

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

FV-1, LLC, VS Matthew Stapleton

NO. 106-12 ED NO. 685-12 JD

DATE/TIME OF SALE: OCT. 3 0900

BID PRICE (INCLUDES COST) \$ 16000.00

POUNDAGE - 2% OF BID \$ 320.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 17110.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 17110.00

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 15110.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

FV-1 INC.

Defendant

MATTHEW STAPLETON

vs.

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, October 3, 2012

Writ of Execution No. : 2012CV685

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 433 EAST 4TH STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,079.70
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs \$1,884.20

Municipal Costs

Sewer	\$201.00
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Total Municipal Costs \$201.00

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$2,140.20

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) CountySura Sheriff, Telecost, Inc.

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

October 8, 2012

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

RE: FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL
HOLDINGS LLC vs. MATTHEW C. STAPLETON
Sale Book/Writ No.: /
Docket Number: 2012-CV-685
Sale Date: 10/03/2012
Property Address: 433 East 4th Street Berwick, PA 18603

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:

FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL
HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

**If funds are required to settle with the Sheriff and they are not enclosed, please
email the cost sheet to the below email address.** Please notify our office when the deed is
recorded.

KML LAW GROUP, P.C.
Shannon Horton, Legal Assistant
215-825-6359
215-825-6459 (fax)
SHorton@kmlawgroup.com

Loretta Crespo, Team Lead
215-825-6344
215-825-6444 (fax)
LCrespo@kmlawgroup.com

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$_____

Loan Type CONVENTIONAL

KML # 112402FC



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280605
Harrisburg, PA 17125-0605REALTY TRANSFER TAX
STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE

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/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Grantor(s)/Lessor(s)
SHERIFF OF COLUMBIA COUNTY

Street Address
Sheriff's Office, PO Box 380

City
Bloomsburg

State
PA

Zip
17815

C. DATE OF ACCEPTANCE OF DOCUMENT October 8, 2012

Grantee(s)/Lessee(s)
FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC

Street Address
3374 Walden Avenue, Suite 120

City
Depew

State
NY

Zip
14043

D. REAL ESTATE LOCATION

Street Address
433 East 4th Street

City, Township, Borough
Berwick - BERWICK BOROUGH

County
Columbia

School District

Tax Parcel Number
04A-08-058-00,000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration

\$2,710.20

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,710.20

4. County Assessed Value

\$14,829.00

5. Common Level Ratio Factor

X 3.60

6. Fair Market Value

= \$ 53,384.40

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest conveyed

100%

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 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 deed. (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____
- ☐ _____

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

October 8, 2012

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

721953

KML LAW GROUP, P.C.
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST., PHILADELPHIA, PA 19106
(215) 627-1322
info@kmlawgroup.com

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

10/05/2012

\$710.20**

DOLLARS

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

SEVEN HUNDRED TEN AND 20 / 100

Sheriff's Office
PO Box 380
Bloomsburg PA. 17815

MEMO

112402/ Stapleton



6.14 - MORTGAGE DISBURSEMENT ACCOUNT

AUTHORIZED SIGNATURE



Security features. Details on back.

⑈00721953⑈ ⑆23607380⑆ 70 1107112⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

FV-1 INC.

Defendant

MATTHEW STAPLETON

vs.

Attorney for the Plaintiff:

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

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Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

©2012 Columbia County Sheriff, Bloomsburg, PA

SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 710.20

SHERIFF'S SALE COST SHEET

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

- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>12.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
- POSTING HANDBILL	\$15.00	
- CRYING/ADJOURN SALE	\$10.00	
- SHERIFF'S DEED	\$35.00	
- TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>734.50</u>

- WEB POSTING	\$150.00	
- PRESS ENTERPRISE INC.	\$ <u>1079.70</u>	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1,304.70</u>

- PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</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	\$ <u>20.00</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>20.00</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2140.20

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV685

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, OCTOBER 03, 2012
AT 9:00 O'CLOCK A.M.

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

All that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, on the north side of East Fourth Street between Spruce and Walnut Streets, bounded and described as follows, to wit:

BEGINNING at corner of Lot No. 18; thence along the same 165 feet to an alley; thence along said alley 49-1/2 feet to Lot No. 20; thence along said lot 165 feet to Fourth Street; thence along said street 49-1/2 feet to the place of beginning.

Being Lot No. 19 of Isaiah Bower's Second Addition to the Borough of Berwick, upon which are erected a dwelling and other improvements.

TAX PARCEL #: 04A-08-058-00,000

BEING KNOWN AS: 433 East 4th Street, Berwick PA 18603

PROPERTY ADDRESS: 433 EAST 4TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-058

Seized and taken into execution to be sold as the property of MATTHEW STAPLETON in suit of FV-1 INC..

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder faults 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
www.sheriffofcolumbiacounty.com

law deposes and says that Press Enterprise is
sal office and place of business at 3185
lumbia and State of Pennsylvania, and was
s been published daily, continuously in said
attached notice September 12, 19, 26, 2012
the officers or publisher or designated agent of
h legal advertisement was published; that
ed in the subject matter of said notice and
e foregoing statement as to time, place, and

26th day of September 2012

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and
.....for publishing the foregoing notice, and the

KML LAW GROUP, P.C.
SUITE 5000 BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

August 29, 2012

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

RE: No. 2012-CV-685
MATTHEW C. STAPLETON

Real Estate Division:

The above case may be sold on October 03, 2012. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

KML LAW GROUP, P.C.
Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

112402FC
CF: 05/08/2012
SD: 10/03/2012
\$54,057.97

Attorney for Plaintiff

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

Plaintiff

vs.

MATTHEW C. STAPLETON
Mortgagor(s) and
Record Owner(s)

433 East 4th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2012-CV-685

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

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

- ☒ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified mail by KML Law Group, P.C. (original green Postal return 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 attached).
- ☐ 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.

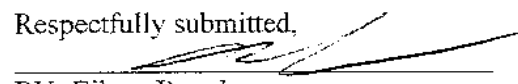
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ 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. (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. (copies of proofs of mailing attached).

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

Respectfully submitted,


BY: Eileen Bowden
Legal Assistant

1

Sale Date: ~~10/03/2012~~

See Privacy Act Statement on Reverse

UNITED STATES POSTAGE
First-Class
Permit No. 1000
New York, NY 10001
Postage and Fees Paid
000 428 5957
\$02.20
AUG 15 2012
MAILED FROM ZIP CODE 119105
JIMMY BOWLES

TENANTS/OCCUPANTS
433 East 4th Street
BERWICK, PA 18603

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

NORTH STAR CAPITAL ACQUISITION LLC
C/O DAVID J. APOTHAKE ESQUIRE
520 FELLOWSHIP RD. C-306
MOUNT LAUREL, NJ 08054

NORTH STAR CAPITAL ACQUISITION LLC
170 NORTH POINTE PKWY
AMHERST, NY 14228

AUG 15 2019
 PHILADELPHIA PA 19108

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FV-1 INC.
vs.
MATTHEW STAPLETON

Case Number
2012CV685

SHERIFF'S RETURN OF SERVICE

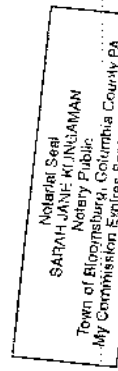
08/03/2012 09:45 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MATTHEW STAPLETON AT 433 EAST 4TH STREET, BERWICK, PA 18603

Paul D'Angelo
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 03, 2012



NOTARY

Sarah Jane Kinsaman

Affirmed and subscribed to before me this
3RD day of AUGUST 2012

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

Notary Seal: Sarah Jane Kinsaman

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

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MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

Plaintiff

vs.

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Mortgagor(s) and Record Owner(s)

433 East 4th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2012-CV-685

AFFIDAVIT PURSUANT TO RULE 3129

FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS 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:

433 East 4th Street
Berwick, PA 18603

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

MATTHEW C. STAPLETON
433 East 4th Street
Berwick, PA 18603

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

MATTHEW C. STAPLETON
433 East 4th Street
Berwick, PA 18603

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

NORTH STAR CAPITAL ACQUISITION LLC
C/O DAVID J. APOTHAKE ESQUIRE
520 FELLOWSHIP RD C306
MOUNT LAUREL, NJ 08054

NORTH STAR CAPITAL ACQUISITION LLC
170 NORTH POINTE PKWY
AMHERST, NY 14228

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:

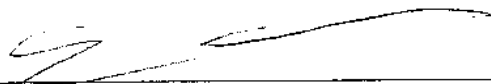
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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
433 East 4th Street
Berwick, PA 18603

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: August 29, 2012



KML Law Group, P.C.
BY: Eileen Bowden
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

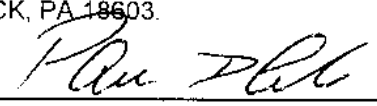


FV-1 INC.
vs.
MATTHEW STAPLETON

Case Number
2012CV685

SHERIFF'S RETURN OF SERVICE

08/21/2012 06:20 PM - DEPUTY PAUL D'ANGELO, 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 433 EAST 4TH STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 22, 2012

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

NOTARY

Affirmed and subscribed to before me this

22ND day of AUGUST, 2012



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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PAUL D'ANGELO, DEPUTY

SO ANSWERS,

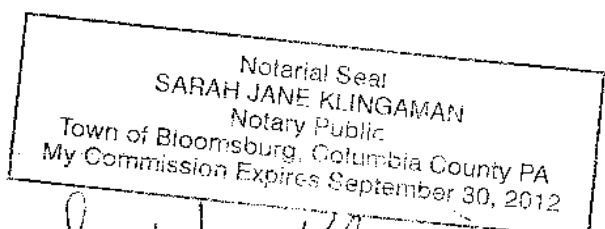

TIMOTHY T. CHAMBERLAIN, SHERIFF

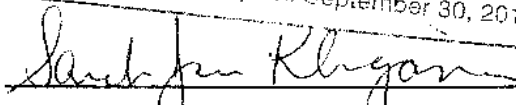
August 03, 2012

Affirmed and subscribed to before me this

3RD day of AUGUST, 2012

NOTARY





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FV-1 INC.
vs.
MATTHEW STAPLETON

Case Number
2012CV685

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	08/27/2012
Notes:	SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	433 EAST 4TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Posted		
Relation:			
Date:	08-21-12	Time:	1820
Deputy:	3+8	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV685

433 EAST 4TH STREET, BERWICK, PA 18603

EXP: 08/27/2012

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

REAL ESTATE TAX CERTIFICATION

Date: 08/08/2012

Fee: \$5.00

Cert. NO: 12638

STAPLETON MATTHEW C
433 EAST FOURTH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20040 -2700
Location: LOT 19
Parcel Id:04A-08 -058-00,000

Assessment: 14,829

Balances as of 08/08/2012

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

By: Columbia County Sheriff

Per: Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FV-1 INC.
vs.
MATTHEW STAPLETON

Case Number
2012CV685

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/27/2012
Notes:	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:	Heather Hyatt
Relation:	Clerk
Date:	8/6/12
Time:	1435
Deputy:	5
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

2012CV685

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/27/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FV-1 INC.
vs.
MATTHEW STAPLETON

Case Number
2012CV685

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/27/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cou
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Karen Rickindorfer		
Relation:	Clerk		
Date:	8/6/12	Time:	1:45/0
Deputy:	5	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

2012CV685

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/27/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FV-1 INC.
vs.
MATTHEW STAPLETON

Case Number
2012CV685

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/27/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KELLY GREENE		
Relation:	CLERK		
Date:	8/3/12	Time:	0900
Deputy:	DAVID L	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. _____

BERWICK SEWER AUTHORITY

2012CV685

1108 FREAS AVE, BERWICK, PA 18603

EXP: 08/27/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FV-1 INC.
vs.
MATTHEW STAPLETON

Case Number
2012CV685

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/27/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Posted

Relation:

Date:

08-03-12

Time:

0941

Deputy:

3

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.

GINGHER, CONNIE C.

2012CV685

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 08/27/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FV-1 INC.
vs.
MATTHEW STAPLETON

Case Number
2012CV685

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 08/27/2012 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MATTHEW STAPLETON
Primary Address: 433 EAST 4TH STREET
 BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Matthew Stapleton
Relation: Def
Date: 08-03-12 **Time:** 0945
Deputy: 3 **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. _____

STAPLETON, MATTHEW

2012CV685

433 EAST 4TH STREET, BERWICK, PA 18603

EXP: 08/27/2012



August 3, 2012

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

**FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL
HOLDINGS LLC**

VS.

MATTHEW C. STAPLETON

NO: 2012-ED-106

Dear Timothy:

The amount due on the sewer account #107592 for the property located at 433 E.
4th Street Berwick through October 30, 2012 is \$201.00.

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

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV685

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, OCTOBER 03, 2012
AT 9:00 O'CLOCK A.M.

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

All that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, on the north side of East Fourth Street between Spruce and Walnut Streets, bounded and described as follows, to wit:

BEGINNING at corner of Lot No. 18; thence along the same 165 feet to an alley; thence along said alley 49 1/2 feet to Lot No. 20; thence along said lot 165 feet to Fourth Street; thence along said street 49 1/2 feet to the place of beginning.

Being Lot No. 19 of Isaiah Bower's Second Addition to the Borough of Berwick, upon which are erected a dwelling and other improvements.

TAX PARCEL #: 04A-08-058-00,000

BEING KNOWN AS: 433 East 4th Street, Berwick PA 18603

PROPERTY ADDRESS: 433 EAST 4TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-058

Seized and taken into execution to be sold as the property of MATTHEW STAPLETON in suit of FV-1 INC..

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

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(By) Columbia County Sheriff, Philadelphia, Pa.

Document Receipt

Trans # 31811 Carrier / service: POST 2PM 7/31/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000015901

Doc Ref #: 106ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 31810 Carrier / service: POST 2PM 7/31/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000015895

DEPARTMENT 281230

Doc Ref #: 106ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 31809 Carrier / service: POST 2PM 7/31/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000015888

Doc Ref #: 106ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 31808 Carrier / service: POST 2PM 7/31/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000015871

Doc Ref #: 106ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 31807 Carrier / service: POST 2PM 7/31/2012

Ship to: 31807

NORTH STAR CAPITAL AQUISITION LLC

170 NORTH POINTE PKWY

Tracking #: 9171924291001000015864

Doc Ref #: 106ED2012

AMHERST NY 14228

Document Receipt

Trans # 31806 Carrier / service: POST 2PM 7/31/2012

Ship to: 31806

NORTH STAR CAPITAL

C/O DAVID APOTHAKE, ESQ.
520 FELLOWSHIP RD C306

Tracking #: 9171924291001000015857

Doc Ref #: 106ED2012

MOUNT LAUREL NJ 08054

Document Receipt

Trans # 31805 Carrier / service: POST 2PM 7/31/2012

Ship to: 31805

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000015840

Doc Ref #: 106ED2012

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # RG-17

DATE RECEIVED 7-31-12
DOCKET AND INDEX 7-31-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<u>✓</u>	CK# <u>717136</u>

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

SALE DATE	<u>Oct. 5, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Aug. 28, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Sept. 12</u>	
	2 ND WEEK <u>19</u>	
	3 RD WEEK <u>26, 12</u>	

In . . Court of Common Pleas of Columbia County

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

Plaintiff

vs.

MATTHEW C. STAPLETON
(Mortgagor(s) and Record Owner(s))
433 East 4th Street
Berwick, PA 18603

Defendant(s)

No. 2012-CV-685

PRAECIPE FOR JUDGMENT

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

Enter the Judgment in favor of Plaintiff and against MATTHEW C. STAPLETON by default for want of an Answer.

Assess damages as follows:

\$54,057.97

Debt

Interest from 7/25/2012 to Date of Sale

Total

(Assessment of Damages attached)

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

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 287.1

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

AND NOW July 27, 2012, Judgment is entered in favor of FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC and against MATTHEW C. STAPLETON by default for want of an Answer and damages assessed in the sum of \$54,057.97 as per the above certification.

Tamara B. Klein MT
Prothonotary

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

FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

Plaintiff

No. 2012-CV-685

vs.

MATTHEW C. STAPLETON
(Mortgagors and Record Owner(s))
433 East 4th Street
Berwick, PA 18603

Defendant(s)

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

NOTICE

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

Tami Kline
Prothonotary

By: Tami B. Kline / mt

Deputy

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

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

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

Attorney for Plaintiff

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

Plaintiff

vs.

MATTHEW C. STAPLETON
(Mortgagor(s) and Record owner(s))
433 East 4th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-685

ORDER FOR JUDGMENT

Please enter Judgment in favor of FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, and against MATTHEW C. STAPLETON for failure to file an Answer in the above action within (20) days from the date of service of the Complaint, in the sum of \$54,057.97.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC 3374 Walden Avenue Suite 120 Depew, NY 14043 and that the name(s) and last known address(es) of the Defendant(s) is/are MATTHEW C. STAPLETON, 433 East 4th Street Berwick, PA 18603;

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

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

Principal Balance	\$43,800.55
Interest from 05/12/2011 through 07/24/2012	\$3,830.25
Reasonable Attorney's Fee	\$1,450.00
Late Charges	\$419.61
Escrow Payments Due 3 X \$51.69	\$155.07
Escrow Advance	\$3,750.69
Recoverable Balance	\$651.80

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

X Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

AND NOW, this 27th day of July, 2012 damages are assessed as above.

Tami B. Kline / mt

Pro Prothy

2012-CV-685/112402FC

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

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

Plaintiff

vs.

MATTHEW C. STAPLETON
Mortgagor(s) and Record Owner(s)
433 East 4th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-685

2012-ED-106

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$54,057.97

Interest from

7/25/2012 to Date of

Sale at 7.3500%

(Costs to be added)

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

____  Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

No. 2012-CV-685
IN THE COURT OF COMMON PLEAS

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC

vs.

MATTHEW C. STAPLETON
(Mortgagor(s) and Record Owner(s))
433 East 4th Street
Berwick, PA 18603

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

KML Law Group, P.C.
Attorney for Plaintiff

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

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

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

vs.

MATTHEW C. STAPLETON
433 East 4th Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2012-CV-685

2012-ED-106

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: 433 East 4th Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE \$54,057.97

Interest From 7/25/2012
Through Date of Sale

(Costs to be added)

Dated: 07-27-2012

Tamara B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Barbara N. Schmitt
CPS

Print & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

IN THE COURT OF COMMON PLEAS

FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE
CAPITAL HOLDINGS LLC

vs.

MAITHEW C. STAPLETON
Mortgagor(s)
433 East 4th Street Berwick, PA 18603

	WRIT OF EXECUTION
REAL DEBT	(Mortgage Foreclosure)
INTEREST from	\$54,057.97
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

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

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

Plaintiff

vs.

MATTHEW C. STAPLETON
(Mortgagor(s) and Record Owner(s))
433 East 4th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-685

2012-ED-106

AFFIDAVIT PURSUANT TO RULE 3129

FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS 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:

433 East 4th Street
Berwick, PA 18603

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

MATTHEW C. STAPLETON
433 East 4th Street
Berwick, PA 18603

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

MATTHEW C. STAPLETON
433 East 4th Street
Berwick, PA 18603

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

NORTH STAR CAPITAL ACQUISITION LLC
C/O DAVID J. APOTHAKE ESQUIRE
520 FELLOWSHIP RD C306
MOUNT LAUREL, NJ 08054

NORTH STAR CAPITAL ACQUISITION LLC
170 NORTH POINTE PKWY
AMHERST, NY 14228

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
433 East 4th Street
Berwick, PA 18603

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: 7/25/12

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

X Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
Plaintiff

vs.

MATTHEW C. STAPLETON
Defendant(s)

NO. 2012-CV-685

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): MATTHEW C. STAPLETON, has a last known residence of 433 East 4th Street, Berwick, PA 18603. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date

7/25/12

By:

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Jay Kivitz Pa. ID 26769

____ Andrew Gornall Pa. ID 92382

____ Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: STAPLETON First Name: MATTHEW

Active Duty Status As Of: Jul-24-2012

Active Duty Start Date	Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date			
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snively-Dixon

Mary M. Snively-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
Plaintiff

vs.

MATTHEW C. STAPLETON
Defendant(s)

NO. 2012-CV-685

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): MATTHEW C. STAPLETON, has a last known residence of 433 East 4th Street, Berwick, PA 18603. The following information was used to search the DMDC (check all that apply):

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☒ Social Security Number

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The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date

7/25/12

By:

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____ Jay Kivitz Pa. ID 26769

____ Andrew Gornall Pa. ID 92382

____ Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: STAPLETON First Name: MATTHEW

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Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043
Plaintiff

vs.

MATTHEW C. STAPLETON
Mortgagor(s) and Record Owner(s)

433 East 4th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2012-CV-685

2012-ED-106

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: STAPLETON, MATTHEW C.
MATTHEW C. STAPLETON
433 East 4th Street
Berwick, PA 18603

Your house at 433 East 4th Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$54,057.97 obtained by FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC 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 cancelled if you pay to FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street

Bloomsburg, PA 17815

717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186

Harrisburg, PA 17108

800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 112402FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

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

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

Plaintiff

vs.

MATTHEW C. STAPLETON
Mortgagor(s) and Record Owner(s)
433 East 4th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2012-CV-685

2012-ED-106

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

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

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

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

Plaintiff

vs.

MATTHEW C. STAPLETON
Mortgagor(s) and Record Owner(s)

433 East 4th Street
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-685

2012-ED-106

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

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

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

FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC
3374 Walden Avenue
Suite 120
Depew, NY 14043

Plaintiff

vs.

MATTHEW C. STAPLETON
Mortgagor(s) and Record Owner(s)

433 East 4th Street
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Defendant(s)

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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 McKee Pa. ID 56129

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Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

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

FV-I, INC. IN TRUST FOR MORGAN STANLEY
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Depew, NY 14043

Plaintiff

vs.

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David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

All that certain lot or piece of ground situate in **Berwick Borough, County of Columbia, Commonwealth of Pennsylvania**, on the north side of East Fourth Street between Spruce and Walnut Streets, bounded and described as follows, to wit,

BEGINNING at corner of Lot No. 18; thence along the same 165 feet to an alley; thence along said alley 49-1/2 feet to Lot No. 20; thence along said lot 165 feet to Fourth Street; thence along said street 49-1/2 feet to the place of beginning.

Being Lot No. 19 of Isaiah Bower's Second Addition to the Borough of Berwick, upon which are erected a dwelling and other improvements.

TAX PARCEL #: 04A-08-058-00,000

BEING KNOWN AS: 433 East 4th Street, Berwick PA 18603

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC		COURT NUMBER 2012-CV-685 <i>2012-ED-106</i>
DEFENDANT/S/ MATTHEW C. STAPLETON		TYPE OF WRIT OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
MATTHEW C. STAPLETON


ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
433 East 4th Street, Berwick, PA 18603

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY KML Law Group, P.C.	TELEPHONE NUMBER (215) 825-6345	DATE July 24, 2012
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106		

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC		COURT NUMBER 2012-CV-685	2012-ED-106
DEFENDANT/S/ MATTHEW C. STAPLETON		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE MATTHEW C. STAPLETON		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 433 East 4th Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE July 24, 2012
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
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215-627-1322
Attorney for Plaintiff

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ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-685

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AFFIDAVIT PURSUANT TO RULE 3129

FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS 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:

433 East 4th Street
Berwick, PA 18603

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

MATTHEW C. STAPLETON
433 East 4th Street
Berwick, PA 18603

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

MATTHEW C. STAPLETON
433 East 4th Street
Berwick, PA 18603

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
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C/O DAVID J. APOTHAKE ESQUIRE
520 FELLOWSHIP RD C306
MOUNT LAUREL, NJ 08054

NORTH STAR CAPITAL ACQUISITION LLC
170 NORTH POINTE PKWY
AMHERST, NY 14228

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
433 East 4th Street
Berwick, PA 18603

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: 7/25/12

By: 

KML LAW GROUP, P.C.

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____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Joshua L. Goldman Pa. 205047
____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

THIS CHECK IS VOID WITHOUT THE SIGNATURE OF THE ISSUING OFFICE

717136

KML LAW GROUP, P.C.

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

FIRSTRUST

800.220.BANK / firstrust.com

3-7380-2360

07/25/2012

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg PA. 17815

MEMO 112402/Stapleton



MORTGAGE DISBURSEMENT ACCOUNT

[Signature]

AUTHORIZED SIGNATURE

⑈00717136⑈ ⑆23607380⑆ 70 1107112⑈

Security features. Details on back.