COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

FV-1, Inc. vs	Matthew	Stylcton
NO. <i>1</i> 66-17 ED		· ·
date/time of sale: $(2x, 3)$	<u> 1980 </u>	
BID PRICE (INCLUDES COST)	\$ 7600600 \$ 376,00	
POUNDAGE – 2% OF BID	\$3 <i>26,00</i>	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$ 35C,00	
TOTAL AMOUNT NEEDED TO PURCH	IASE	\$ 7 110, 20
PURCHASER(S):ADDRESS:NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S):	i has	tick
TOTAL DUE:		s 37/0,70
LESS DEPOSIT:		\$ <u>766,10</u>
DOWN PAYMENT	:	\$
TOTAL DUE IN 8 I	DAYS	s <u> </u>

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff Defendant FV-1 INC. MATTHEW STAPLETON vs. Attorney for the Plaintiff: Sheriff's Sale Date: Wednesday, October 3, 2012 KML LAW GROUP, P.C. Writ of Execution No.: 2012CV685 701 MARKET STREET Advance Sheriff Costs: \$2,000.00 PHILADELPHIA, PA 19106 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 \$10.00 Crying Sale Docketing \$15.00 \$15.00 Levy \$42.00 Mailing Costs \$15.00 Posting Handbill Press Enterprise Inc. \$1.079.70 Prothonotary, Acknowledge Deed \$10.00 Sheriff Automation Fund \$50.00 Sheriff's Deed \$35.00 \$75.00 Solicitor Services Transfer Tax Form \$25.00 Web Posting \$100.00 \$180.00 Service Service Mileage \$24.00 \$25.00 Distribution Form \$6.00 Copies \$10.00 Notary Fee \$5.00 Tax Claim Search Surcharge \$130.00 **Total Sheriff Costs** \$1,884.20 **Municipal Costs** Sewer \$201.00 \$201.00 **Total Municipal Costs Distribution Costs** Recording Fees \$55.00 \$55.00 **Total Distribution Costs** 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.

KML LAW GROUP, P.C.

Suite 5000 BNY Mellon Independence Cent.
701 Market Street
Philadelphia, PA 19106
www.kmllawgroup.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 cmail 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@kmllawgroup.com

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

Enclosed: (if applicable)	
Sheriff's Costs Sheet showing Balance Due of \$	
KML Check Number	
Settlement Amount(s) \$	
Loan Type CONVENTIONAL	
KMI. #112402FC	



Bureau of Individual Taxes PO BOX 280603 Harristorg, PA 17 125-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for I	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).

ORRESPONDENT - All in	nquiri	es may be di	irected to	o the followir	ig perso	on:				
LAW CROUP DC										
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	ndepen	idence Center						1	i	
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• •			Ł		-					
IFF OF COLUMBIA COUNTY	,					DRGAN ST	TANLE'	Y MORTGA	GE	
Address					S EJEAL					
's Office, PO Box 380				lden Avenue, Sui	te 120					
o be an over	State D A	Zip 17915	City				State	Zip		
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	<u>N</u>		T City Tox	nobio Rorough						
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		Cobool District								
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00%										
neck Appropriate Box B	elow	for Exempt	ion Clai	imed						
Will or intestate succession		21415						·		
Transfer to a trust. (Attach complete	copy of	•		,		(EST	TATE FILE N	IUMBFR)		
			ust.							
Transfer between principal and agen	it/straw p	party. (Attach copy	of agency/s	straw party agreem	nent.)					
Transfers to the commonwealth, the	U.S. and	d instrumentalities	by gift, dedi	ication, condemnat		ieu of con-				
		·			ote/assign	nment).				
					-	•				
Statutory corporate consolidation, me	erger or	division. (Attach c	copy of articl	les.)						
Other (Please explain exemption cla	ilmed, if	other than listed a	ibove.)							
enalties of law or ordinance, I decla	re that I	have examined t	this Statem	ent, including acc	companyi	ng informati	ion, and f	to the best of m		
ige and belief, it is true, correct and	comple	te								
Land (1 No Single Singl	Address arket Street, Suite 5000 - BNY I RANSFER DATA (s)/Lessor(s) IFF OF COLUMBIA COUNTY address s Office, PO Box 380 Sburg EAL ESTATE LOCATIO address at 4th Street This ALUATION DATA — WAS T II Cash Consideration 1.20 ty Assessed Value 1.21 Ty Assessed Value 1.22 Ty Assessed Value 1.23 Ty Assessed Value 1.24 Ty Assessed Value 1.25 Ty Assessed Value 1.26 Ty Assessed Value 1.27 Ty Assessed Value 1.28 Ty Assessed Value 1.29 Ty Assessed Value 1.20 Ty Assessed Value 1.20 Ty Assessed Value 1.21 Ty Assessed Value 1.22 Ty Assessed Value 1.23 Ty Assessed Value 1.24 Ty Assessed Value 1.25 Ty Assessed Value 1.26 Ty Assessed Value 1.27 Ty Assessed Value 1.28 Ty Assessed Value 1.29 Ty Assessed Value 1.20 Ty Assessed Value 1.20 Ty Assessed Value 1.20 Ty Assessed Value 1.21 Ty Assessed Value 1.22 Ty Assessed Value 1.23 Ty Assessed Value 1.24 Ty Assessed Value 1.25 Ty Assessed Value 1.26 Ty Assessed Value 1.27 Ty Assessed Value 1.27 Ty Assessed Value 1.28 Ty Assessed Value 1.29 Ty Assessed Value 1.20 Ty As	Address arket Street, Suite 5000 - BNY Indepen RANSFER DATA (s)/Lessor(s) IFF OF COLUMBIA COUNTY Address s Office, PO Box 380 State PA EAL ESTATE LOCATION ACCOUNTY ACCOUN	Address arket Street, Suite 5000 - BNY Independence Center RANSFER DATA (s)/Lessor(s) IFF OF COLUMBIA COUNTY Address s Office, PO Box 380 State PA 17815 EAL ESTATE LOCATION didress st 4th Street School District Dia School District Attach Copy Transfer Consideration Dia School District Dia Sc	Address (S)/Lessor(s) RANSFER DATA (S)/Lessor(s) REF OF COLUMBIA COUNTY Address (S) Office, PO Box 380 State (S) Dependence Center FV-I, IN CAPITY Address (S) Office, PO Box 380 State (S) Dependence County (C) Dependence Center FV-I, IN CAPITY (C) APITY (C) Dependence Center Street Address (C) State (C) Dependence Center RANSE (S) Dependence Center (C) Dependen	Address arket Street, Suite 5000 - BNY Independence Center RANSFER DATA (s)/Lessor(s) IPF OF COLUMBIA COUNTY Address s Office, PO Box 380 State Zip City PA 17815 EAL ESTATE LOCATION diress at 4th Street City, Township, Borough Berwick - BERWICK BO City, Township, Borough Berwick - BERWICK BO City Township, Borough Berwick - BERWICK BO City, Township, Borough Berwick - BERWICK BO City Township, Borough Berwick - BERWICK BO	LAW GROUP, P.C. Address arket Street, Suite 5000 - BNY Independence Center RANSFER DATA (SI/Lessor(s) IFF OF COLUMBIA COUNTY Grantee(sI/Lessee(s) IFF OF COLUMBIA COUNTY FV-I, INC. IN TRUST FOR MY CAPITAL HOILDINGS LLC Street Address City, Township, Borough Berwick - BERWICK BOROLIGH City, Township, Borough Berwick - BERWICK BOROLIGH ALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT Of It Cash Consideration LO 2 Other Consideration 2 Other Consideration 2 Other Consideration 2 Other Consideration 1 D. Percentage of Grantor's Interest in Real Estate 1 C. Perce 100% NEMPTION DATA Unit of Exemption Claimed Will or Intestate succession INMIE OF DECEMENT) 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.) Transfer form mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assign 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.)	Address City Philadelphia Tax Parce Philadelphia Philadelphia Tax Parce Philadelphia Tax Parce Philadelphia Tax Parce Philadelphia P	Address arket Street, Suite 5000 - BNY Independence Center Philadelphia PA RANSFER DATA C. DATE OF ACCEPTANCE OF DOCUMEN 2012 (s)VLessor(s) Grantee(s)VLesseer(s) Grantee(s)VLesseer(s) FF OF COLUMBIA COUNTY differs Stoffice, PO Box 380 State Zip PA 17815 State Zip Depew State NY EAL ESTATE LOCATION diress of 4th Street School District City, Township, Borough Berwick - BERWICK BOROUGH Tax Parcel Number 04A-08-058-00,0 ALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION 1Cash Consideration 2. Other Consideration 3. Total Consideration 2. Other Consideration 40 - \$2,710,200 EAL Expression 1. Other Consideration 2. Other Consideration 3. Total Consideration 40 - \$2,710,200 EXEMPTION DATA 1. D. Percentage of Grantor's Interest in Real Estate 1. D. Percentage of Gr	Telephone Number: (215) 627-1322	

721953

800.220.BANK / firstrust.com

3-7380-2360

KML LAW GROUP, P.C.
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET S1. PHILADELPHIA. PA 19106
701 MARKET S1. PHILADELPHIA. PA 19106
701 MARKET S1. PHILADELPHIA. PA 19106

info@kmilawgroup.com

10/05/2012

SHERIFF OF COLUMBIA COUNTY

SEVEN HUNDRED TEN AND 20 / 100 ~~

PAY TO THE ORDER OF

DOLLARS

卧

6.14 - MORTGAGE DISBURSEMENT ACCOUNT

Sheriff's Office PO Box 380 Bloomsburg PA, 17815

AUTHORIZED SIGNATURE

112402/Stapleton #100257463# #538073801# 70 11071121

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	<u>Defendant</u>	
V5.	MATTHEW STAPL	ETON
	Sheriff's Sale Date:	Wednesday, October 3, 2012
	Writ of Execution No. :	2012CV685
	Advance Sheriff Costs:	\$2,000.00
	vs.	vs. MATTHEW STAPL

Sheriff Costs

** ***********************************	Grand Total:	\$2,140.20
	Total Distribution Costs	\$55.00
Recording Fees		\$55.00
Distribution Costs		
N2.4.3141 O 4-	Total Municipal Costs	\$201.00
•	The second secon	,
Sewer		\$201.00
/lunicipal Costs		
	Total Sheriff Costs	\$1,884.20
Surprialige .		
Tax Claim Search Surcharge		\$5.00 \$130.00
Notary Fee	(x,y,y,z) = (x,y,z) + (x	\$10.00
Copies		\$6.00
Distribution Form		\$25.0
Service Mileage		\$24.0
Service		\$180.00
Web Posting		\$100.00
Transfer Tax Form		\$25.0
Solicitor Services		\$75.00
Sheriff's Deed		\$35.0
Sheriff Automation Fund		\$50.0
Prothonotary, Acknowledge Deed		\$10.0
Press Enterprise Inc.		\$1,079.7
Posting Handbill		\$15.0
Mailing Costs		\$42.0
Levy	•	\$15.0
Docketing		\$15.0
Crying Sale		\$10.0
Advertising Sale (Newspaper) Advertising Sale Bills & Copies	•	\$17.5

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

FV-1, Inc, vs	Matthew	Stapleton
NO. 166-17 ED	NO. 685-/	
DATE/TIME OF SALE: Oct. 3	0900	
BID PRICE (INCLUDES COST)	s_160000	
BID PRICE (INCLUDES COST) POUNDAGE – 2% OF BID	s 320,00	
TRANSFER TAX – 2% OF FAIR MKT		
MISC. COSTS	s 254as	
TOTAL AMOUNT NEEDED TO PURCH	ASE	\$ 77/0,20
PURCHASER(S):		
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S):		yek_
TOTAL DUE:		s 37/0,30
LESS DEPOSIT:		\$ 2600,00
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	AYS	\$ 710,20

SHERIFF'S SALE COST SHEET

		VS	5.		
NC	DED NO		D DATE/TIM	Æ OF SALE_	
- DO	OCKET/RETURN		\$15.00		
	RVICE PER DEF.		\$ 180,00		
	VY (PER PARCEL		\$15.00		
	AILING COSTS		\$ 12,00		
	VERTISING SALE BILLS &	& COPIES	\$17.50		
	VERTISING SALE (NEWS		\$15.00		
	LEAGE	1 111 1510)	\$ 3/10		
	STING HANDBILL		\$15.00		
	YING/ADJOURN SALE		\$10.00		
	ERIFF'S DEED		\$35.00		
	ANSFER TAX FORM		\$25.00		
	STRIBUTION FORM		\$25.00		
	PIES		\$ 6,00		
	DTARY		\$ 70.00	1 .	
.,0	TOTAL *	*****	******	s <u>:134,50</u>	
WI	EB POSTING		\$150,00		
PR	ESS ENTERPRISE INC.		\$ 1079,70)	
	LICITOR'S SERVICES		\$75.00	•	
50	TOTAL *	*******	******	\$1.301,70	
PR	OTHONOTARY (NOTARY	١	\$10.00		
RE	CORDER OF DEEDS	,	\$ 55,00		
TCL	OTHONOTARY (NOTARY) CORDER OF DEEDS TOTAL *	*****	*****	<u>\$ 65,∞</u>	
RE	AL ESTATE TAXES:				
1113	BORO TWP & COUNT	Y 20	\$		
	SCHOOL DIST.	20	<u>\$</u>		
	DELINOUENT	20	\$ 7,00		
	SCHOOL DIST. DELINQUENT TOTAL *	******	*****	S 1.00	
ΜU	JNICIPAL FEES DUE:				
	SEWER	20	\$ 20000		
	WATER	20	\$		
	TOTAL *	*****	\$ <u>~\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</u>	s 304,00	
SH	RCHARGE FEE (DSTE)			\$ 130,00	
	SC		\$	Ŧ <u></u>	
_,		_	\$		
	TOTAL *	 ******	\$ <u> </u>	\$	
	TOT 4 1 . C	ነጠርፐር /ጣኮ	ENING DID)		\$ 2140.0
	TOTAL C	70919 (OB	ENING BID)		D (1 1 1 1 1 1 1

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, Courthouse in the Town of Biochissis, 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, Conlmonwealth 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

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 bld 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 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 have the bid price as per the above terms, the Sheriff may elect to the successful bidder faults to have the bid price as per the above terms, the Sheriff may elect to the successful bidder faults to have the bid price as per the above terms, the Sheriff may elect to the successful bidder faults to have the bid price as per the above terms. 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 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 receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attomey 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 val 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

د day of.

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public Scott Two., Columbia County My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

..........., I hereby certify that the advertising andfor 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

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

112402FC

\$54,057.97

CF: 05/08/2012

SD: 10/03/2012

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:

X	Personal Service by the Sheriff's Office/competent adult (copy of return attached).
JS	Certified mail by KML Law Group, P.C. (original green Postal return receipt attached).
(\cdot)	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	CE WAS ACCOMPLISHED BY <u>COURT ORDER</u> .
()	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 ma	ail 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

	POST CONTRACTOR OF THE	A STATE TOWN OF THE PROPERTY OF THE PERSON O	\$ 02.200 0.2.1M \$ 0.2.1M AUGHS 2012 0.004285951 AUGHS 2012 MAILED FROM ZIPCODE (19108	406 1 5 201P	EL PHARM 19 (B)							See Privacy Act Statement on Reverse		
Affix Stamp Here (It issued as a certificate of mailing, or for additional copies	Postmark and Date of Receipt		TENANTS/OCCUPANTS 433 East 4th Street					 				See	ıt Pen	
	Delivery Confirmation Return Receipt for Merchandise Express Mail	Addressee (Name, Street, City, State, & ZIP Code) Postage		PUBLIC WELFARE - t Enforcement g Room 432	Harrisburg, PA 17105-2675 NORTH STAR CAPITAL ACQUISITION LLC C/O DAVID J. APOTHAKER ESQUIRE	MOUNT LAUREL, NJ 08054	NORTH STAR CAPITAL ACQUISITION LLC 170 NORTH POINTE PKWY AMHERST, NY 14228					 Poetmaster, Py (Name of receiving employee)	Complete by Typewriter, Ink, or Ball Point Pen	
Name and Address of Sender KML LAW GROUP, P.C. SUITE 5000	701 MARKET STREET PHILADELPHIA, PA	19106-1532		2.	ć.	4.	5.		Ď.	7.	8	Total Number of Pleces Listed by Sender Received at Post Office	PS Form 3877, February 2002 (Page 1 of 2)	

MATTHEW C. STAPLETON

Timothy T. Chamberlain Stieriff



Earl D. Mordan, Jr. Chief Dapatly

vs. MATTHEW STAPLEFON EV-1 INC.

Case Number 2012CV685

SHERIFF'S RETURN OF SERVICE

OBKOSZO12 09:45 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALF, WHIT OF EXECUTION AND DEBTORS RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT. TO WIT: MATTHEW STAPLETON AT 433 EAST ATH STREET, DERWYGRAFA 18503

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY I, CHAMBERLAIN, STERIFF

August 03, 2012

SARAH JANJE KLINGAMAN
Town of Bigognebura, Golumba County PA
My Commission Expires September 30, 2012 NOTARY ''

2 Khyon 2012

AUGUST

350

Affirmed and subscribed to before me this day of

Plaintiff Attomay: KMI. LAW GROUP, P.C., 701 MARKET STREET, PLILADELPHIA, PA 19106

KML LAW GROUP, P.C.

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

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. APOTHAKER 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

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,

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 Just Marine Revenue Telephone in the

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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EV-1 INC.	1
TV THEC.	
VS.	ì
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, DEPUTY

SO ANSWERS,

August 03, 2012

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

3RD

day of

AUGUST

2012

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

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Posting - Sale Bill Manner: < Not Specified > Expires: 08/27/2012 Warrant: Notes: SHERIFF'S SALE BILL Serve To: Final Service; Name: (POSTING) Served: Personally Adult In Charge Post Adult In Charge Post Adult In Charge: Post Adult In C	NC. HEW STAI	APLETON							Number CV685
Category: Real Estate Sale - Posting - Sale Bill Zone: Manner: < Not Specified > Expires: 08/27/2012 Warrant: Notes: SHERIFF'S SALE BILL Serve To: Final Service: Name: (POSTING) Served: Personally Adult In Charge Pot Adult In Charge: Post of Charge: Phone: DoB: Relation: Alternate Address: Phone: Deputy: 3, 9 Mileage: Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2.				SER	VICE CO	VER SHE	ET		
Manner: < Not Specified > Expires: 08/27/2012 Warrant: Notes: SHERIFF'S SALE BILL Serve To: Final Service: Personally Adult In Charge Pot Primary 433 EAST 4TH STREET Adult In Charge: Dos f c J Phone: DOB: Relation: Phone: Deputy: 3, 8 Mileage: Attorney / Originator: Phone: ML LAW GROUP, P.C. Phone: Service Attempts: Date: Deputy: Service Attempt Notes; 1. 2.	e Details:	i							
Manner: < Not Specified > Expires: 08/27/2012 Warrant: Notes; SHERIFF'S SALE BILL Serve To: Final Service: Personally Adult In Charge Pot Personally Adult In Charge Pot Adult In Charge: Post Personally Adult In Charge: Post Person	ory: Real	al Estate Sa	ıle - Postir	ng - Sale Bi	ill			Zone:	
Serve To. Name: (POSTING) Primary 433 EAST 4TH STREET Adult In Charge: Phone: DOB: Relation: Alternate Address: Phone: Deputy: Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Mileage: Deputy: Service Attempt Notes: 1. 2.		,				Expires:	08/27/2012	Warrant:	
Name: (POSTING) Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Phone: Deputy: 3+ 8 Mileage: Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Date: District Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2.	: SHE	IERIFF'S SAL	LE BILL						,
Name: (POSTING) Primary Address: 433 EAST 4TH STREET BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Phone: Deputy: 3					· · ·	Emat Sanzi			
Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Phone: Deputy: Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Deputy: Date: Time: Mileage: Deputy: Service Attempts Deputy: Service Attempt Notes: 1. 2.	***************************************	OSTING					***************************************	ult In Charge ·	Posted - Other
Phone: DOB: Relation: Alternate Address: Date: 08-21-12 Time: Deputy: 3, 8 Mileage: Attorney / Originator: Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 22.	<u> </u>		STREET				*		
Alternate Address: Phone: Deputy: 3+ 8 Mileage: Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Descrice Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2.						Charge:	Post	-1	
Address: Phone: Deputy: 3, 8 Mileage: Mileage: Name: KML LAW GROUP, P.C. Phone: Fervice Attempts: Deputy: Mileage: Deputy: Service Attempt Notes: 1. 2.	e:			DOB:		Relation:			
Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Pervice Attempts: Mileage: Deputy: Service Attempt Notes: 1. 2.		2 may 100 20 streams 12 minutes			:	Date:	08-21-12	Time:	1820
Name: KML LAW GROUP, P.C. Phone: Service Attempts: Date:);				<u> </u>	Deputy:	3+8	Mileage:	
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Time: Mileage: Deputy: Service Attempt Notes: 2.	e Attempt	ots:							
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(POSTING

2012CV685

433 EAST 4TH STREET, BERWICK, PA 18603

EXP: 08/27/2012

HOURS:MON, TUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & FRIDAYS CLOSED HOLIDAYS	LIGHT BORO RE		1.75 11.1	25.43 161.31	25.9 164.6	5 27.25
PHONE:570-752-7442	The discount & penalty have been calculated for your convenience	PAY THIS AM	H	328.31 April 30 paid on or before	335.0 June 30 If paid on or befor	June 30
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS	REQUESTED		NTY TW	/P	TI و	nis tax returned to
STAPLETON MATTHEW C 433 EAST FOURTH STREE BERWICK PA 18603	т	Discount Penalty PARCEL: 04/ 433 E FOURT .1894 Acres	10 % 4-08 -058-00 ГН ST	and j	00 2858 6 3,300	FILE COPY
if you desire a receipt, send a self-addressed stamped env THIS TAX NOTICE MUST BE RETURNED WITH		To	otal Assessm	nent 14	1,829	Ams ill
			, we i			AMS (128)
BERWICK AREA SCHOOL DISTRICT	2012 SCHOOL REA	l ESTATE DAT	B'07/01/2 0)12 BIIL# 003	B14	
BERWICK AREA SCHOOL DISTRICT SET	2012, SCHOOL REA	L ESTATE DAT		012 BILL 003	हर्षाः अनुस्य अञ्चलकात्रायः । १०४४	NT 10% PENALTY
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ASSESSMENT

14,829

MILLS

7.146

1.345

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FOD: COLUMBIA County

DESCRIPTION

GENERAL

SINKING

FIRE

NO PERSONAL CHECKS AFTER DEC. 1, 2012

BILL NO.

6090

116.57

21.95

19.47

SCOUNT TAX AMOUNT DUE INCL PENALTY

105.97

19.95

18.54

DATE

^3/01/2012

103.85

19.55

18.17

Tim, Co & Boro ion paid by Myty, a.
Sch not place of 8/6/12 &

County & Municipality

BERWICK BORO

MAKE CHECKS PAYBLE TO:

1615 Lincoln Avenue

Berwick PA 18603

Connie C Gingher

Tax Notice 2012

т 0

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cen

Date: 08/08/2012

Cert. NO: 12638

STAPLETON MATTHEW C 433 EAST FOURTH STREET BERWICK FA 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 TX NO TAX CLAIM TAXES DUE

TAX AMOUNT PENALTY DISCOUNT

PAID BALANCE

By Columbia County Sheiff Per: Tim Chamberlain

Timothy T. Chamberlain Sheriff



FV-1 INC. vs. MATTHEW	STAPLETON		Case Number 2012CV685
	SERVI	CE COVER SH	EET
Service De	falls:		
Category:	Real Estate Sale - Sale Notice		Zone:
Manner:	< Not Specified >	Expires:	08/27/2012 Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SA	LE AND DEBTOR'S F	Zone: 08/27/2012 Warrant:
Serve To:		Final Serv	ice:
Name:	Columbia County Tax Office	Served:	Personally · Adult In Charge · Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Heather Hyett
Phone:	570-389-5649 DOB :	Relation:	Clerk
Alternate Address:		Date:	86/12 Time: 14/35
Phone:	! 	Deputy:	5 Mileage:
Attorney /	Originator:		
Name:	KML LAW GROUP, P.C.	Phone:	
Service Att	iempts:		
Date:			
Time:			
Mileage:			
Deputy:			
Service At	tempt Notes:		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DOMESTIC RELATIONS OF

2012CV685

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

FV-1 INC. vs. MATTHEW	STAPLETON				Number 2CV685
	SERVICE CO	VER SHE	ET	,,	
Service De	talls:				
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 R	IGHTS		
Serve To:		Final Servi			
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adı	ult In⊾Charge ·	Posted Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult in Charge:	Haus.	Richer	
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Clerk	; 7	
Alternate Address:		Date:	8/4/10	Time:	14/9/0
Phone:		Deputy:	5	Mileage:	
Attorney / (Originator:				
Name:	KML LAW GROUP, P.C.	Phone:			
Service Att	empts:				
Date:					
Time:					
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Deputy:					
Service Att	empt Notes:				
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Timothy T. Chamberlain Sheriff



FV-1 INC. vs. MATTHEW	STAPLETON				Number 2CV685
	SERVIC	E COVER SHE	ET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:	08/27/2012	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	E AND DEBTOR'S R	IGHTS	,	
Serve To:		Final Servi	ce:		
Name:	BERWICK SEWER AUTHORITY	Served:	Personally · Add	uit In Charge ·	Posted · Other
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	Adult In Charge:	KELLY	61228	2
Phone:	DOB:	Relation:	(152K	1-1-1-1	
Alternate Address:		Date:	8/3/12	Time:	0900
Phone:		Deputy:	DAN6840	Mileage:	
Attorney /	Originator:				
Name:	KML LAW GROUP, P.C.	Phone:			
Service At	lempts:				
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Timothy T. Chamberlain Sheriff



FV-1 INC. vs. MATTHEW	/ STAPLETON					Number 2CV685
		SERVICE C	OVER SHE	ET		
Service De	tails:					
Category:	Real Estate Sale - Sale No	tice			Zone:	
Manner:	< Not Specified >		Expires:	08/27/2012	Warrant:	
Notes:	PLAINTIFF NOTICE OF SH	ERIFF'S SALE AND	DEBTOR'S R	IGHTS		
Serve To:			Final Servi	1907 (1906) (1906) (1907) (1907) (1907) (1907) (1907) (1907)		
Name:	Connie C. Gingher		Served:	Personally · Adu	ılt In Charge ·	Posted Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		Adult in Charge:	Postcul		
Phone:	570-752-7442	DOB:	Relation:	:		: ::
Alternate Address:			Date:	08:03-12	Time:	0941
Phone:			Deputy:	3	Mileage:	1
Attorney /	Originator:					
Name:	KML LAW GROUP, P.C.		Phone:			
Service Att	tempts:					
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Service Att	tempt Nates:					
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Timothy T. Chamberlain Sheriff



FV-1 INC. vs. MATTHEW	/ STAPLETON				Number CV685	
		COVER SHE	ET			STAPLETON, MATTHEW
Service De	talls:					
Category:	Real Estate Sale - Sale Notice			Zone:	:) <u>S</u>
Manner:	< Not Specified >	Expires:	08/27/2012	Warrant:		3
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	ND DEBTOR'S RIG	GHTS			~ [
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Serve To:		Final Service		ult In Chargo	Postad - Othor	012
Name:	MATTHEW STAPLETON		Personally · Adu			2012CV685
Primary Address:	433 EAST 4TH STREET BERWICK, PA 18603	Adult In Charge:	Mo, Hhen -	Stopleton	7	85
Phone:	DOB:	Relation:	De F	, ,		
Alternate Address:		Date:	08 03-12	Time:	0945	433
Phone:		Deputy:	3	Mileage:		433 EAST
Attorney /	Originator:					_4TH
Name:	KML LAW GROUP, P.C.	Phone:				H STR
Service At	tempts:					STREET
Date:						
Time:						BERWIC
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Deputy:						, T
Service At	tempt Notes:				0000	K, PA 18603
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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.

Sincerery,

Kelly Yohnson 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, Conlmonwealth 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 failts 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 conneciton 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

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

Trans#

31810

Carrier / service:

POST

2PM

7/31/2012

Ship to:

COP

COMMONWEALTH OF PENNSYLVANIA

DEPT OF REV SHERIFF SALE

Tracking #: 97

9171924291001000015895

DEPT OF REV SHERIFF SALE DEPARTMENT 281230

Doc Ref#:

106ED2012

HARRISBURG

PA 17128

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

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

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

Trans#

31806

Carrier / service:

POST

2PM

7/31/2012

Ship to:

31806

NORTH STAR CAPITAL

C/O DAVID APOTHAKER, ESQ.

520 FELLOWSHIP RD C306

Tracking #:

9171924291001000015857

Doc Ref#:

106ED2012

MOUNT LAUREL NJ 08054

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# 1/6/17

DATE RECEIVED DOCKET AND INDEX CHECK FOR PROPER INFO. WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR 2500,50 CK# 7/7/36 **IF ANY OF ABOVE IS MISSING DO NOT PROCEED** TIME ONO SALE DATE **POSTING DATE** ADV. DATES FOR NEWSPAPER

3374 Walden Avenue Satie 120 Depew, NY 14043 Plaintiff WATTHEW C, STAPLETON (Mortgagor(s) and Record Owner(s)) 433 East with Street Berwick, PA 18603 Defendant(s) PRAECIPE FOR JUDGMENT THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT, ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT. Enter the Judgment in favor of Plaintiff and against MATTHEW C. STAPLETON by default for want of an Answer. Assess damages as follows: 554,057.97 Debt Interest from 7/25/2012 to Date of Safe 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 is to be entered and to his attoney of record, if any, after the default occurred and at least ten days gainst whom judgment is to be entered and to his attoney 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. 2514 BY KMI SWAY MOOTP, P.C. Michael MacKeyer Is all D5619 List Lee P. D 73020 Kristin Murtin P. D 9508 AND NOW AND NOW AND NOW AND NOW JUDGMENT AND STAPLET MORTGAGE CAPITAL HOLDINGS LLC and against MATTHEW C. STAPLETON by default for want of an Answer and damages assessed in the sum of \$\$4,057.97 as per the above certification.	FV-I, INC. IN TRUST FOR MORTGAGE CAPITAL HOLDI			
Saite 120 Depew, NY 14043 Plaintiff WS. MATTHEW C, STAPLETON (Mortgagor(s) and Record Owner(s)) 433 East 4th Street Berwick, PA 18603 Defendant(s) PRACEPE 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: 554,057.9; Debt Interest from 7/25/2012 to Date of Saic 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 praccipe was majed of idelivered 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 praccipe. A copy of the notice is attached, C.P. 21 B EMPLOYMENT AND DESCRIPTION OF THE COMPLAINT. Lectify that written notice of the intention to file this praccipe was majed of idelivered 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 praccipe. A copy of the notice is attached, C.P. 21 B EMPLOYMENT AND DESCRIPTION OF THE COMPLAINT. Lectify that written notice of the intention to file this praccipe was majed of idelivered 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 praccipe. A copy of the notice is attached. C.P. 21 B EMPLOYMENT AND DESCRIPTION OF THE COMPLAINT. AND NOW The Description of the party 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 certificatio		NOS ELC		
Plaintiff VS. MATTHEW C, STAPLETON (Mortgagor(s) and Record Owner(s)) 433 East 4th Street Berwick, PA 18603 Defendant(s) PRAECIPE FOR JUDGMENT THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT, ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT. Enter the Judgment in favor of Plaintiff and against MATTHEW C, STAPLETON by default for want of an Answer. Assess damages as follows: Job. 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 of Helivered 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 grior to the date of the filing of this praecipe. A copy of the notice is attached, R C.P. 2. 2. 1. BY. KMC LAW KOUP, P.C. Michael McRiswer Pa ID 56129 Judgment is entered in favor of FV-J, Judgment is entered in favor of FV-J, Judgment Pub Pa ID 1935088 And DNOW AND NOW AND NOW JOURNET 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 \$34,057.97 as per the above certification.			No.	. 2012-CV-685
MATTHEW C. STAPLETON (Mortgagor(s) and Record Owner(s)) 433 East sith Street Berwick, PA 18603 Defendant(s) PRAECIPE FOR JUDGMENT THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLEEXT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTION 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: Debt Interest from 7/25/2012 to Date of Safe 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 of Melivered 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. 261 ft White Provided Prov	Depew, NY 14043	ToI:_*:##		
MATTHEW C. STAPLETON (Mortgagor(s) and Record Owner(s)) (43) East 4th Street Berwick. PA 18603 Defendant(s) PRAECIPE FOR JUDGMENT THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT. Enter the Judgment in favor of Plaintiff and against MATTHEW C. STAPLETON by default for want of an Answer. Assess damages as follows: 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 of 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., 25 [1] By Matthew Morte, P. 10, 50129 Judgment is entered in favor of FV-J. SIAPLETON by default for want of an Answer and damages assessed in the sum of \$354,037.97 as per the above certification.				7 <u>8.1</u>
Defendant(s) PRACCIPE 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: 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 praccipe was majled of lictivered 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 praccipe. A copy of the notice is attached. R. C.P. 251 19 19 19 19 19 19 19 19 19 19 19 19 19	MATTHEW C. STAPLETON	10.		물 기가 보다 하는 것이 없다.
Defendant(s) PRACTIPE 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: 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 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 filling of this praccipe. A copy of the notice is attached. R.C.P. 25 [1] FY. M. SAN PROPERTY FOR MOREOUR PROPERTY AND THE COMPLAINT AND INCOME. THE PROPERTY AND THE COMPLAINT AND INCOME. THE PROPERTY AND THE COMPLAINT AND THE PROPERTY AND THE COMPLAINT AND THE PROPERTY AND THE COMPLAINT AND THE PROPERTY AND THE PROPER		er(s))		
Defendant(s) PRAECIPE FOR JUDGMENT THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT. Enter the Judgment in favor of Plaintiff and against MATTHEW C. STAPLETON by default for want of an Answer. Assess damages as follows: S\$4,057.97 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 of 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. 2513 By. KM, SHAV (KOUP, P.C. Michael McKgoor Pa. ID 50129 John R.P. ID 1618S Develor Fine Pa. ID 2628 Thomas Pulso Pa. ID 27015 John Pa. ID 300588 Autoneys for Phaintiff AND NOW AND NOW AND NOW AND NOW AND NOW AND MORGANSTANLEY MORTGAGE CAPITAL HOLDINGS LLC and against MATTHEW C. STAPLETON by default for want of an Answer and damages assessed in the sum of \$\$4,057.97 as per the above certification.				· · · · · · · · · · · · · · · · · · ·
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: Statement of Datages 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 praceipe was mailed of 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 praceipe. A copy of the notice is attached. R.C.P. 2514 DY. MAN WOOLP, P.C. Mindell McKyer Pa. ID 56129 Jay E. Kivile Pa. ID 26769 Liss Lee Pa. ID 78200 Kristian Murtha Pa. ID 61888 David Fein Pa. ID 82038 Thomas Pulco Pa. ID 27515 Topical Coldinal Pa. 250647 Judgment is entered in favor of FV-I, STAPLETON by default for want of an Answer and damages assessed in the sum of \$\$4,057.97 as per the above certification.	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. Enter the Judgment in favor of Plaintiff and against MATTHEW C. STAPLETON by default for want of an Answer. Assess damages as follows: S\$4,057.97 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 praccipe was mailed of ticlivered 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 praccipe. A copy of the notice is attached. R. C. P. 26 H. KM. 1944 (ROUP, P.C. Michael McRoup, P.C. Judgment is entered in favor of FV-I, Johnson Pule Po. ID 27015 Johnson L Colonian Pa. 205047 July J. Judgment is entered in favor of FV-I, Johnson Pule Polindiff AND NOW COLD, P.C. And D. NOW J. Judgment is entered in favor of FV-I, June B. P. D. 1905088 Antoneys for Plaintiff AND NOW J. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is entered in favor of FV-I, June B. Judgment is		2 oversamily	1	
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: Status 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 praccipe was majled of iddivered 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 praccipe. A copy of the notice is attached. R.C.P. 25/10 SM. USAN (SOUP, P.C. Michail Marksver Pa. ID 56129 Jay E. Kivitz Pa. ID 26208 Tionas Piles Pa. ID 76185 Tooms Piles Pa. ID 76186 AND NOW TOOM TOOM TOOM OF TOOM		PRAECIPE FOR JUI	<u>DGMENT</u>	
Assess damages as follows: S54,057.97 Debt	OWED TO OUR CLIENT. AN OF COLLECTING THE DEB'S	Y INFORMATION OBTAINED .	FROM YOU WILL BE	USED FOR THE PURPOSE
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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 of their occurred 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. 2511 By: By:		Assess damages as follows:		
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 praccipe was mailed of 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 filling of this praccipe. A copy of the notice is attached. R.C.P. 257 11 Note Proceedings Proceedings Proceded P		Dala		\$54,057.97
(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 of 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. 25 No. No. No. No. No.		Deol		
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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 of 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. 25 18 By: KIMI LAW (ROUP, P.C. Michael McKrever Pa. ID 56129 Liss Lee Pa. ID 78020 Kristina Murtha Pa. ID 61858 David Fein Pa. ID 82628 Thomas Pulce Pa. ID 78015 Joshua I. Goldman Pa. 205047 Mill P. Jenkins Pa. ID 306588 Attorneys for Plaintiff AND NOW AND NOW AND NOW TICL 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.		Total		
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. 25 1 1		(Assessment of Damages attache	ed)	
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 filling of this praccipe. A copy of the notice is attached. R.C.P. 25 11 By: KML PAW (KOUP, P.C. Michael McKever Pa. ID 56129 — Jay E. Kivitz Pa. ID 26769 — Liss 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 AND 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.	I CERTIFY THAT FOREGOD BE DUE IN THE COMPLAIN	NG ASSESSMENT OF DAMAG ΓAND IS CALCULABLE AS A	ES IS FOR SPECIFIED . SUM CERTAIN FROM	AMOUNTS ALLEGED TO THE COMPLAINT.
TamuB. Klene ImT	AND NOW AND NOW INC. IN TRUST FOR MORGAN	y of record, if any, after the default the notice is attached. R.C.P. 287	TOP OF Plaintiff A LOCAL HOLDINGS LLC and	nent is entered in favor of FV-I, I against MATTHEW C.
	STAPLETON by default for wan	it of an Answer and damages asses	sed in the sum of \$54,057.9	97 as per the above
			Prothonotary	/p-c_3 * * 3 1

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

Berwick, PA 18603

Plaintiff

No. 2012-CV-685

vs.

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

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: Tame 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 IN THE COURT OF COMMON PLEAS MORTGAGE CAPITAL HOLDINGS LLC 3374 Walden Avenue of Columbia County Suite 120 Depew, NY 14043 CIVIL ACTION LAW Plaintiff VS. ACTION OF MORTGAGE FORECLOSURE MATTHEW C. STAPLETON (Mortgagor(s) and Record owner(s)) No. 2012-CV-685 433 East 4th Street Berwick, PA 18603 Defendant(s)

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

Viill 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;

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	(3) (2) (3) = (4)
Late Charges	\$419.61	-
Escrow Payments Due 3 X \$51.69	\$155.07	
Escrow Advance Recoverable Balance	\$3,750.69 \$651.80	
	By: KML LAW GROUP, P.C. Michael NicKeever 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 Y 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 / mr

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

Plaintiff

VS.

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

Depew, NY 14043

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-685

2012-675-106

PRAECIPE FOR WRIT OF EXECUTION

CT	THE	PRO"	THON	NOT A	RY:
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Issue Writ of Execution in the above matter:

Amount Due

Interest from 7/25/2012 to Date of Sale at 7.3500%

(Costs to be added)

\$54,057.97

KML LAW GROUP, P.C.
Michael McKepver 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

νs.

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	In the Court of Common Columbia County	
vs. MATTHEW C. STAPLETON 433 East 4th Street Berwick, PA 18603	No. 2012-CV-685 2012-ET WRIT OF EXEC (MORTGAGE FORE	S ~ 10 G UTION
Commonwealth of Pennsylvania:		
County of Columbia		
To the Sheriff of Columbia County, Pennsylvania		
To satisfy the judgment, interest and costs in the following described property:	e above matter you are directed to levy up	pon and sell the
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: 97-37-3013	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania	

Proth & Cicrk of Sev. Courts My Com. Ex. 1st Monday in 2016

No. 2012-CV-685

IN THE COURT OF COMMON PLEAS

FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC

V.S.

MATTHEW C. STAPLETON

Mortagor(s) 433 East 4th Street Berwick, PA 18603

WRIT OF EXECUTION

\$54,057.97

(Mortgage Foreclosure)

REAL DEBT INTEREST from COSTS PAID:

SHERIFF PROTHY

Office of Judicial Support STATUTORY COSTS DUE PROTHY

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

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

Plaintiff

VS.

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

Defendant(s)

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-685

2012-ED-106

AFFIDAVIT PURSUANT TO RULE 3129

IFV-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. APOTHAKER ESQUIRE 520 FELLOWSHIP RD C306 MOUNT LAUREL, NJ 08054

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

- 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

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

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:

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. 1D 306588

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

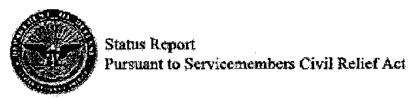
The state of the s

<u>VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL</u> 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):
 - X_ Last Name
 - X First Name
 - X 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.

Department of Defense Manpower Data Center



Last Name: STAPLETON First Name: MATTHEW

Active Duty Status As Of: Jul-24-2012

Active Duty Start Daile	Active Duty Entl Dule	Slatus	Salwice Camponent
	On Active Duty On A	tive Duty Status Dete	
NA	NA	No	. NA
	This response roflects the individuals' active du	ity status based on the Activ≞ Duty Status Da	te

	Left Active Outy Within 367 D.	nys of Active Duty \$tatus Date	
Active Duty Start Date	Active Duty End Uelle	Status	Survice Consumed
NA	NA	No	NA.
Thi≥ response rottods where the Individue Test active duty status within 367 days precoding the Active Duty Status Date			

	The Member of Higher Unit Was Nothing of a Euro	e Call-Up to Active Duty on Active Daily Status Daile	
Chrise Natification Start Oate	Order Notification End Oute	Status	Service Component
NA .	NA .	No	NA NA
This response reflects whether the individual or higher 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. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary M. Snavely-Dison

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)

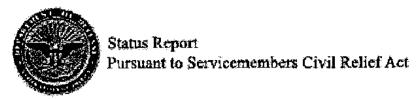
NO. 2012-CV-685

<u>VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL</u> 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):
 - X Last NameX First NameX 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 penaltics of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Department of Defense Manpower Data Center



Last Name: STAPLETON First Name: MATTHEW

Active Duty Status As Of: Jul-24-2012

Active Duty Start Date:	Active Duty End Date	Status	Selvice Component
	On Active Duty On A	dve Duly Status Date	
NA NA	NA NA	No	NA NA
This response reflects the Individuals' autive duty status based on the Active Duty Status Date			

	Left Adiye Duby With n 367 D	ays of Active Outy Startis Date	
Active Duty Start Dute	Active Duty End Dato	Status	Service Component
NA	NA	No	NA.
This re	sponse reflects where the individual eff active duty s	datus within 367 days preceding the Active Duty Stat	us Date

	The Member of Highler Unit Was Nothed of a Fulc	o Cult Up to Active Thirty or Active Duty Status Date	
Order Notification Start Date	Circles Notification End Date	Shins	Şervice Component
NA NA	NA .	No	NA.
This response reflucts whether the individual or higher 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. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary Mr. Snevely-Dison

4800 Mark Center Drive, Suite 04E25

Adington, 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

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 <u>www.hud.gov</u> 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@kmllawgroup.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 communicarse 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:

KMIVĽÁW GRÓUP, P.C.

_Michael McKeever Pa. ID 56129

_Jay É. 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 1. Goldman Pa. 205047

_N__Jill P. Jenkins Pa. ID 306588

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

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.

KML LAW G

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. fD 27615

__Joshua I. Goldman Pa. 205047

LJill P. Jenkins Pa. ID 306588

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

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.

y:___

KML LAW GROUP, P.C.

_Michael McKdever 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

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

2012-67-106

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.

KMI

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

YJill P. Jenkins Pa. ID 306588

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 SERVI	CE INSTRUCTIONS	
PLAINTIFF/S/ FV-I, INC. IN TRUST HOLDINGS LLC	FOR MORGAN STANLEY MORTGAGE CAPITAL	COURT NUMBER 2012-CV-685 2012 - ED -106
DEFENDANT/S/ MATTHEW C. STAP	LETON	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., T MATTHEW C. STAPLETON	TO SERVICE
AT	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., S 433 East 4th Street, Berwick, PA 18603	tate and ZIP Code)
SPECIAL INSTRUCTIONS	S OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING	G SERVICE:
PLEASE SERVE	THE ABOVE DEFENDANT OR PERSON IN	I CHARGE

SIGNATURE OF ATTORNEY

KMI Law Group

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 SERV	ICE 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	NAME OF INDIVIDUAL, COMPANY, CORPORATION	DN, ETC., TO SERVICE		
AT	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 433 East 4th Street, Berwick, PA 18603			
	L NS OR OTHER INFORMATION THAT WILL ASSIST IN E	XPEDITING SERVICE:		
PLEASE POS	T HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		ELEPHONE NUMBER (215) 825-6345	DATE July 24, 2012	
ADDRESS OF ATTORN	EY			
701 Market	- Mellon Independence Center			

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

IN THE COURT OF COMMON PLEAS

of Columbia County

Plaintiff

VS.

CIVIL ACTION - LAW

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

433 East 4th Street Berwick, PA 18603

Defendant(s)

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-685

2012-FD-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. APOTHAKER 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:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

_Jay E. Kivitz Pa. 1D 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. 1D 306588

KML LAW GROUP, P.C.
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07/25/2012

PAY TO THE ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100 ~

Sheriff's Office PO Box 380 Bloomsburg PA, 17815

MEMO 112402/Stapleton

MORTGAGE DISBURSEMENT ACCOUNT

₽

AUTHORIZED SIGNATURE

DOLLARS

Security features. Details on back.

\$2,000.00

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