Writ to the Prothonotary and forward any refund due my client,

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours

Emma McBride Legal Assistant

/em

SENT VIA FACSIMILE TRANSMITTAL-NUMBER 570-389-5625 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MOT BANK VS	Kubert +	January Chyle
NO. 38-// ED		
DATE/FIME OF SALE: ///// 25	100	
BID PRICE (INCLUDES COST)	\$	_
POUNDAGE – 2% OF BID	\$	_
TRANSFER TAX – 2% OF FAIR MKT	\$	_
MISC. COSTS	\$	_
TOTAL AMOUNT NEEDED TO PURCH	ASE	\$
PURCHASER(S):ADDRESS:NAMES(S) ON DEED;		
PURCHASER(S) SIGNATURE(S):		
TOTAL DUE:		\$
LESS DEPOSIT:		\$
DOWN PAYMENT	:	\$
TOTAL DUE IN 8 I	DAYS	\$

SHERHT'S SALE

WEDNESDAY MAY 25, 2011 AT 10:00 AM BY VIRTUE OF A WRIT OF EXECUTION NO. 38 OF

2011 ED AND CIVIL WRIT NO. 2251 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECT-ED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFFS OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT House, Bloomsburg, Penna., 17815, all the RIGHT AND TITLE AND INTEREST TO THE DEFEN-DANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Village of Lime Ridge, Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of lot now or late of C. D. Bittenbender on the south side of Second Street (now known as Third Street) of said Village of Lime Ridge: THENCE east by said street 25 feet to corner of lot now or late of Joseph HI. Boone; THENCE south by land now or late of said Boone 186 feet to an alley, THENCE by said alley west 25 feet to lot now or late of said Bittenbender. 186 feet to a comer, the place of beginning. CONTAIN-ING 22 perches, more or less. Upon which is erected a frame dwelling house. Being part of Lot No. 22 on the General Plot of said Village of Centreville, now Lime

BEING the same premises which Teri L Himeisen, single, by deed dated July 31, 1995, and recorded in the Office of the Recorder of Deeds of Columbia County in Record Book 602, page 0223, granted and conveyed unto Robert J. Chyko and Tammy S. Chyko, husband and wife, Grantors herein.

BEING KNOWN AS: 6570 THRD STREET, BLOOMS-BURG, PENNSYLVANIA 17815

TAX I.D.#: 12-03C-066-00.000 THE IMPROVEMENTS THEREON ARE: RESIDENTIAL **DWELLING**

BEING THE SAME PREMISES WHICH ROBERT J CHYKO AND TAMMY S. CHYKO, by deed dated November 19, 1997 and recorded January 12, 1998 in the office of the Recorder in and for Columbia County in Deed Book 676, Page 313, granted and conveyed to Robert J.

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 with 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 ACCOR-DANCE WITH THESE TERMS MAY RESULT IN SERI OUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

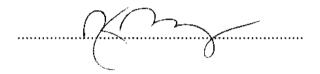
If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by 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 $|\mathfrak{paid}|$ in $|\mathfrak{full}|$. liable for damages.

If proceed 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 Plain-

Plaintiff's Attorney Terrence McCabe 123 South Broad Street Philadelphia, PA 19109

Sheriff of Columbia County Timothy T. Chamberlain www.sheriffofcolumbiacounty.com } SS

rn according to law deposes and says that Press Enterprise is on with its principal office and place of business at 3185 arg, County of Columbia and State of Pennsylvania, and was arch, 1902, and has been published daily, continuously in said hat day and on the attached notice May 4, 11, 18, 2011 as iffiant is one of the officers or publisher or designated agent of ewspaper in which legal advertisement was published; that erprise is interested in the subject matter of said notice and allegations in the foregoing statement as to time, place, and



(Notary Public) COMMONWEALTH OF PENNSYLVANIA Notarial Seal Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2011 Member, Pennsylvania Association of Notaries, 20...... I hereby certify that the advertising and to \$.....for publishing the foregoing notice, and the

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 24 HOUR PHONE (570) 784-6380

Docket # 38ED2011

VS

MORTGAGE FORECLOSURE

ROBERT & TAMMY CHYKO

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 18, 2011, AT 2:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ROBERT CHYKO AT 6570 THIRD STREET, BLOOMSBURG BY HANDING TO ROBERT CHYKO, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, APRIL 21, 2011

Temothy T. Chambalain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

J. ARTER
DEPUTY SHERIFF

TIMOTHY T, CHAMBERLAIN



PHONE (\$70) 389-5622 24 HOUR PHONE (\$20) 784-6300

M&T BANK

Docket # 38ED2011

VS

MORTGAGE FORECLOSURE

ROBERT & TAMMY CHYKO

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 18, 2011, AT 2:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TAMMY-CHYKO AT 6570 THIRD STREET, BLOOMSBURG BY HANDING TO ROBERT CHYKO, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS FRIDAY, MARCH 18, 2011

IOTARY/PUBLIC

Notarial Seal SARAH JANE KLINGAMAN Notary Public

Town of Bloomsburg, Columbia County PA My Commission Expires September 30, 2012 TIMOTHY T. CHAMBERLAIN SHERIFF

 $x \leftarrow 1$

JARTER DEPUTY SHERIFF

McCabe, Weisberg and Conway, PC 123 South Broad Street Suite 2080 Philadelphia, PA 19109

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.

M&T BANK

VS.

ROBERT & TAMMY CHYKO

WRIT OF EXECUTION #38 OF 2011 ED

POSTING OF PROPERTY

APRIL 20, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF ROBERT & TAMMY CHYKO AT 6570 THIRD STREET BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

TIMOTHY T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

DAY OF APRIL 2011

Notarial Seal SARAH JANE KLINGAMAN Notary Public

Town of Bloomsburg, Columbia County PA My Commission Expires September 30, 2012

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE*** MARC S. WEISBERG** EDWARD D. CONWAY MARGARET GAIRO RITA C. BUSCHER*‡ MONICA G. CHRISTIE -* FRANK DUBIN BRENDA L. BROGDON* SEAN GARRETT*+ BETH L. THOMAS LAURENCE R. CHASHIN* SVEN E. PFAHLERT* JOSEPH VACCARO* MICHELE DELILLEA CATANIA TRIGO^

SUITE 2080 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

SUITE 600 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

SUITE 205 53 WEST 36TH STREET NEW YORK, NY 10018 (917) 351-1188 FAX (917) 351-0363

> JOSEPH F. RIGA* Of Counsel

April 7, 2011

Licensed in PA & NJ Licensed in PA & NY

- ** Licensed in PA & NY

 ** Licensed in PA & NM

 *** Licensed in PA, NJ & NY

 ** Licensed in NY & CT

 ** Licensed in NY & CT
- Licensed in NV
- Minuaging Attorney for NI Managing Attorney for NY

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

Re: M&T Bank

Robert J. Chyko and Tammy S. Chyko Columbia County; No. 2010-CV-2251

Premises: 6570 Third Street, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

Enclosed please find two copies of Notice of Sheriff's Sale relative to the above matter. Kindly attempt untimely service of the Notice of Sale upon the following:

Tammy S. Chyko 6570 Third Street Bloomsburg, Pennsylvania 17815

Robert J. Chyko 6570 Third Street Bloomsburg, Pennsylvania 17815

Please serve the Defendants personally or an adult in charge. Please advise promptly if the Defendant is not served as our office will need to obtain a Court Order for special service.

Thank you for your cooperation in this matter. If you have any questions, please feel free to contact me.

Very truly yours,

Kelly Eccleston, Legal Assistant McCABE, WEISBERG & CONWAY, P.C.

TJM/ke

Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

CIVIL ACTION LAW

M&T Bank

COURT OF COMMON PLEAS

Attorneys for Plaintiff

V.

COLUMBIA COUNTY

Robert J. Chyko and Tammy S. Chyko

Number 2010-CV-2251

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To:

Robert J. Chyko 6570 Third Street

Bloomsburg, Pennsylvania 17815

Tammy S. Chyko 6570 Third Street

Bloomsburg, Pennsylvania 17815

Your house (real estate) at 6570 Third Street, Bloomsburg, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on May 25, 2011 at 10:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$41,837.50 obtained by M&T Bank against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be canceled if you pay to M&T Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
- You may be able to stop the sale by filing a petition asking the Court to strike or open the
 judgment, if the judgment was improperly entered. You may also ask the Court to postpone the
 sale for good cause.
- You may also be able to stop the sale through other legal proceedings.

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY

AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
- You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
- 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
- 7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

LAWYER REFERRAL SERVICE North Penn Legal Services 168 East 5th Street Bloomsburg, Pennsylvania 17815 (570) 784-8760

ASSOCIATION DE LICENCIDADOS North Penn Legal Services 168 East 5th Street Bloomsburg, Pennsylvania 17815 (570) 784-8760 McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419

MARGARET GAIRO, ESQUI 123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

Attorneys for Plaintiff

CIVIL ACTION LAW

M&T Bank

COURT OF COMMON PLEAS

٧.

COLUMBIA COUNTY

Robert J. Chyko and Tammy S. Chyko

Number 2010-CV-2251

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To:

Robert J. Chyko 6570 Third Street

Bloomsburg, Pennsylvania 17815

Tammy S. Chyko 6570 Third Street

Bloomsburg, Pennsylvania 17815

Your house (real estate) at 6570 Third Street, Bloomsburg, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on May 25, 2011 at 10:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$41,837.50 obtained by M&T Bank against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be canceled if you pay to M&T Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- 3. You may also be able to stop the sale through other legal proceedings.

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY

AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
- 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Shcriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
- 7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

LAWYER REFERRAL SERVICE North Penn Legal Services 168 East 5th Street Bloomsburg, Pennsylvania 17815 (570) 784-8760

ASSOCIATION DE LICENCIDADOS North Penn Legal Services 168 East 5th Street Bloomsburg, Pennsylvania 17815 (570) 784-8760 LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274 SUITE 303 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
GENERAL FAX (914) 636-8901
MEDIATION ONLY FAX (914) 819-5505
Also servicing Connecticut

SUITE 100 8101 SANDY SPRING ROAD LAUREL, MD 20707 (301) 490-3361 FAX (301) 490-1568 Also servicing the District of Columbia

> SUITE 201 4021 UNIVERSITY DRIVE FAIRFAX, VA 22030 (866) 656-0379

MARC S. WEISBERG ** EDWARD D. CONWAY ... MARGARET GAIRO ** LISA L. WALLACE ++ DEBORAH K. CURRAN ... LAURA H.G. O'SULLIVAN 44 GAYL C. SPIVAK =+ ANDREW I., MARKOWITZ ... HEIDI R. SPIVAK • SCOTT T. TAGGART -MARISA J. COHEN * JASON BROOKS : ERIN M. BRADY ... KEVIN T. McQUAIL -ALEXANDRA T. GARCIA · CORRIN DEMENT / ABBY K. MOYNIHAN ~4 CATHERINE WELKER 'A' ANTOINETTE N. MOORE --CHRISTINE GRAHAM • MELISSA A SPOSATO 4

TERRENCE J. McCABE ***

See www.towe-law.com for licensing key.

HEATHER WEJNERT •

DEBRAIA, STUMP >

March 30, 2011

Prothonotary's Office Columbia County Courthouse 35 West Main Street Bloomsburg, Pennsylvania 17815

Re: M&T Bank vs. Robert J. Chyko and Tammy S. Chyko

Columbia County, No. 2010-CV-2251

Premises: 6570 Third Street, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service regarding the above matter. The Sheriff Sale is scheduled for May 25, 2011. Please return the copies to me in the stamped self-addressed envelope provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,

Megan Paolucci, Legal Assistant McCabe, Weisberg and Conway, P.C.

TJM/mcp

cc: Cartice of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY:

TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

M&T Bank

Plaintiff

COURT OF COMMON PLEAS

Attorneys for Plaintiff

Robert J. Chyko and Tammy S. Chyko

Defendants

v.

Number 2010-CV-2251

COLUMBIA COUNTY

AFFIDAVIT OF SERVICE

I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 30th day of March, 2011, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto.

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof.

SWORN AND SUBSCRIBED BEFORE ME THIS 3 18 DAY OF March, 2011

Macan C Parture

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL Megan C. Paolucci - Notary Public City of Philadelphia, Philadelphia County MY COMMISSION EXPIRES JAN. 06, 2014 TERRENCE J. McCABE, ESQUIRE MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE

Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

M&T Bank

COLUMBIA COUNTY COURT OF COMMON PLEAS

Plaintiff

v.

NO: 2010-CV-2251

Robert J. Chyko and Tammy S. Chyko

Defendants

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 6570 Third Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

l. Name and address of Owner or Reputed Owner

Name

Address

Robert J. Chyko

6570 Third Street

Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

Robert J. Chyko

6570 Third Street

Bloomsburg, Pennsylvania 17815

Tammy S. Chyko

6570 Third Street

Bloomsburg, Pennsylvania 17815

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

Name

Address

Plaintiff herein

Name Address Plaintiff herein Citizen Thrift and Loan Association C/O Firstplus Financial, Inc. 1331 Elmwood Ave., Suite 305 Columbia, South Carolina 29201 Name and address of every other person who has any record lien on the property: Name Address None None Name and address of every other person who has any record interest in the property which may be affected by the sale: Name Address None Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale: Name Address Tenants/Occupants 6570 Third Street Bloomsburg, Pennsylvania 17815 Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard Commonwealth of Pennsylvania 110 North 8th Street Inheritance Tax Office Suite #204 Philadelphia, PA 19107 Commonwealth of Pennsylvania 6th Floor, Strawberry Square Bureau of Individual Tax Department #280601 Inheritance Tax Division Harrisburg, PA 17128 Department of Public Welfare Willow Oak Building TPL Casualty Unit Estate P.O. Box 8486 Recovery Program Harrisburg, PA 17105-8486

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

4.

5.

6.

7.

PA Department of Revenue

Bureau of Compliance P.O. Box 281230

Harrisburg, PA 17128-1230

Clearance Support Department 281230

Commonwealth of Pennsylvania

Department of Revenue Bureau of

Harrisburg, PA 17128-1230

Compliance

ATTN: Sheriff's Sales

United States of America

Internal Revenue Service Technical Support Group William Green Federal Building

Room 3259 600 Arch Street

Philadelphia, PA 19106

Domestic Relations of Columbia

County

700 Sawmill Road Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the

Middle District of PA

William J. Nealon Federal Bldg.

235 North Washington Avenue, Ste. 311

Scranton, PA 18503

and

Harrisburg Federal Building & Courthouse

228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754

United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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.

March 30, 2011

DATE

TERRENCE J. McCABE, ESQUIR

MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUJÁJ

margaret gairo, esquire

Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

M&T Bank

COURT OF COMMON PLEAS

Plaintiff

COLUMBIA COUNTY

٧.

Robert J. Chyko and Tammy S. Chyko

Number 2010-CV-2251

Defendants

DATE: March 30, 2011

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Robert J. Chyko and Tammy S. Chyko

PROPERTY: 6570 Third Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on May 25th, 2011 at 10:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

SANOR ANNUA SANOR	\$ 05.0	₹ ∨ I				All			
	Poget								
Check type of mail or service: Centified COD Registered Delivery Confirmation Return Receipt for Merchandise Express Mail Signature Confirmation		Citizen Thrift and Loan Association C/O Firstplus Financial, Inc. 1331 Elmwood Ave., Suite 305 Columbia, South Carolina 29201	Tenants/Occupants 6570 Third Street Bloomsburg, Pennsylvania 17815	Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard	Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 th Street Suite #204 Philadelphia, PA 19107	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128	Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486	PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
Name and Address of Sender McCabe, Weisberg and Conway, P.C. 123 S. Broad St., Suite 2080 Philadelphia, PA 19109 ATTN: M. Paolucci-53232	Article Namber	M&T Bank, et al v. Chyko-53232							
Name McCs 123 S. Philac ATT	Jine	-	2	8	4	w	9	7	∞

!				
6			United States of America Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106	
10			Domestic Relations of Columbia County 700 Sawmill Road Bloomsburg, PA 17815	
11			United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503	
12			United States of America Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754	
13			United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001	
4			United States of America c/o Attv General of the United States U.S. Dept of Justice, Room 4400 950 Pennsvivania Avenue NW Washington, DC 20530-0001	
Total!	Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office		
=				

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 9557

Dane: 03/23/2011

CHYKO ROBERT J 6570 THIRD STREET DIME RIDGE BLOCMSBURG PA 17815

District: CENTRE SOUTH TWP Deed: 0602 -0223 Location: 6570 THIRD ST Parcel Id:12 -03C-066-00,000

Assessment: 14,159 Balances as of 03/23/2011

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

By: Timothy	T. Chamberlain	Sheriff Per:	dn.
]	•	

TIMOTHY T. CHAMBERLAIN



PHON (170) 799-8422 24 HOUT PHONE (570) 764-6200

Thursday, March 17, 2011

LINDA FEDDER-TAX COLLECTOR 6390 THIRD STREET BLOOMSBURG, PA 17815-

M&T BANK ROBERT & TAMMY CITYKO

DOCKET # 38ED2011

JD # 2251JD2010

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Salc. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chambalain

Swee 301/ Co + twop disc 146.95 four 161.65 funds Sidd tax Coll

OFFICER: J. ARTER		SERVICE# 1 - 0	OF - 19 SERVICES			
DATE RECEIVED 3/16/2	011	DOCKET # 38EI	D2011			
PLAINTIFF	M&T BANK					
DEFENDANT ROBERT & TAMMY CHYKO						
ATTORNEY FIRM	McCabe, Weisbo	erg and Conway, P	PC .			
PERSON/CORP TO SERV		PAPERS TO SE	ERVED			
ROBERT CHYKO		MORTGAGE FO	DRECLOSURE			
6570 THIRD STREET						
BLOOMSBURG						
SERVED UPON ROLL	ERT CLYL	<₀				
RELATIONSHIP DEF		IDENTIFICA	TION			
DATE <u>3-18-11</u> TIME _	145.5 MILE/	\GE	OTHER			
Race Sex Height	Weight I	Eyes Hair	Age Military			
C. D.		MBER: 18+ YEAI ANAGING AGEN ENT	RS OF AGE AT POA			
F.	OTHER (SPECIFY)					
ATTEMPTS DATE TIM	1E OF	FICER	REMARKS			
DEPUTY (c.t.)	<u> </u>	DATE _	3-18-11			

OFFICER: J. ARTER	SERVICE# 2 - OF - 19 SERVICES					
DATE RECEIVED 3/16/2011	DOCKET # 38ED2011					
PLAINTIFF M&T BANK						
DEFENDANT ROBERT & TAMMY CHYKO						
	perg and Conway, PC					
PERSON/CORP TO SERVED	PAPERS TO SERVED MORTGAGE FORECLOSURE					
TAMMY CHYKO 6570 THIRD STREET	MORTGAGE FORECLOSURE					
BLOOMSBURG	-					
_	J					
SERVEDUPON ROBERT CLYICO						
RELATIONSHIP HOSGAND	IDENTIFICATION					
DATE 3-12-11 TIME 14:55 MILE	AGE OTHER					
Race Sex Height Weight	Eyes Hair Age Military					
C. CORPORATION M D. REGISTERED AGI	MBER; 18+ YEARS OF AGE AT POA IANAGING AGENT					
F. OTHER (SPECIFY))					
ATTEMPTS DATE TIME OF	FFICER REMARKS					
DEPUTY	DATE 3-18-11					

OFFICER: J. ARTE DATE RECEIVED 3/16						
PLAINTIFF	M&T BANK	M&T BANK				
LINDA FEDDER-TAX (6390 THIRD STREET BLOOMSBURG	McCabe, Weisb RVED COLLECTOR	perg and Conway, PC PAPERS TO SERVED MORTGAGE FORECLOSURE				
		2.				
RELATIONSHIP TIAX	Collector.	IDENTIFICATION				
DATE 3-18-11 TIMI	E <u>1500</u> MILEA	AGE OTHER				
Race Sex Height Weight Eyes Hair Age Military						
С Д	B. HOUSEHOLD METC. CORPORATION MD. REGISTERED AGE					
F	C. OTHER (SPECIFY))				
ATTEMPTS DATE T	TIME OF	FICER REMARKS	_			
			_			
DEPUTY COX		DATE 3~1£~11	-			

OFFICER: J. AR	TER	SERVICE# 12 -	OF - 19 SERVICES
DATE RECEIVED 3	3/16/2011	DOCKET # 38ED	D2011
PLAINTIFF	M&T BANK		
DEFENDANT	ROBERT & TA	мму снуко	
ATTORNEY FIRM	McCabe, Weish	erg and Conway, P	C
PERSON/CORP TO		PAPERS TO SE	
CENTRAL COLUMB		MORTGAGE FO	
DISTRICT			
BLUE JAY DRIVE		1	
BLOOMSBURG		1	
31		J	
SERVED UPON A	Cole Pool	318 E.	
RELATIONSHIP (2)	CEPTIONIST	IDENTIFICA	TION
TEST TOTAL	(11000012)		
DATE 3-18-11 TI	ME <u>1435</u> MILE	AGE	OTHER
Race Sex H	Ieight Weight	Eyes Hair	_ Age Military
TYPE OF CERVICE.	A DEDCOMAL CEDA		OD W DOE COSO
TYPE OF SERVICE:	B. HOUSEHOLD MEI		OB X POE CCSO COSO
	C. CORPORATION M		
	D, REGISTERED AGI		(1
	E. NOT FOUND AT P		IDTED SERVICE
	E. NOT FOUNDATE	LACE OF ATTEM	II TED SERVICE
	E OTHER OREGIES		
	F. OTHER (SPECIFY))	
ATTEMPTS			
DATE	TIME OF	FICER	REMARKS
DATE	1111112	FICER	KEWIKKS
DEPUTY	ille	DATE	3-17-11
//			

DATE RECEIVED	3/16/2011	DOCKET # 38E	- OF - 19 SERVICES D2011
PLAINTIFF	M&T BANK		
DEFENDANT ATTORNEY FIRM		AMMY CHYKO	OC.
PERSON/CORP TO		perg and Conway, F PAPERS TO SE	
DOMESTIC RELATI		MORTGAGE FO	
15 PERRY AVE.	0113	Morrondere	JRECEOSORE
BLOOMSBURG	·····	-	
DISCOMBINE			
SERVED UPON	HURERY COL	<u>′</u> ∈	
RELATIONSHIP (STUNETE STRUCK	IDENTIFICA	TION
DATE 3-18-11 T	IME <u>1315</u> MILE	AGE	OTHER
Race Sex 1	Height Weight	Eyes Hair	Age Military
TYPE OF SERVICE:	A. PERSONAL SERV B. HOUSEHOLD ME C. CORPORATION N D. REGISTERED AG E. NOT FOUND AT I	MBER: 18+ YEA MANAGING AGEI ENT	NT
	F. OTHER (SPECIFY)	
ATTEMPTS DATE	TIME OI	FFICER	REMARKS
DEPUTY			3-18-11
		22 _	

OFFICER: DATE RECEIVED 3/16/2011	SERVICE# 16 - OF - 19 SERVICES DOCKET # 38ED2011
PLAINTIFF M&T BANK	
ATTORNEY FIRM McCabe, Weis PERSON/CORP TO SERVED COLUMBIA COUNTY TAX CLAIM PO BOX 380 BLOOMSBURG	MORTGAGE FORECLOSURE
SERVED UPON DEB HILLER	
RELATIONSHIP CICKIC IDENTIFICATION	
DATE 318-11 TIME 0800 MILE	EAGE OTHER
Race Sex Height Weight	Eyes Hair Age Military
B. IIOUSEHOLD ME C. CORPORATION N D. REGISTERED AC E. NOT FOUND AT	
ATTEMPTS DATE TIME O	FFICER REMARKS
DEPUTY Citle	DATE 3-(8-11

SHERIFF'S SALE

WEDNESDAY MAY 25, 2011 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 38 OF 2011 ED AND CIVIL WRIT NO. 2251 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Village of Lime Ridge, Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of lot now or late of C. D. Bittenbender on the south side of Second Street (now known as Third Street) of said Village of Lime Ridge; THENCE east by said street 25 feet to corner of lot now or late of Joseph III. Boone; THENCE south by land now or late of said Boone 186 feet to an alley; THENCE by said alley west 25 feet to lot now or late of said Bittenbender 186 feet to a corner, the place of beginning. CONTAINING 22 perches, more or less. Upon which is creeted a frame dwelling house. Being part of Lot No. 22 on the General Plot of said Village of Centreville, now Lime Ridge.

BEING the same premises which Teri L. Hirneisen, single, by deed dated July 31, 1995, and recorded in the Office of the Recorder of Deeds of Columbia County in Record Book 602, page 0223, granted and conveyed unto Robert J. Chyko and Tammy S. Chyko, husband and wife, Grantors herein.

BEING KNOWN AS: 6570 THIRD STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D.#: 12-03C-066-00.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT J. CHYKO AND TAMMY S. CHYKO, by deed dated November 19, 1997 and recorded January 12, 1998 in the office of the Recorder in and for Columbia County in Deed Book 676, Page 313, granted and conveyed to Robert J. Chyko

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 with 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 either to 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 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 proceed 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.

Plaintiff's Attorney Terrence McCabe 123 South Broad Street Philadelphia, PA 19109 Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

Document Receipt

Trans#

18101

Carrier / service:

POST

2PM

3/17/2011

Ship to:

18101

CITIZEN THRIFT AND LOAN

ASSOCIATION

1331 ELMWOOD AVE. STE. 305

Tracking #:

9171924291001000008033

Doc Ref#:

38ED2011

COLUMBIA

SC 29201

Document Receipt

Trans#

18102

Carrier / service:

POST

2PM

3/17/2011

Ship to:

18102

COMMONWEALTH OF PA

PO BOX 2675

Tracking #:

9171924291001000008040

Doc Ref#:

38ED2011

HARRISBURG

PA 17105

Document Receipt

Trans #

18103

Carrier / service:

POST

2PM

3/17/2011

Ship to:

18103

COMMONWEALTH OF PA

110 NORTH 8TH STREET STE 204

Tracking #:

9171924291001000008057

Doc Ref#:

38ED2011

PHILADELPHIA PA 19107

Trans #

18104

Carrier / service:

POST

2PM

3/17/2011

Ship to:

18104

COMMONWEALTH OF PA

DEPT 280601

Tracking #:

9171924291001000008064

Doc Ref#:

38ED2011

HARRISBURG

Trans #

18105

Carrier / service:

POST

2PM

3/17/2011

Ship to:

18105

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #:

9171924291001000008071

Doc Ref#:

38ED2011

HARRISBURG

Trans#

18106

Carrier / service:

POST

2PM

3/17/2011

Ship to:

18106

USA C/O ATTY FOR MIDDLE DISTRICT

235 NORTH WASHINGTON AVE

Tracking #:

9171924291001000008088

Doc Ref #:

38ED2011

SCRANTON

Trans#

18107

Carrier / service:

POST

2PM

3/17/2011

Ship to:

18107

UNITED STATES OF AMERICA

228 WALNUT STREET, STE 220

Tracking #:

9171924291001000008095

Doc Ref#:

38ED2011

HARRISBURG

Trans#

18108

Carrier / service:

POST

2PM

3/17/2011

Ship to:

18108

UNITED STATES OF AMERICA

950 PENNSYLVANIA AVENUE NW

RM 5111

Tracking #:

9171924291001000008101

Doc Ref#:

38ED2011

WASHINGTON

DC 20530

Trans #

18109

Carrier / service: POST

2PM

3/17/2011

Ship to:

COP

COMMONWEALTH OF PENNSYLVANIA

DEPT OF REV SHERIFF SALE

Tracking #:

9171924291001000008118

DEPARTMENT 281230

Doc Ref #:

38ED2011

HARRISBURG

Trans#

18110

Carrier / service:

POST

2PM

3/17/2011

Ship to:

FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #:

9171924291001000008125

Doc Ref #:

38ED2011

HARRISBURG

Trans # 18111

Carrier / service:

POST

2PM

3/17/2011

Ship to:

SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT

OFFICE

PARKVIEW TOWERS

Tracking #:

9171924291001000008132

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #:

38ED2011

KING OR

PA 19406

PRUSSIA

Trans#

18112

Carrier / service:

POST

2PM

3/17/2011

Ship to:

IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

Tracking #:

9171924291001000008149

Doc Ref#:

38ED2011

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

	ED# <u> 경우~//</u>
DATE RECEIVED	
DOCKET AND INDEX	
CHECK FOR PROPER	RINFO.
WRIT OF EXECUTION	j
COPY OF DESCRIPTION	
WHEREABOUTS OF LKA	
NON-MILITARY AFFIDAVIT	_ ; _
NOTICES OF SHERIFF SALE	102 C
WAIVER OF WATCHMAN	
AFFIDAVIT OF LIENS LIST	1.7
CHECK FOR \$1,350.00 OR	$\sim \frac{77}{12}$ CK# $\frac{1}{2}$ 37.3 $\frac{7}{2}$
**IF ANY OF ABOVE IS MISSIN	- ;
SALE DATE	Almo St. 17 TIME AD
POSTING DATE	N. 17
ADV. DATES FOR NEWSPAPER	1st WEEK Way
	2 ND WEEK
	3 RD WEEK

WRIT OF EXECUTION (MORTGAGE FORECLOSURE) P.R.C.P. 3180 TO 3183 and Rule 3257

M&T Bank Plaintiff	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
	NoE.D.
v. Robert J. Chyko and Tammy S. Chyko	NoTermA.D. No. 2010-CV-2251TermJ.D.
Defendants	341.80 35
Commonwealth of Pennsylvania:	WRIT OF EXECUTION MORTGAGE FORECLOSURE
County of Columbia	
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY, PE	NNSYLVANIA
described property (specifically described property belo Being Known As: 6570 Third Street, Bloomsburg, Per	
Amount Due	\$41,837.50
Interest from 02/19/11 to DATE OF SALE	\$
(Costs to be added)	
Total	\$
Dated: <u>3-15-11</u> (SEAL)	Prothonotary, Common Pleas Court of Columbia County Penna. By: Balaa Meputy W
	Mr Commence of the Marie

WRIT OF EXECUTION (MORTGAGE FORECLOSURE) P.R.C.P. 3180 TO 3183 and Rule 3257

M&T Bank	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff V.	NoE.D.
Robert J. Chyko and Tammy S. Chyko	NoA.D. No. 2010-CV-2251
Defendants	3c1/5038
	WRIT OF EXECUTION MORTGAGE FORECLOSURE
Commonwealth of Pennsylvania:	
County of Columbia	
TO THE SHERIFF OF COLUMBIA COUNTY, P	PENNSYLVANIA
Being Known As: 6570 Third Street, Bloomsburg, P Amount Due	Pennsylvania 17815 S41,837.50
Interest from 02/19/11 to DATE OF SALE	\$
(Costs to be added)	
Total	\$
Dated: 3-16-11 (SEAL)	Prothonotary, Common Pleas Court of Columbia County Penna. By: Balaa Deputy
	Proth & Clerk of Sev. Courts My Care

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

M&T Bank 1100 Wehrle Drive Williamsville, New York 14221	IN THE COURT OF C	
Plaintiff	NoTerm	E.D.
v,	NoTerm,	A.D.
Robert J. Chyko and Tammy S. Chyko 6570 Third Street Bloomsburg, Pennsylvania 17815	No. 2010-CV-2251	ſerm,J.D.
Defendants		
TO THE PROTHONOTORY:	PRAECIPE FOR WRI (MORTGAGE FO	
Amount Due	\$41,837.50	
Interest from 02/19/11 to DATE OF SALE plus \$6.88 per diem thereafter	\$	OFFICE OF
(Costs to be added)		Starting Comments
Total	\$	
Dated: 3 -10-11	TERRENCE J. McCABE, ESQUIR MARC S. WEISBERG, ESQUIR EDWARD D. CONWAY, ESQUIR MARGARET GAIRO, ESQUIRE Attorneys for Plaintiff	E RE

NOTE: Please furnish description of Property

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

M&T Bank 1100 Wehrle Drive Williamsville, New York 14221		COMMON PLEAS OF NTY, PENNSYLVANIA
Plaintiff	NoTerm	E.D.
v.	NoTerm,	,A.D.
Robert J. Chyko and Tammy S. Chyko 6570 Third Street Bloomsburg, Pennsylvania 17815	No. 2010-CV-2251 2011-E038	Term,J.D.
Defendants		
TO THE PROTHONOTORY: Amount Due		RIT OF EXECUTION FORECLOSURE)
Interest from 02/19/11 to DATE OF SALE plus \$6.88 per diem thereafter (Costs to be added)	\$	OFFICE OFFICE
Total	\$	
Dated: 3-10-11	TERRENCE J. McCABE, ESQUIEDWARD D. CONWAY, ESQUIEDWARGARET GAIRO, ESQUIEDWARDS for Plaintiff	IRE UIRE

NOTE: Please furnish description of Property

TIMOTHY T. CHAMBERLAIN



McCABE, WEISBERG AND CONWANTED OF COLUMBIA COUNTY

Attorneys for Plaintiff

24 HOUR PHONE (570) 784-6300

TERRENCE J. McCABE, ESQUIRE BOOMSPIRE, PA 17815
MARC S. WEISBERG, ESQUIRE BOOMSPIRE, PA 17815

EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - 10 # 34419

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

M&T Bank

Plaintiff

COLUMBIA COUNTY COURT OF COMMON PLEAS

Robert J. Chyko and Tammy S. Chyko

Defendants

Number 2010-CV-2251

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SN.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Robert J. Chyko and Tammy S. Chyko, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, Robert J. Chyko and Tammy S. Chyko, are over eighteen (18) years of age, and reside as follows:

Robert J. Chyko 6570 Third Street Bloomsburg, Pennsylvania 17815

Tammy S. Chyko 6570 Third Street

Bloomsburg, Pennsylvania 157815

SWORN AND SUBS

IMMONWEALTH OF PE NOTARIAL SEAL

Barbara J. Moyer - Notary Public City of Philadelphia, Philadelphia County MY COMMISSION EXPIRES JAN. 12, 2014

TERRENCE J. McCABE, ESQUIR MARC S. WEISBERG, ESQUIRÉ

EDWARD D. CONWAY, ESQPIBÉ

MARGARET GAIRO, ESQUIRE

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

M&T Bank

Plaintiff

٧.

Robert J. Chyko and Tammy S. Chyko

Defendants

Attorneys for Plaintiff

NO: 2010-CV-2251

COLUMBIA COUNTY COURT OF COMMON

AFFIDAVIT PURSUANT TO RULE 3129

PLEAS

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 6570 Third Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

Name and address of Owner or Reputed Owner

Name Address

Robert J. Chyko 6570 Third Street

Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name Address

Robert J. Chyko 6570 Third Street

Bloomsburg, Pennsylvania 17815

Tammy S. Chyko 6570 Third Street

Bloomsburg, Pennsylvania 17815

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

Name Address

Plaintiff herein

Name	Address
Plaintiff herein	
Citizen Thrift and Loan Association	C/O Firstplus Financial, Inc. 1331 Elmwood Ave., Suite 305 Columbia, South Carolina 29201
Name and address of every other perso	on who has any record lien on the property:
Name	Address
None	
None	
Name and address of every other perso affected by the sale:	on who has any record interest in the property which may be
Name	Address
None Name and address of every other person in the property which may be affected b	n of whom the plaintiff has knowledge who has any interest by the sale: Address
Name and address of every other person n the property which may be affected b Name	by the sale:
Name and address of every other person in the property which may be affected b Name Tenants/Occupants	Address 6570 Third Street
Name and address of every other person in the property which may be affected b	Address 6570 Third Street Bloomsburg, Pennsylvania 17815 Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105
Name and address of every other person in the property which may be affected by Name Tenants/Occupants Commonwealth of Pennsylvania	Address 6570 Third Street Bloomsburg, Pennsylvania 17815 Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard 110 North 8th Street Suite #204

4.

5.

6.

7.

PA Department of Revenue

Bureau of Compliance P.O. Box 281230

Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania Department of Revenue Bureau of

Compliance

Clearance Support Department 281230

Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

United States of America

Internal Revenue Service Technical Support Group William Green Federal Building

Room 3259 600 Arch Street

Philadelphia, PA 19106

Domestic Relations of Columbia

County

700 Sawmill Road Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the

Middle District of PA

William J. Nealon Federal Bldg.

235 North Washington Avenue, Stc. 311

Scranton, PA 18503

and

Harrisburg Federal Building & Courthouse

228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754

United States of America c/o Atty General of the United States

U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

Name and address of Attorney of record:

Name

Address

None

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.

March 4, 2011

DATE

TERRENCE J. McCABE, ESQUIRE MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

M&T Bank

COLUMBIA COUNTY COURT OF COMMON PLEAS

ν.

NO: 2010-CV-2251

Robert J. Chyko and Tammy S. Chyko

Defendants

Plaintiff

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 6570 Third Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

Name and address of Owner or Reputed Owner

Name

Address

Robert J. Chyko

6570 Third Street

Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

Robert J. Chyko

6570 Third Street

Bloomsburg, Pennsylvania 17815

Tammy S. Chyko

6570 Third Street

Bloomsburg, Pennsylvania 17815

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

Name

Address

Plaintiff herein

Name	Address
Plaintiff herein	
Citizen Thrift and Loan Association	C/O Firstplus Financial, Inc. 1331 Elmwood Ave., Suite 305 Columbia, South Carolina 29201
Name and address of every other person	on who has any record lien on the property:
Name	Address
None	
None	
Name and address of every other perso affected by the sale:	on who has any record interest in the property which may be
Name	Address
Name and address of every other perso	on of whom the plaintiff has knowledge who has any interes
None Name and address of every other perso in the property which may be affected be Name	on of whom the plaintiff has knowledge who has any interes by the sale: Address
Name and address of every other persoin the property which may be affected l	by the sale;
Name and address of every other persoin the property which may be affected be also be affected by the property which may be affected by the property of the	by the sale: Address 6570 Third Street
Name and address of every other persoin the property which may be affected by	Address 6570 Third Street Bloomsburg, Pennsylvania 17815 Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105
Name and address of every other person the property which may be affected to the property which may be affected to the property which which may be affected to the property which may be	Address 6570 Third Street Bloomsburg, Pennsylvania 17815 Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard 110 North 8th Street Suite #204

5.

6.

7.

PA Department of Revenue

Bureau of Compliance P.O. Box 281230

Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania Department of Revenue Bureau of

Compliance

Clearance Support Department 281230

Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

United States of America

Internal Revenue Service Technical Support Group William Green Federal Building

Room 3259 600 Arch Street

Philadelphia, PA 19106

Domestic Relations of Columbia

County

700 Sawmill Road Bloomsburg, PA 17815

United States of America c/o United States Attorney for the

Middle District of PA

William J. Nealon Federal Bldg.

235 North Washington Avenue, Ste. 311

Scranton, PA 18503

and

Harrisburg Federal Building & Courthouse

228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754

United States of America c/o Atty General of the United States

U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

Name and address of Attorney of record:

Name Address

None

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.

March 4, 2011

DATE

TERRENCE J. McCABE, ESQUIRE MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESOUIRE - ID # 34419

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

M&T Bank

COURT OF COMMON PLEAS

Attorneys for Plaintiff

Plaintiff

v.

COLUMBIA COUNTY

Number 2010-CV-2251

Robert J. Chyko and Tammy S. Chyko

Defendants

TO: Sheriff of Columbia County

Columbia County Courthouse

35 West Main Street

Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
6570 Third Street, Bloomsburg, Pennsylvania 17815
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Robert J. Chyko 6570 Third Street Bloomsburg, Pennsylvania 17815

Tammy S. Chyko 6570 Third Street Bloomsburg, Pennsylvania 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

March 4, 2011

DATE

TERRENCE J. McCabe, ESQUIRE MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID# 34419

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

M&T Bank

COURT OF COMMON PLEAS

Attorneys for Plaintiff

Plaintiff

COLUMBIA COUNTY

Robert J. Chyko and Tammy S. Chyko

Number 2010-CV-2251

Defendants

v.

TO: Sheriff of Columbia County

Columbia County Courthouse

35 West Main Street

Bloomsburg, Pennsylvania 17815

STR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
6570 Third Street, Bloomsburg, Pennsylvania 17815
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Robert J. Chyko 6570 Third Street Bloomsburg, Pennsylvania 17815 Tammy S. Chyko 6570 Third Street Bloomsburg, Pennsylvania 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

March 4, 2011

DATE

TERRENCE J. McCabe, ESQUIRE MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 Attorneys for Plaintiff

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

M&T Bank

COURT OF COMMON PLEAS

Plaintiff

COLUMBIA COUNTY

Robert J. Chyko and Tammy S. Chyko

Number 2010-CV-2251

Defendants

٧.

TO: Sheriff of Columbia County Columbia County Courthouse 35 West Main Street Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
6570 Third Street, Bloomsburg, Pennsylvania 17815
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Robert J. Chyko 6570 Third Street Bloomsburg, Pennsylvania 17815 Tammy S. Chyko 6570 Third Street

Bloomsburg, Pennsylvania 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

March 4, 2011
DATE

TERRENĆE J. McCABE, ESQUIRE MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 Attorneys for Plaintiff



123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

M&T Bank

Plaintiff

٧.

Robert J. Chyko and Tammy S. Chyko

Defendants

COLUMBIA COUNTY COURT OF COMMON PLEAS

NO: 2010-CV-2251

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 6570 Third Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Robert J. Chyko

6570 Third Street

Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

Robert J. Chyko

6570 Third Street

Bloomsburg, Pennsylvania 17815

Tammy S. Chyko

6570 Third Street

Bloomsburg, Pennsylvania 17815

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

Name

Address

Plaintiff herein

4.	Name and address of the last recorded holder of every mortgage of record:	
	Name	Address
	Plaintiff herein	
	Citizen Thrift and Loan Association	C/O Firstplus Financial, Inc. 1331 Elmwood Ave Suite 305 Columbia, South Carolina 29201
5.	Name and address of every other person who has any record lien on the property:	
	Name	Address
	None	
	None	
6.	Name and address of every other person who has any record interest in the property which may be affected by the sale:	
	Name	Address
	None	
7.	Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:	
	Name	Address
	Tenants/Occupants	6570 Third Street Bloomsburg, Pennsylvania 17815
	Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
	Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8th Street Suite #204 Philadelphia, PA 19107
	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
	Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486

PA Department of Revenue Bureau of Compliance

P.O. Box 281230

Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania Department of Revenue Bureau of

Compliance

Clearance Support Department 281230

Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

United States of America Internal Revenue Service

Technical Support Group William Green Federal Building

Room 3259 600 Arch Street

Philadelphia, PA 19106

Domestic Relations of Columbia

County

700 Sawmill Road Bloomsburg, PA 17815

United States of America c/o United States Attorney for the

Middle District of PA

William J. Nealon Federal Bldg.

235 North Washington Avenue, Stc. 311

Scranton, PA 18503

and

Harrisburg Federal Building & Courthouse

228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754

United States of America c/o Atty General of the United States

U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America c/o Atty General of the United States

U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name Address

None

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 unsworm falsification to authorities.

March 4, 2011

DATE

TERRENCE J. McCABE, ESQUIRE MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

CIVIL ACTION LAW

M&T Bank	COURT OF COMMON PLEAS	
v.	COLUMBIA COUNTY	
Robert J. Chyko and Tammy S. Chyko	Number 2010-CV-2251	
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY		

To: Robert J. Chyko
6570 Third Street
Bloomsburg, Pennsylvania 17815

Tammy S. Chyko 6570 Third Street Bloomsburg, Pennsylvania 17815

Attorneys for Plaintiff

Your house (real estate) at 6570 Third Street, Bloomsburg, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on ______ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$41,837.50 obtained by M&T Bank against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be canceled if you pay to M&T Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- 3. You may also be able to stop the sale through other legal proceedings.

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

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
- 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
- 7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

LAWYER REFERRAL SERVICE North Penn Legal Services 168 East 5th Street Bloomsburg, Pennsylvania 17815 (570) 784-8760

ASSOCIATION DE LICENCIDADOS North Penn Legal Services 168 East 5th Street Bloomsburg, Pennsylvania 17815 (570) 784-8760

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Village of Lime Ridge, Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of lot now or late of C. D. Bittenbender on the south side of Second Street (now known as Third Street) of said village of hime Ridge; THENCE cast by said street 25 feet to corner of lot now or late of Joseph H. Boone; THENCE south by land now or late of said Boone 186 feet to an alley; THENCE by said alley west 25 feet to lot now or late of said Bittenbender 186 feet to a corner, the place of beginning. CONTAINING 22 perches, more or less. Upon which is erected a frame dwelling house. Being part of Lot No. 22 on the General Plot of said Village of Centreville, now Lime Ridge.

BRING the same premises which Teri L. Hirnelson, single, by deed dated July 31, 1995, and recorded in the Office of the Recordor of Deeds of Columbia County in Record Book 602, page 0223, granted and conveyed unto Robert J. Chyko and Tammy S. Chyko, husband and wife, Grantors herein.

BEING KNOWN AS: 6570 THIRD STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-03C-066-00.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT J. CHYKO AND TAMMY S. CHYKO, by deed dated November 19, 1997 and recorded January 12, 1998 in the office of the Recorder in and for Columbia County in Deed Book 676, Page 313, granted and conveyed to Robert J. Chyko.

REAL DEBT: \$41,837.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT J. CHYKO AND TAMMY S. CHYKO

McCabe, Wesiberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109 . Original document printed on chemical bractive paper with migroprinted border.

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109

WACHOVIA

NUMBER

\$2,000.00

3/2011

Mar

ESCROW TRUST VOID AFTER 90 DAYS

Later Section 12 18

AMOUNT

3-50/310

Sheriff of Columbia County TO THE

ORDER

P

Listing Property for Sheriff Sale - 287-0161 Chyko

ole on this occument contains heat senshive and, tough or press here, bed made disapeass, with heat #1250064510000545050001504 #1451650#1