

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

PNC Mortgage vs Edmond & Lori Espinoza

NO. 116-12 ED NO. 97-2012 JD

DATE/TIME OF SALE: Nov. 14 0900

BID PRICE (INCLUDES COST) \$ 3436.06

POUNDAGE - 2% OF BID \$ 68.72

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

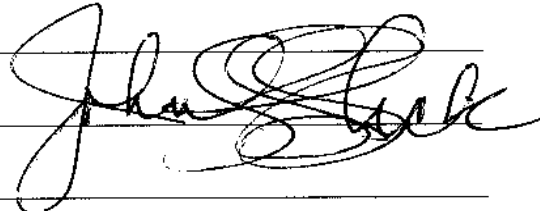
TOTAL AMOUNT NEEDED TO PURCHASE \$ 3504.78

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 3504.78

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1504.78

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PNC MORTGAGE

vs.

Defendant
EDWARD ESPOSITO
LORI ESPOSITO

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

Sheriff's Sale Date: Wednesday, November 14, 201

Writ of Execution No. : 2012CV97

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 622 MAPLE STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,222.26
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Other	\$66.50
Surcharge	\$130.00
DEPUTIZATION	

Total Sheriff Costs **\$2,086.26**

Municipal Costs

Sewer \$1,294.80

Total Municipal Costs **\$1,294.80**

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs **\$55.00**

Grand Total: **\$3,436.06**

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

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

(c) CountySuite Sheriff, Treasoft, Inc.

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

November 19, 2012

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

RE: PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION vs.
EDWARD D. ESPOSITO and LORI I. ESPOSITO
Sale Book/Writ No.: /
Docket Number: 2012-CV-97-MF
Sale Date: 11/14/2012
Property Address: 622 Maple 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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 Dallas, Parkway, Suite 1000
Dallas, TX 75254

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

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

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

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML # 110070FC



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 287633

Harrisburg, PA 17128-0533

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

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

Street Address
Sheriff's Office, PO Box 380

City
Bloomsburg

State
PA

Zip
17815

C. DATE OF ACCEPTANCE OF DOCUMENT November 19, 2012

Grantee(s)/Lessee(s)
FEDERAL NATIONAL MORTGAGE ASSOCIATION

Street Address
14221 Dallas, Parkway, Suite 1000,

City
Dallas

State
TX

Zip
75254

D. REAL ESTATE LOCATION

Street Address
622 Maple Street

City, Township, Borough
Berwick - BOROUGH OF BERWICK

County
Columbia

School District

Tax Parcel Number
04B-04-185-00.000

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

1. Actual Cash Consideration

\$3,504.78

2. Other Consideration

+ -0-

3. Total Consideration

= \$3,504.78

4. County Assessed Value

\$10,240.00

5. Common Level Ratio Factor
X 3.60

6. Fair Market Value

= \$ 36,864.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

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

100%

1c. Percentage of Grantor's Interest conveyed

100%

Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☒ Transfer between principal and agent/straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U. S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment).
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) FANNIE MAE IS AN EXEMPT CORPORATION. THE TRANSFER TAX #12 U.S.C. 1723 A.© (2).

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

November 19, 2012

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

724887

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW - HEAT SENSITIVE VOID REMAINS ON REVERSE WITH HEAT

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

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

11/29/2012

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

ONE THOUSAND FIVE HUNDRED FOUR AND 78 / 100

\$ **1,504.78

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO 110070/ Esposito

⑈000724887⑈ ⑆236073801⑆ 70 1107112⑈

Security features. Details on back

SHERIFF'S SALE COST SHEET

VS. _____

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

— DOCKET/RETURN	\$15.00
— SERVICE PER DEF.	<u>\$ 180.00</u>
— LEVY (PER PARCEL)	\$15.00
— MAILING COSTS	<u>\$ 30.00</u>
— ADVERTISING SALE BILLS & COPIES	\$17.50
— ADVERTISING SALE (NEWSPAPER)	\$15.00
— MILEAGE	<u>\$ 24.00</u>
— POSTING HANDBILL	\$15.00
— CRYING/ADJOURN SALE	\$10.00
— SHERIFF'S DEED	\$35.00
— TRANSFER TAX FORM	\$25.00
— DISTRIBUTION FORM	\$25.00
— COPIES	<u>\$ 6.00</u>
— NOTARY	<u>\$ 15.00</u>
TOTAL ***** <u>\$ 427.50</u>	

— WEB POSTING	\$150.00
— PRESS ENTERPRISE INC.	<u>\$ 1222.26</u>
— SOLICITOR'S SERVICES	\$75.00
TOTAL ***** <u>\$ 1447.26</u>	

— PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>\$ 55.00</u>
TOTAL ***** <u>\$ 65.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	<u>\$ 5.00</u>
TOTAL ***** <u>\$ 5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	<u>\$ 1294.80</u>
WATER 20	\$
TOTAL ***** <u>\$ 1294.80</u>	

SURCHARGE FEE (DSTE)	<u>\$ 130.00</u>
— MISC. <u>Depulze Depulze Co</u>	<u>\$ 66.50</u>
TOTAL ***** <u>\$ 66.50</u>	

TOTAL COSTS (OPENING BID) \$ 3436.06

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

November 11, 2012

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

RE: No. 2012-CV-97-MF
EDWARD D. ESPOSITO and LORI L. ESPOSITO

Real Estate Division:

The above case may be sold on November 14, 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

PNC MORTGAGE, A DIVISION OF PNC BANK,

NATIONAL ASSOCIATION

3232 Newmark Drive

Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO

LORI I. ESPOSITO

Mortgagor(s) and

Record Owner(s)

622 Maple Street

Berwick, PA 18603

Defendant(s)

110070FC

CF: 01/18/2012

SD: 11/14/2012

\$90,084.41

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2012-CV-97-MF

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

Lisa Davis, 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:

PROVEST

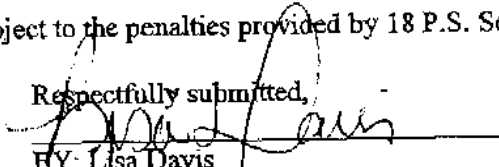
- ☒ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified mail by KML Law Group, P.C. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
 - ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
 - ☐ Certified Mail & ordinary mail by KML Law Group, P.C. (original receipt(s) for Certified Mail attached).
 - ☐ Published in accordance with court order (copy of publication attached).
- Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. (copies of proofs of mailing attached).

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

Respectfully submitted,


 BY: Lisa Davis
 Legal Assistant

Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1632

Article Number

Check type of mail or service:
☐ Certified
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Insured
☐ Registered Delivery (International)
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Artix Stamp Here
 (If issued as a
 certificate of mailing,
 or for additional copies
 of this bill)
 Postmark and
 Date of Receipt

Postage

Fee

Net

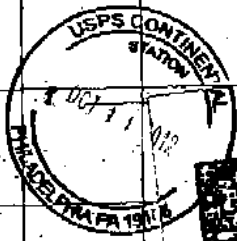
Address (Name, Street, City, State, & Zip Code)
LYNN FUNDING LLC
c/o Edwin A. Abrahamson & Associates
120 North Keyser Avenue
Scranton, PA 18504



UNITED STATES POSTAGE
 \$00.45
 02 1M
 0004265957
 OCT 11 2012
 MAILED FROM ZIP CODE 19106



UNITED STATES POSTAGE
 \$01.15
 02 1M
 0004265957
 OCT 11 2012
 MAILED FROM ZIP CODE 19106



1.
2.
3.
4.
5.
6.
7.
8.

Total Number of Pieces
 Listed by Sender

Total Number of Pieces
 Received at Post Office

Postmaster, Pa (Name of receiving employee)

PS Form 3877, February 2002 (Page 1 of 2)

110070FC Columbia County Sale Date: 11/14/2012

EDWARD D. ESPOSITO & LORILL ESPOSITO

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:
☐ Certified
☐ Registered Delivery (International)
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Return Receipt for Merchandise
☐ Express Mail
☐ Signature Confirmation
☐ Insured

Affix Stamp Here
 (If used as a certificate of mailing, or for additional copies of this bill)
 Postmark and Date of Receipt

Article Number

Address (Name, Street, City, State, & Zip Code)

Package

Fee

Handling Charge

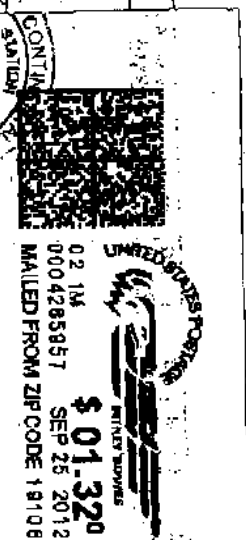
1.

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

TENANTS/OCCUPANTS
 622 Maple Street
 Berwick, PA 16803

2.

PA DEPARTMENT OF PUBLIC WELFARE -
 Bureau of Child Support Enforcement
 Health and Welfare Bldg. - Room 402
 P.O. Box 2675
 Harrisburg, PA 17105-2675



3.

4.

5.

6.

7.

8.

Total Number of Pieces Listed by Sender: 3
 Total Number of Pieces Received at Post Office: 3

Postmaster: E. Esposito
 Signature of recipient or addressee

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

110070FC Columbia County

Sale Date: 11/14/2012

EDWARD D. ESPOSITO & LORILL ESPOSITO



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2012-CV-97-MF

Sheriff's Sale Date: 11/14/2012

v.

EDWARD D. ESPOSITO; et al
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☒ Complaint ☒ Summons ☒ Other: NOTICE OF SALE

I, RYAN MARKS, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served EDWARD D. ESPOSITO the above process on the 2 day of October, 2012, at 12:10 o'clock, PM, at 605 WILLOW STREET, APT #N HIGHSHIRE, PA 17034, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 51-55 Height 5'11 Weight 255 Race WHITE Sex MALE Hair BLACK

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of Pa.)
) SS:

County of Dauphin)

Before me, the undersigned notary public, this day, personally, appeared Ryan Marks to me known, who being duly sworn according to law, deposes the following:

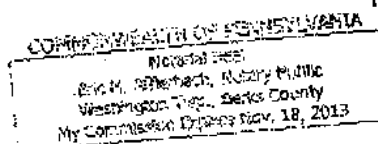
I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

(Signature of Affiant)

Subscribed and sworn to before me
this 3 day of Oct, 20 12

File Number: 110070FC
Case ID #: 3412905

Notary Public





IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2012-CV-97-MF

Sheriff's Sale Date: 11/14/2012

V.

EDWARD D. ESPOSITO; et al.
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☒ Complaint ☒ Summons ☒ Other: NOTICE OF SALE

I, RYAN MARKS, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served LORI L. ESPOSITO the above process on the 2 day of October, 2012, at 12:10 o'clock, PM, at 605 WILLOW STREET, APT #N HIGHSHIRE, PA 17034, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

- ☒ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found *
- ☒ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides *
- ☒ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s) agent or to the person for the time being in charge thereof *

* Name: EDWARD ESPOSITO
Relationship/Title/Position: Spouse
Remarks: _____

Description: Approximate Age 51-55 Height 5'11 Weight 255 Race WHITE Sex MALE Hair BLACK

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of Pa)
) SS:
County of Berk)

Before me, the undersigned notary public, this day, personally, appeared Ryan Marks to me known, who being duly sworn according to law, deposes the following:

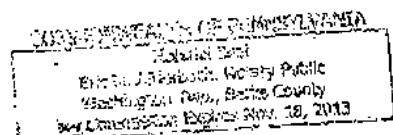
I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

(Signature of Affiant)

Subscribed and sworn to before me
this 3 day of Oct, 2012

File Number: 110070FC
Case ID #3412905

Notary Public



KML LAW GROUP, P.C.

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

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO
Mortgagor(s) and Record Owner(s)

622 Maple 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-97-MF

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, 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:

622 Maple Street
Berwick, PA 18603

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

EDWARD D. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

LORI I. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

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

EDWARD D. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

LORI I. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

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

LVNV FUNDING LLC
c/o Edwin A. Abrahamsen & Associates
120 North Keyser Avenue
Scranton, PA 18504

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:

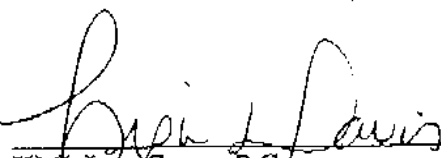
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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
622 Maple 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: November 11, 2012


KML Law Group, P.C.
BY: Lisa Davis
Legal Assistant

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

November 11, 2012

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

RE: No. 2012-cv-583
BRANDON JAMES and STACY JAMES

Real Estate Division:

The above case may be sold on November 14, 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 PlaintiffBANK OF AMERICA, N.A. S/B/M TO BAC
HOME LOANS SERVICING, LP F/K/A
COUNTRYWIDE HOME LOANS SERVICING,
LP

7105 Corporate Drive

PTX B-209

Plano, TX 75024

Plaintiff

vs.

BRANDON JAMES

STACY JAMES

Mortgagor(s) and

Record Owner(s)

531 Mill Street

Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2012-cv-583

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

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

- ☒ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified mail by KML Law Group, P.C. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

Respectfully submitted,

BY: Lisa Davis
Legal Assistant

Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1832

Check type of mail or service:
☐ Certified ☒ Registered Delivery (International)
☐ COO ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

Affix Stamp Here
 (if treated as a
 certificate of mailing,
 or for additional copies
 of this bill)
 Postmark and
 Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Rate
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomersburg, PA 17815	TENANTS/OCCUPANTS 631 MUL Street Columbia, PA 17820			
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675				
3.					
4.					
5.					
6.					
7.					
8.					



Total Number of Pieces Listed by Sender: 3
 Total Number of Pieces Received at Post Office: 3
 PS Form 3877, February 2012 (Page 1 of 2)
 112006FC Columbia County
 BRANDON JAMES & STACY JAMES
 Sale Date: 11/14/2012

Postmaster, Per (Name of receiving employee)
 Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

UNITED STATES POSTAL SERVICE
 \$01.320
 02 1M
 0004285851
 SEP 07 2012
 MAILED FROM ZIP CODE 18106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA
vs.
BRANDON JAMES (et al.)

Case Number
2012CV583

SHERIFF'S RETURN OF SERVICE

09/04/2012 06:26 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRANDON JAMES AT 531 MILL STREET, CATAMISSA, PA 17821.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


September 05, 2012

NOTARY

Affirmed and subscribed to before me this

5TH day of SEPTEMBER, 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
(c) CountySuite Sheriff, Telemosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyBANK OF AMERICA
vs.
BRANDON JAMES (et al.)Case Number
2012CV583

SHERIFF'S RETURN OF SERVICE

09/13/2012 04:23 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: STACY JAMES AT 531 MILL STREET, CATAMISSA, PA 17821.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 14, 2012

Notaria 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

14TH day of SEPTEMBER 2012

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

(c) CountySole Sheriff, Treasurer, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyBANK OF AMERICA
vs.
BRANDON JAMES (et al.)Case Number
2012CV563

SHERIFF'S RETURN OF SERVICE

10/09/2012 09:25 AM - DEPUTY RAYMOND TONKINSON, 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 531 MILL STREET, CATAWISSA, PA 17821.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

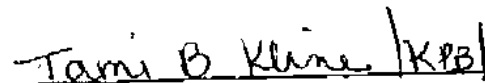
October 10, 2012

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

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER 2012


Tami B. Kline / KPBPlaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106
(c) County of Columbia, Tennessee, Inc.

KML LAW GROUP, P.C.

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

BANK OF AMERICA, N.A. S/B/M TO BAC HOME
LOANS SERVICING, LP F/K/A COUNTRYWIDE
HOME LOANS SERVICING, LP
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

BRANDON JAMES
STACY JAMES
Mortgagor(s) and Record Owner(s)

531 Mill Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2012-cv-583

AFFIDAVIT PURSUANT TO RULE 3129

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, 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:

531 Mill Street
Catawissa, PA 17820

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

BRANDON JAMES
531 Mill Street
Catawissa, PA 17820

STACY JAMES
531 Mill Street
Catawissa, PA 17820

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

BRANDON JAMES
531 Mill Street
Catawissa, PA 17820

STACY JAMES
531 Mill Street
Catawissa, PA 17820

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

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:

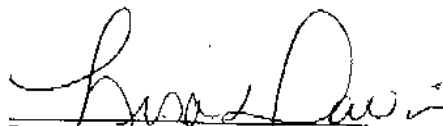
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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
531 Mill Street
Catawissa, PA 17820

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: November 11, 2012


KML Law Group, P.C.
BY: Lisa Davis
Legal Assistant

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

November 11, 2012

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

RE: No. 2012-CV-97-MF
EDWARD D. ESPOSITO and LORI I. ESPOSITO

Real Estate Division:

The above case may be sold on November 14, 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

110070FC
CF: 01/18/2012
SD: 11/14/2012
\$90,084.41

Attorney for Plaintiff

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO
**Mortgagor(s) and
Record Owner(s)**

622 Maple 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-97-MF

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

Lisa Davis, 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:

PROVEST

- ☒ (X) Personal Service by the Sheriff's Office/**competent adult** (copy of return attached).
- ☐ () Certified mail by KML Law Group, P.C. (original green Postal return receipt attached).
- ☐ () Certified mail by Sheriff's Office.
- ☐ () Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ () Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

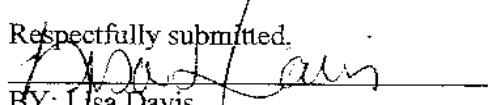
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

Respectfully submitted,


BY: Lisa Davis
Legal Assistant

Affix Stamp Here
(if issued as a
certificate of mailing,
or for additional copies
of this bill)

RD	RA
Fee	Fog

See Privacy Act Statement on Reverse

Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

☐ Certified ☐ Recorded Delivery (International)

☐ COD ☐ Registered

☐ Delivery Confirmation ☐ Return Receipt for Merchandise

☐ Express Mail ☐ Signature Confirmation

☐ Insured

Affix Stamp Here
 (If issued as a
 certificate of mailing,
 or for additional copies
 of this bill)
 Postmark and
 Date of Receipt

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

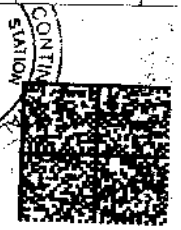
Fee

Handling
Charge

RR
Fee

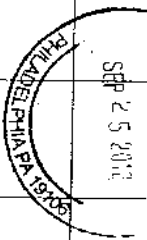
1. DOMESTIC RELATIONS OF COLUMBIA
 COUNTY
 PO Box 380
 Bloomsburg, PA 17815

TENANTS/OCCUPANTS
 622 Maple Street
 Berwick, PA 18603



UNITED STATES POSTAGE
 \$01.32
 02 1M
 0004285857
 MAILED FROM ZIP CODE 19106
 SEP 26 2012

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



3. Harrisburg, PA 17105-2675

4.

5.

6.

7.

8.

Total Number of Pieces Listed by Sender 3 Total Number of Pieces Received at Post Office 3

Postmaster: *See Mark of receiving employee*

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

110070FC Columbia County Sale Date: 11/14/2012

EDWARD D. ESPOSITO & LORRI. ESPOSITO



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION; et seq.

Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2012-CV-97-MF

Sheriff's Sale Date: 11/14/2012

V.

EDWARD D. ESPOSITO; et al.

Defendant (Respondent)

AFFIDAVIT OF SERVICE

☒ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, RYAN MARKS, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served EDWARD D. ESPOSITO the above process on the 2 day of October, 2012, at 12:10 o'clock, PM, at 605 WILLOW STREET, APT #N HIGHSIRE, PA 17034, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 51-55 Height 5'11 Weight 255 Race WHITE Sex MALE Hair BLACK

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of Pa)
) SS:
County of Berk)

Before me, the undersigned notary public, this day, personally, appeared Ryan Marks to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

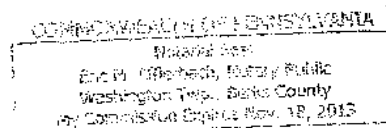
(Signature of Affiant)

Subscribed and sworn to before me
this 3 day of Oct, 2012

File Number: I10070FC

Case ID #: 3412905

Notary Public





IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION; et seq.

Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2012-CV-97-MF

Sheriff's Sale Date: 11/14/2012

V.

EDWARD D. ESPOSITO; et al.

Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, RYAN MARKS, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served LORI L. ESPOSITO the above process on the 2 day of October, 2012, at 12:10 o'clock, PM, at 605 WILLOW STREET, APT #N HIGHSHIRE, PA 17034, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

- ☐ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found *
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides *
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof *

* Name: EDWARD ESPOSITO

Relationship/Title/Position: Spouse

Remarks: _____

Description: Approximate Age 51-55 Height 5'11 Weight 255 Race WHITE Sex MALE Hair BLACK

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of Pa)

County of Bucks) SS:

Before me, the undersigned notary public, this day, personally, appeared Ryan Marks to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

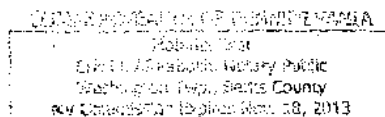
(Signature of Affiant)

Subscribed and sworn to before me
this 3 day of Oct, 2012

File Number: 110070FC

Case ID #: 3412905

Notary Public



KML LAW GROUP, P.C.

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

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO
Mortgagor(s) and Record Owner(s)

622 Maple 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-97-MF

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, 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:

622 Maple Street
Berwick, PA 18603

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

EDWARD D. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

LORI I. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

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

EDWARD D. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

LORI I. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

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

LVNV FUNDING LLC
c/o Edwin A. Abrahamsen & Associates
120 North Keyser Avenue
Scranton, PA 18504

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:

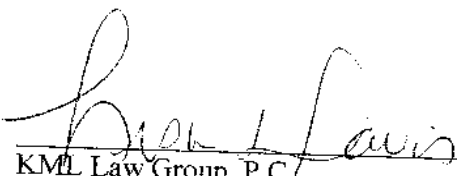
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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
622 Maple 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: November 11, 2012


KML Law Group, P.C.
BY: Lisa Davis
Legal Assistant

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV97

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, NOVEMBER 14, 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.

That certain piece or parcel of land, and the buildings and improvements thereon, known as 622 Maple Street located in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, and being more particularly described in a Deed recorded on 08/20/93 at Book 544, Page 591 of the Columbia County Land Records. For title reference see deed from Genevieve E. Young recorded August 20, 1993 in Book 544 Page 591

ALSO DESCRIBED AS: ALL THAT CERTAIN piece and parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the east side of Maple Street at the northwest corner of land known as Chapel Park; thence along Maple Street North 26 degrees 38 minutes West 49.5 feet to line of land now or late of K.F. Seesholtz; thence along said line now or late of Seesholtz North 63 degrees 1 minutes East 84.5 feet; thence along land now or late of Harry B. Dodson South 26 degrees 38 minutes East 49.5 feet to land now as Chapel Park aforesaid; thence along said land South 63 degrees 1 minutes West 84.5 feet to the place of beginning.

TAX PARCEL #: 04B-04-185-00.000

BEING KNOWN AS: 622 Maple Street, Berwick, PA 18603

PROPERTY ADDRESS: 622 MAPLE STREET, B

Seized and taken into execution to be sold as the property of EDWARD ESPOSITO, LORI ESPOSITO in suit of PNC MORTGAGE.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is
ipal office and place of business at 3185
olumbia and State of Pennsylvania, and was
as been published daily, continuously in said
e attached notice October 24, 31 and
at the affiant is one of the officers or publisher
said newspaper in which legal advertisement
Enterprise is interested in the subject matter of
allegations in the foregoing statement as to time,

[Signature]

8th day of November 2012

[Signature]

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC MORTGAGE
vs.
EDWARD ESPOSITO (et al.)

Case Number
2012CV97

SHERIFF'S RETURN OF SERVICE

10/10/2012 01:10 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 622 MAPLE STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

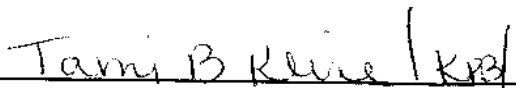
October 11, 2012

NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2012

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


Tami B. Kline / KRB

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC MORTGAGE
vs.
EDWARD ESPOSITO (et al.)

Case Number
2012CV97

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	10/01/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	622 MAPLE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	10/10/12	Time:	1310
Deputy:	D'ANGELO	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

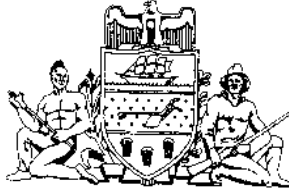
10/10/12

2012CV97

622 MAPLE STREET, BERWICK, PA 18603

EXP: 10/01/2012

Office of the Sheriff



Shelley Ruhl
Real Estate Deputy

William T. Tully
Solicitor

Jack Duignan
Chief Deputy

Michael W. Rinchart
Assistant Chief Deputy

Dauphin County
101 Market Street
Harrisburg, Pennsylvania 17101-2079
ph: (717) 780-6590 fax: (717) 255-2889

Jack Lotwick
Sheriff

Commonwealth of Pennsylvania

: PNC MORTGAGE, A DIVISION OF PNC
BANK, NATIONAL ASSOCIATION

VS

County of Dauphin

: EDWARD ESPOSITO

Sheriff's Return

No. 2012-T-2469

OTHER COUNTY NO. 2012CV97

And now: SEPTEMBER 10, 2012 at 12:41:00 PM served the within NOTICE OF SHERIFF SALE OF REAL ESTATE upon LORI ESPOSITO by personally handing to LORI ESPOSITO 1 true attested copy of the original NOTICE OF SHERIFF SALE OF REAL ESTATE and making known to him/her the contents thereof at 605 WILLOW STREET, APT. N HIGHSPIRE PA 17034

Sworn and subscribed to
before me this 10TH day of September, 2012

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Karen M. Hoffman, Notary Public
City of Harrisburg, Dauphin County
My Commission Expires August 17, 2014

So Answers,

Sheriff of Dauphin County, Pa.

By

Deputy Sheriff

Deputy: J MILLER
Sheriff's Costs: \$66.5 9/7/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC MORTGAGE
vs.
EDWARD ESPOSITO (et al.)

Case Number
2012CV97

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/01/2012

Warrant:

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

Serve To:

Name: LORI ESPOSITO

Primary Address: 605 WILLOW STREET
APT # N
HIGHSHIRE, PA 17034

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, September 04, 2012 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Dauphin County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

ESPOSITO, LORI

2012CV97

605 WILLOW STREET, APT # N, HIGHSHIRE, PA 17034

EXP: 10/01/2012

Office of the Sheriff

Shelley Ruhl
Real Estate Deputy

William T. Tully
Solicitor



Jack Duignan
Chief Deputy

Michael W. Rinehart
Assistant Chief Deputy

Dauphin County
101 Market Street
Harrisburg, Pennsylvania 17101-2079
ph: (717) 780-6590 fax: (717) 255-2889

Jack Lotwick
Sheriff

Commonwealth of Pennsylvania

: PNC MORTGAGE, A DIVISION OF PNC
BANK, NATIONAL ASSOCIATION

VS

County of Dauphin

: EDWARD ESPOSITO

Sheriff's Return

No. 2012-T-2469

OTHER COUNTY NO. 2012CV97

And now: SEPTEMBER 10, 2012 at 12:41:00 PM served the within NOTICE OF SHERIFF SALE OF REAL ESTATE upon EDWARD ESPOSITO by personally handing to LORI ESPOSITO 1 true attested copy of the original NOTICE OF SHERIFF SALE OF REAL ESTATE and making known to him/her the contents thereof at 605 WILLOW STREET, APT. N HIGHSPIRE PA 17034

SPOUSE OF DEFENDANT AND ADULT PERSON IN CHARGE AT TIME OF SERVICE.

Sworn and subscribed to
before me this 10TH day of September, 2012

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Karen M. Hoffman, Notary Public
City of Harrisburg, Dauphin County
My Commission Expires August 17, 2014

So Answers,

Sheriff of Dauphin County, Pa.

By

Deputy Sheriff

Deputy: J MILLER

Sheriff's Costs: \$66.5 9/7/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC MORTGAGE
vs.
EDWARD ESPOSITO (et al.)

Case Number
2012CV97

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/01/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	EDWARD ESPOSITO
Primary Address:	605 WILLOW STREET APT#N HIGHSHIRE, PA 17034
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

Now, September 04, 2012 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Dauphin County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

ESPOSITO, EDWARD

2012CV97

605 WILLOW STREET, APT#N, HIGHSHIRE, PA 17034

EXP: 10/01/2012



COUNTY OF DAUPHIN
HARRISBURG, PA.

J.R. LOTWICK
SHERIFF OF DAUPHIN COUNTY

OFFICAL RECEIPT

File #

Case Number

Document Type

2012-T-2469

**NOTICE OF
SHERIFF SALE OF
REAL ESTATE**

Operator: 2576

Primary Defendant: **EDWARD ESPOSITO**

Cash Accounting

Rec. Date	Cat.	Transaction Type	Deposit Type	Receipt Number	Check From	Amount
9/7/2012	Deposit County	Civil Action- Notice	Check	12-178018	COLUMBIA COUNTY SHERIFF OFFICE	\$66.50

Total Number of Rows: 1

Total Paid \$66.5

REC'D. BY *J.R. Lotwick*



September 27, 2012

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

**PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL
ASSOCIATION**

VS.

**EDWARD D. ESPOSITO
LORI I. ESPOSITO**

NO: 2012-CV-97-MF

Dear Timothy:

The amount due on the sewer account #126721 for the property located at 622 Maple Street Berwick through December 31, 2012 is \$1294.80. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Johnson", is written over the typed name.

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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

REAL ESTATE TAX CERTIFICATION

Date: 09/25/2012

Fee: \$5.00

Cert. NO: 12939

ESPOSITO LORI I & EDWARD P
622 MAPLE ST
BERWICK PA 18603

District: BERWICK BORO
Deed: 0243 -0600
Location: 622 MAPLE ST
Parcel Id: 04B-04 -185-00,000

Assessment: 10,240

Balances as of 09/25/2012

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia Co. Sheriff

Per: Tim Chamberlain

BERWICK AREA SCHOOL DISTRICT 2012

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:
CONNIE GINGHER
 1615 LINCOLN AVE
 BERWICK, PA 18603

HOURS MON. TUE. THUR. 9:30AM-4:00PM
 CLOSED WEDNESDAY & FRIDAY
 CLOSED HOLIDAYS
 PHONE 570-752-7442

ASSESSMENT
 REAL ESTATE
 GAMING
 TAXABLE

M
 A **ESPOSITO LORI I & EDWARD P**
 I 622 MAPLE ST
 L BERWICK PA 18603

T
 O

DATE 07/01/2012 BILL# 001194		TAXPAYER COPY		
AMOUNT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
240	45.0000	280.04	285.75	314.33
450.80		280.04	285.75	314.33
175.05				
285.75				
		IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
		Aug. 31	Oct. 31	Nov. 1

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
500000	6034
	SCHOOL PENALTY 10%
	DELINQUENT TAX TO
	COURTHOUSE DEC. 15

NO PERSONAL CHECKS AFTER DEC. 1, 2012

Tax Notice 2012 County & Municipality
 BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS
 PHONE: 570-752-7442

FOR: CONNIE GINGHER

GENERAL
 SINKING
 FIRE
 LIGHT
 BORO

Connie Gingher

The discount have been for your discount

PAID

DATE 03/01/2012		BILL NO. 3472	
MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
7.146	71.72	73.18	80.50
1.345	13.49	13.77	15.15
1.25	12.54	12.80	13.44
1.75	17.56	17.92	18.82
11.1	111.39	113.66	119.34
AMOUNT		226.70	231.33
		April 30	June 30
		If paid on or before	If paid on or before
			June 30 if paid after
			247.25

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

ESPOSITO LORI I & EDWARD P
 622 MAPLE ST
 BERWICK PA 18603

COUNTY	TWP
2 %	2 %
10 %	5 %
4B-04 -185-00,000	
ST	
Land	2,500
Buildings	7,740
Total Assessment	10,240

This tax returned to courthouse on:
 January 1, 2013

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with this tax notice must be returned with your payment.

4/30/12

2012 School RE NOT paid as of 9-6-12

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC MORTGAGE
vs.
EDWARD ESPOSITO (et al.)

Case Number
2012CV97

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/01/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KELLI GREER		
Relation:			
Date:	09.05.12	Time:	0900
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2012CV97

1108 FREAS AVE, BERWICK, PA 18603

EXP: 10/01/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC MORTGAGE
vs.
EDWARD ESPOSITO (et al.)

Case Number
2012CV97

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/01/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Posted		
Relation:			
Date:	09-05-12	Time:	0935
Deputy:	DANIELO	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV97

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 10/01/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC MORTGAGE
vs.
EDWARD ESPOSITO (et al.)

Case Number
2012CV97

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	10/01/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	OCCUPANT
Primary Address:	622 MAPLE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	VACANT / POSTED		
Relation:			
Date:	09-05-12	Time:	1000
Deputy:	DANGELD	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2012CV97

622 MAPLE STREET, BERWICK, PA 18603

EXP: 10/01/2012



EXP-10/01/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC MORTGAGE
vs.
EDWARD ESPOSITO (et al.)

Case Number
2012CV97

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/01/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	DOT FRANK		
Relation:	CLERK		
Date:	8/4/12	Time:	1504
Deputy:	5	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV97

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/01/2012

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO

Defendant(s)

NO. 2012-CV-97-MF

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

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

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): EDWARD D. ESPOSITO, has a last known residence of 605 Willow Street, Apt #N, Highshire, PA 17034. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

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

The undersigned understands that the statements herein are made subject to penalties of 18 Pa.

C.S.A. 4904 relating to unsworn falsification to authorities.

Date

8/29/12

By:

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Pulco Pa. ID 27615

____ Jay Kivitz Pa. ID 26769

____ Andrew Gornall Pa. ID 92382

____ Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

**Status Report
Pursuant to Servicemembers Civil Relief Act**Last Name: ESPOSITOFirst Name: EDWARD

Middle Name:

Active Duty Status As Of: Aug-29-2012

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

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

the Member or His/Her Unit Was Notified of a Future Call Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification in 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. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/tar/plis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 2RQMOH5AH

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION

Plaintiff

vs.

NO. 2012-CV-97-MF

EDWARD D. ESPOSITO
LORI I. ESPOSITO

Defendant(s)

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

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

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): LORI I. ESPOSITO, has a last known residence of 605 Willow Street, Apt #N, Highshirc, PA 17034. 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. C.S.A. 4904 relating to unsworn falsification to authorities.

Date

8/21/12

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jay Kivitz Pa. ID 26769

Andrew Gornall Pa. ID 92382

Joshua I. Goldman Pa. 205047

X Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: ESPOSITOFirst Name: LORIMiddle Name: IActive Duty Status As Of: Aug-29-2012

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

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

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

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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defense@link.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: CPGQKNOUSU

Document Receipt

Trans #	35250	Carrier / service:	POST	2PM	9/4/2012
---------	-------	--------------------	------	-----	----------

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000016298

Doc Ref #: 116ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 35249 Carrier / service: POST 2PM 9/4/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000016281

Doc Ref #: 116ED2012

HARRISBURG PA 17128

Document Receipt

Trans #	35248	Carrier / service:	POST	2PM	9/4/2012
---------	-------	--------------------	------	-----	----------

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000016274

Doc Ref #: 116ED2012

HARRISBURG PA 17105

Document Receipt

Trans #	35247	Carrier / service:	POST	2PM	9/4/2012
---------	-------	--------------------	------	-----	----------

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000016267

Doc Ref #: 116ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 35246 Carrier / service: POST 2PM 9/4/2012

Ship to: 35246

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000016250

Doc Ref #: 116ED2012

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV97

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, NOVEMBER 14, 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.

That certain piece or parcel of land, and the buildings and improvements thereon, known as 622 Maple Street located in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, and being more particularly described in a Deed recorded on 08/20/93 at Book 544, Page 591 of the Columbia County Land Records.

For title reference see deed from Genevieve E. Young recorded August 20, 1993 in Book 544 Page 591

ALSO DESCRIBED AS:

ALL THAT CERTAIN piece and parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the east side of Maple Street at the northwest corner of land known as Chapel Park; thence along Maple Street North 26 degrees 38 minutes West 49.5 feet to line of land now or late of K.F. Seesholtz; thence along said line now or late of Seesholtz North 63 degrees 1 minutes East 84.5 feet; thence along land now or late of Harry B. Dodson South 26 degrees 38 minutes East 49.5 feet to land known as Chapel Park aforesaid; thence along said land South 63 degrees 1 minutes West 84.5 feet to the place of beginning.

TAX PARCEL #: 04B-04-185-00.000

BEING KNOWN AS: 622 Maple Street, Berwick, PA 18603

PROPERTY ADDRESS: 622 MAPLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-185

Seized and taken into execution to be sold as the property of EDWARD ESPOSITO, LORI ESPOSITO in suit of PNC MORTGAGE.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 116-12

DATE RECEIVED 8-31-12
DOCKET AND INDEX 9-4-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<u>✓</u>	CK# <u>719448</u>

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

SALE DATE	<u>Nov. 14, 2012</u>	TIME <u>0900</u>
POSTING DATE	<u>Oct. 16, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct. 27</u>	
	2 ND WEEK <u>31</u>	
	3 RD WEEK <u>Nov. 7, 12</u>	

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

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO
Mortgagor(s) and Record Owner(s)
622 Maple Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2012-ED-116

No. 2012-CV-97-MF

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$90,084.41

Interest from

8/30/2012 to Date of

Sale at 7.8750%

(Costs to be added)

By: 

KML LAW GROUP, P.C.

Michael McKee 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

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

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO
622 Maple Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2012-CV-97-MF

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2012-ED-116

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 622 Maple Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	\$90,084.41
Interest From 8/30/2012	
Through Date of Sale	
(Costs to be added)	

Dated:

August 31, 2012

Lami B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

My Com. Ex. 1st Monday in 2016

Deputy

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

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO
(Mortgagor(s) and Record Owner(s))
622 Maple 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-97-MF

1/6

AFFIDAVIT PURSUANT TO RULE 3129

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, 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:

622 Maple Street
Berwick, PA 18603

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

EDWARD D. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

LORI I. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

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

EDWARD D. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

LORI I. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

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

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
622 Maple 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: _____

8/29/12

By: _____


KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769


____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

____  Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

Office of the Sheriff



William T. Tully
Solicitor

Jack Duignan
Chief Deputy

Michael W. Rinchart
Assistant Chief Deputy

Dauphin County
101 Market Street
Harrisburg, Pennsylvania 17101-2079
ph: (717) 780-6590 fax: (717) 255-2889

Jack Lotwick
Sheriff

Commonwealth of Pennsylvania

:

PNC MORTGAGE, A DIVISION OF PNC
BANK, NATIONAL ASSOCIATION
VS

County of Dauphin

:

EDWARD ESPOSITO

Sheriff's Return

No. 2012-T-0504

OTHER COUNTY NO. 2012-CV-97-MF

And now: FEBRUARY 14, 2012 at 1:00:00 PM served the within REINSTATED COMPLAINT IN MORTGAGE FORECLOSURE upon LORI ESPOSITO by personally handing to EDWARD ESPOSITO 1 true attested copy of the original REINSTATED COMPLAINT IN MORTGAGE FORECLOSURE and making known to him/her the contents thereof at 605 WILLOW ST APT N HIGHSPIRE PA 17034

SPOUSE OF DEFENDANT

Sworn and subscribed to
before me this 15TH day of February, 2012

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Karen M. Hoffman, Notary Public
City of Harrisburg, Dauphin County
My Commission Expires August 17, 2014

So Answers,

Sheriff of Dauphin County, Pa.

By

Deputy Sheriff

Deputy: J MILLER

Sheriff's Costs: \$66.5 2/13/2012

Office of the Sheriff

William T. Tully
Solicitor



Jack Duignan
Chief Deputy

Michael W. Rinehart
Assistant Chief Deputy

Dauphin County
101 Market Street
Harrisburg, Pennsylvania 17101-2079
ph: (717) 780-6590 fax: (717) 255-2889

Jack Lotwick
Sheriff

Commonwealth of Pennsylvania

:

PNC MORTGAGE, A DIVISION OF PNC
BANK, NATIONAL ASSOCIATION

VS

County of Dauphin

:

EDWARD ESPOSITO

Sheriff's Return

No. 2012-T-0504

OTHER COUNTY NO. 2012-CV-97-MF

And now: FEBRUARY 14, 2012 at 1:00:00 PM served the within REINSTATED COMPLAINT IN MORTGAGE FORECLOSURE upon EDWARD ESPOSITO by personally handing to EDWARD ESPOSITO 1 true attested copy of the original REINSTATED COMPLAINT IN MORTGAGE FORECLOSURE and making known to him/her the contents thereof at 605 WILLOW ST APT N HIGHSPIRE PA 17034

Sworn and subscribed to
before me this 15TH day of February, 2012

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Karen M. Hoffman, Notary Public
City of Harrisburg, Dauphin County
My Commission Expires August 17, 2014

So Answers,

Sheriff of Dauphin County, Pa.

By

Deputy Sheriff

Deputy: J MILLER

Sheriff's Costs: \$66.5 2/13/2012

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

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO
(Mortgagor(s) and Record Owner(s))
622 Maple 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-97-MF

AFFIDAVIT PURSUANT TO RULE 3129

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, 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:

622 Maple Street
Berwick, PA 18603

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

EDWARD D. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

LORI I. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

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

EDWARD D. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

LORI I. ESPOSITO
605 Willow Street, Apt #N
Highshire, PA 17034

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

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.

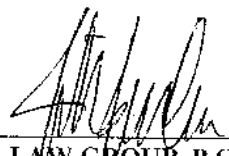
TENANTS/OCCUPANTS
622 Maple Street
Berwick, PA 18603

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: _____

8/29/12

By: _____


KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Pulco Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

KML Law Group, P.C.

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

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO
Mortgagor(s) and Record Owner(s)

622 Maple 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-97-MF

**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: ESPOSITO, EDWARD D.
EDWARD D. ESPOSITO
622 Maple Street
Berwick, PA 18603

Your house at 622 Maple 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 \$90,084.41 obtained by PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION 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 PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 110070FC.

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

KML Law Group, P.C.

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

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO
Mortgagor(s) and Record Owner(s)

622 Maple 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-97-MF

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: ESPOSITO, LORI I.
LORI I. ESPOSITO
622 Maple Street
Berwick, PA 18603

Your house at 622 Maple 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 \$90,084.41 obtained by PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION 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 PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 110070FC.

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

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

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO
Mortgagor(s) and Record Owner(s)
622 Maple 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-97-MF

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

By: _____


KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Jay E. Kivitz Pa. ID 26769
____ Lisa Lee Pa. ID 78020
____ Kristina Murtha Pa. ID 61858
____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Joshua I. Goldman Pa. 205047
☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

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

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI L. ESPOSITO
Mortgagor(s) and Record Owner(s)

622 Maple 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-97-MF

WAIVER OF WATCHMAN

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

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Pulco Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

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

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

EDWARD D. ESPOSITO
LORI I. ESPOSITO
Mortgagor(s) and Record Owner(s)

622 Maple Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

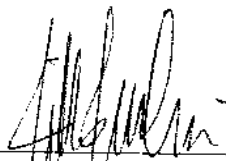
ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-97-MF

WAIVER OF WATCHMAN

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

By: _____


KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

That certain piece or parcel of land, and the buildings and improvements thereon, known as 622 Maple Street located in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, and being more particularly described in a Deed recorded on 08/20/93 at Book 544, Page 591 of the Columbia County Land Records.

For title reference see deed from Genevieve E. Young recorded August 20, 1993 in Book 544 Page 591

ALSO DESCRIBED AS:

All THAT CERTAIN piece and parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the east side of Maple Street at the northwest corner of land known as Chapel Park; thence along Maple Street North 26 degrees 38 minutes West 49.5 feet to line of land now or late of K. F. Seesholtz; thence along said line now or late of Seesholtz North 63 degrees 1 minutes East 84.5 feet; thence along land now or late of Harry B. Dodson South 26 degrees 38 minutes East 49.5 feet to land known as Chapel Park aforesaid; thence along said land South 63 degrees 1 minutes West 84.5 feet to the place of beginning.

TAX PARCEL #: 04B-04-185-00.000

BEING KNOWN AS: 622 Maple Street, Berwick, PA 18603

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

August 29, 2012
Docket #2012-CV-97-MF

ATTENTION: COLUMBIA COUNTY SHERIFF


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

EDWARD D ESPOSITO and LOR I. ESPOSITO will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION		COURT NUMBER 2012-CV-97-MF	
DEFENDANT/S/ EDWARD D. ESPOSITO and LORI I. ESPOSITO		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE EDWARD D. ESPOSITO & LORI I. ESPOSITO		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 622 Maple Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> PLEASE POST HANDBILL </div>			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE August 29, 2012
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

That certain piece or parcel of land, and the buildings and improvements thereon, known as 622 Maple Street located in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, and being more particularly described in a Deed recorded on 08/20/93 at Book 544, Page 591 of the Columbia County Land Records.

For title reference see deed from Genevieve E. Young recorded August 20, 1993 in Book 544 Page 591

ALSO DESCRIBED AS:

All THAT CERTAIN piece and parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the east side of Maple Street at the northwest corner of land known as Chapel Park; thence along Maple Street North 26 degrees 38 minutes West 49.5 feet to line of land now or late of K. F. Seesholtz; thence along said line now or late of Seesholtz North 63 degrees 1 minutes East 84.5 feet; thence along land now or late of Harry B. Dodson South 26 degrees 38 minutes East 49.5 feet to land known as Chapel Park aforesaid; thence along said land South 63 degrees 1 minutes West 84.5 feet to the place of beginning.

TAX PARCEL #: 04B-04-185-00.000

BEING KNOWN AS: 622 Maple Street, Berwick, PA 18603

THIS CHECK IS VOID TO THE EXTENT OF ANY OTHER INSTRUMENTS ISSUED BY THE SAME BANK

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

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

08/30/2012

719448

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY
TWO THOUSAND AND XX / 100

\$ **2,000.00

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA. 17815

MEMO 110070/Esposito



6.14 - MORTGAGE DISBURSEMENT ACCOUNT

AUTHORIZED SIGNATURE

⑈00719448⑈ ⑆23607380⑆ 70 1107112⑈

Security features. Details on back.