

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

M&T Bank VS Caroline McLeod

NO. 101-13 ED NO. 1761-12 JD

DATE/TIME OF SALE: Sept. 11 0900

BID PRICE (INCLUDES COST) \$ 2523.94

POUNDAGE - 2% OF BID \$ 50.48

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2574.42

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): John S. Slick

TOTAL DUE: \$ 2574.42

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1224.42

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

M & T BANK

## Defendant

CAROLINE A MCLEOD  
CAROLINE MCLEOD

vs.

### Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC  
123 S. BROAD STREET  
SUITE 2080  
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, September 11, 20

Writ of Execution No. : 2012CV1761

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2274 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
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	\$300.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$10.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$210.00

**Total Sheriff Costs \$2,393.32**

## Municipal Costs

Sewer	\$75.62
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**Total Municipal Costs \$75.62**

## Distribution Costs

Recording Fees	\$55.00
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**Total Distribution Costs \$55.00**

**Grand Total: \$2,523.94**

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)

Columbia County Sheriff's Office, Inc.

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

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

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia

SUITE 202  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
703-273-3508  
FAX (855) 423-1944

SUITE S206  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX (855) 845-2584

October 14, 2013

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: M&T BANK vs. Caroline A. McLeod  
Columbia County, Court of Common Pleas, No. 2012-cv-1761  
Action in Mortgage Foreclosure  
Premises: 2274 Old Berwick Road, Bloomsburg, Pennsylvania 17815  
Date of Sheriff's Sale: September 11, 2013

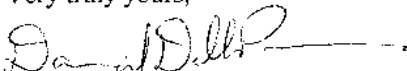
Dear Sheriff:

Enclosed please find check in the amount of \$1,224.42 which represents the amount necessary to complete settlement, an Assignment of Bid, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Federal Home Loan Mortgage Corp, 5000 Plano Parkway, Carrollton, TX 75010** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

  
Daniel DellaPenna  
Legal Assistant

/ddp  
Enclosures



**pennsylvania**  
DEPARTMENT OF REVENUE

Bureau of Individual Taxes  
PO Box 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name  
McCabe, Weisberg and Conway, P.C.

Telephone Number  
215-790-1010

Mailing Address  
123 S. Broad Street, Suite 1400

City  
Philadelphia

State  
PA

Zip Code  
19109

### B. TRANSFER DATA

Grantor(s)/Lessor(s)  
Sheriff of Columbia

Mailing Address  
Columbia County Courthouse, 35 West Main Street

City  
Bloomsburg

State  
PA

Zip Code  
17815

### C. Date of Acceptance of Document

Grantee(s)/Lessee(s) Federal Home Loan Mortgage Corp

Mailing Address  
5000 Plano Parkway

City  
Carrollton

State  
TX

Zip Code  
75010

### D. REAL ESTATE LOCATION

Street Address  
2274 Old Berwick Road

City, Township, Borough  
Scott Township

County  
Columbia

School District  
Central Columbia School District

Tax Parcel Number  
31-3C1-038-00,000

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

1. Actual Cash Consideration  
\$1,224.42

2. Other consideration  
+ 0.00

3. Total Consideration  
= \$1,224.42

4. County Assessed Value  
\$26,089.00

5. Common Level Ratio Factor  
x 3.55

6. Fair Market Value  
= \$92,615.95

### 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 amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgage to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☒ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on September 11, 2013 to Federal Home Loan Mortgage Corp a government entity, and, thus, tax exempt.

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

Signature of Correspondent or Responsible Party

Date

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

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

**MCCABE, WEISBERG & CONWAY, P.C.**

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400  
PHILADELPHIA, PA 19109  
(215) 790-1010



3-50/310

NO.

84273

PAY: One Thousand Two Hundred Twenty Four \*\*\*\*\* 42/10C

DATE AMOUNT

Oct/14/2013  
ESCHOW NOT  
VOID AFTER 90 DAYS

\$1,224.42

*Michael J. Conway*

Sheriff of Columbia County

Balance Due Sheriff 287-0825

TRUE WATERMARK PAPER. HOLD TO LIGHT TO VIEW

⑈084273⑈ ⑈031000503⑈ 2000012430022⑈

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

Details on back

Security Features Included

MP

# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

✓ DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>300.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>78.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>10.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>578.50</u>	

✓ WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ _____
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ _____	

✓ 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>75.67</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>75.67</u>	

SURCHARGE FEE (DSTE)	\$ <u>210.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ \_\_\_\_\_

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV1761

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, SEPTEMBER 11, 2013

AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece and parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on Main Street in said Village and corner of allotment conveyed to Edward Hartman; THENCE by Main Street eastwardly 48 feet to a corner; THENCE at right angle southwardly 180 feet to an alley; THENCE by said alley westerly 48 feet to a corner of allotment conveyed to Edwin Hartman; THENCE by said allotment northwardly to the place of beginning.

BEING THE SAME premises which Maggie J. Heckman, et al, by their deed dated March 27, 1962 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 211 at Page 592 granted and conveyed unto Jack L. Dawson and Christine B. Dawson, his wife. The said Jack L. Dawson died on September 28, 2003 thereby vesting sole interest in Christine B. Dawson, his wife, by virtue of her right of survivorship as a tenant by the entirety.

TOGETHER with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; AND ALSO all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

BEING KNOWN AS: 2274 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAXID. #: 31-3C1-038-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH CHRISTINE B. DAWSON, by deed dated February 28, 2006 and recorded March 1, 2006 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200601990, granted and conveyed to Caroline A. McLeod.

PROPERTY ADDRESS: 2274 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C1-038

Seized and taken into execution to be sold as the property of CAROLINE A MCLEOD in suit of M & T BANK.

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

Attorney for the Plaintiff:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

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

worn according to law deposes and says that circulation with its principal office and place of Bloomsburg, County of Columbia and State of Pennsylvania on the 11th day of March, 1902, and has been published daily, and since that day and on the attached notice August 11th and published; that the affiant is one of the officers or publisher of said newspaper in which legal notice of said affiant nor Press Enterprise is interested in the publication and that all of the allegations in the foregoing publication are true.

*James T. Mich*

6th day of September 2013

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelter, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

# SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

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

September 4, 2013

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815


Reference Docket # 2012-CV-1761  
2274 Old Berwick Road, Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Caroline McLeod, for the property located at 2274 Old Berwick Road, Bloomsburg, PA 17818, Columbia County in the amount of \$75.62. Services dates for the fees in question are from July 25 – September 11, 2013.

Per your website the sale is to take place on Wednesday September 11, 2013. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller  
Administrative Assistant

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



LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 202  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(866) 656-0379  
FAX (301) 490-1568

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

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

SUITE 100  
30 BUXTON FARMS ROAD  
STAMFORD, CT 06905  
(203) 992-8200  
FAX (855) 425-1979

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DELAWARE 19803  
(302) 409-3520  
FAX 855-425-1980

August 9, 2013

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

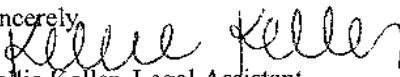
Re: M&T BANK vs. Caroline A. McLeod  
Columbia County, No. 2012-cv-1761  
Premises: 2274 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on September 11, 2012.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

  
Kellie Keller, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/kkf

cc: Office of the Sheriff/Real Estate Division

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
KEVIN T. MCQUAIL, ESQUIRE - ID # 307169  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2012-cv-1761

**AFFIDAVIT OF SERVICE OF AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 9th day of August, 2013, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

**McCABE, WEISBERG AND CONWAY, P.C.**

BEFORE ME THIS 12 DAY

BY: Celine P. Derkrikorian

OF August, 2013.

[Signature]  
NOTARY PUBLIC

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Kevin T. McQuail, Esquire
<input type="checkbox"/> Christine L. Graham, Esquire	<input type="checkbox"/> Brian T. LaManna, Esquire
<input type="checkbox"/> Ann E. Swartz, Esquire	<input type="checkbox"/> Joseph F. Riga, Esquire
<input type="checkbox"/> Joseph I. Foley, Esquire	<input checked="" type="checkbox"/> Celine P. Derkrikorian, Esquire

Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
ROBERT M. WYNNE, JR., Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires January 14, 2017

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
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JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2012-cv-1761

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 2274 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praeipce for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Caroline A. McLeod

240 River Drive  
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name

Address

Caroline A. McLeod

2274 Old Berwick Road  
Bloomsburg, Pennsylvania 17815

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

Name

Address

Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

5. Name and address of every other person who has any record lien on the property:

Name	Address
------	---------

None

None

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

Name	Address
------	---------

None

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

Name	Address
------	---------

Tenants/Occupants	2274 Old Berwick Road Bloomsburg, Pennsylvania 17815
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Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	-----------------------------------------------------------------------------------------------------------------------------------

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
--------------------------------------------------------	--------------------------------------------------------------------------

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--------------------------------------------------------------------------------------	----------------------------------------------------------------------------

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
------------------------------------------------------------------------------	-------------------------------------------------------------------

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
--------------------------	----------------------------------------------------------------------

PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
------------------------------------------------------------------	-------------------------------------------

Commonwealth of Pennsylvania  
Department of Revenue Bureau of  
Compliance

Clearance Support Department 281230  
Harrisburg, PA 17128-1230  
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service  
Technical Support Group  
William Green Federal Building  
Room 3259  
600 Arch Street  
Philadelphia, PA 19106

Domestic Relations of Columbia  
County

700 Sawmill Road  
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

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

U.S. Dept. of Justice, Rm 4400  
950 Pennsylvania Avenue, NW  
Washington, DC 20530

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

U.S. Dept. of Justice, Rm 5111  
950 Pennsylvania Avenue, NW  
Washington, DC 20530

8. Name and address of Attorney of record:

Name

Address

None

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

August 9, 2013

DATE

**McCABE, WEISBERG AND CONWAY, P.C.**

BY:

*Celine P.*

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Kevin T. McQuail, Esquire
<input type="checkbox"/> Christine L. Graham, Esquire	<input type="checkbox"/> Brian T. LaManna, Esquire
<input type="checkbox"/> Ann E. Swartz, Esquire	<input type="checkbox"/> Joseph F. Riga, Esquire
<input type="checkbox"/> Joseph I. Foley, Esquire	<input checked="" type="checkbox"/> Celine P. DerKrikorian, Esquire

Attorneys for Plaintiff

Re: M&T BANK v. Caroline A. McLeod. et al.  
Columbia County; Number: 2012-cv-1761

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
KEVIN T. MCQUAIL, ESQUIRE - ID # 307169  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2012-cv-1761

DATE: August 9, 2013

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

OWNERS: Caroline A. McLeod

PROPERTY: 2274 Old Berwick Road, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$99,010.85

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **September 11, 2012 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

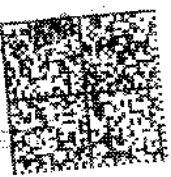
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY as WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

Name and Address of Sender  
 McCabe, Weisberg and Conway, P.C.  
 123 S. Broad St., Suite 2080  
 Philadelphia, PA 19109  
 ATTN: K. Keller- 65797

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

Line	Article Number		Parage
1	M&T BANK Plaintiff v. Caroline A. McLeod Defendant	Tenants/Occupants 2274 Old Berwick Road Bloomsburg, Pennsylvania 17815	
2		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard	
3		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107	
4		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128	
5		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486	
6		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	
7		PA Department of Revenue Bureau of Compliance Lien Section PO BOX 280948 Harrisburg PA 17128-0948	



U.S. POSTAGE® PINELET BUREAU  
 ZIP 19109 \$016.80<sup>0</sup>  
 02 1W 77494 AUG 09 2012  
 6001377494



8		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales		
9		United States of America Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106		
10		Domestic Relations of Columbia County 700 Sawmill Road Bloomsburg, PA 17815		
11		United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503		
12		Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754		
13		United States of America c/o Atty General of the United States U.S. Dept. of Justice, Rm 4400 950 Pennsylvania Avenue, NW Washington, DC 20530		
14		U.S. Dept. of Justice, Rm 4400 950 Pennsylvania Avenue, NW Washington, DC 20530 U.S. Dept. of Justice, Rm 5111 950 Pennsylvania Avenue, NW Washington, DC 20530		
Total Number of Pieces Listed by Sender 14	Total Number of Pieces Received at Post Office			

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
CAROLINE A MCLEOD (et al.)

Case Number  
2012CV1761

## SHERIFF'S RETURN OF SERVICE

08/06/2013 02:35 PM - SHERIFF TIMOTHY T. CHAMBERLAIN, 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 2274 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

SO ANSWERS,

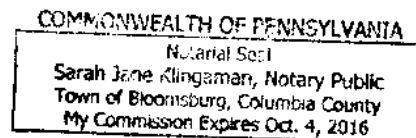
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 06, 2013

## NOTARY

Affirmed and subscribed to before me this

6TH day of AUGUST, 2013



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

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

REAL ESTATE TAX CERTIFICATION

Date: 08/07/2013

Fee: \$5.00

Cert. NO: 16330

MCLEOD CAROLINE A  
240 RIVER DRIVE  
BLOOMSBURG PA 17815

District: SCOTT TWP  
Deed: 20060 -1990  
Location: OLD BERWICK ROAD  
Parcel Id:31 -3C1-038-00,000

Assessment: 26,089

Balances as of 08/07/2013

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

**COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN**

By: \_\_\_\_\_ Per: \_\_\_\_\_

(Hm)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
CAROLINE A MCLEOD

Case Number  
2012CV1761

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires: 07/12/2013

Zone:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 2274 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-6-13

Time: 11:35

Deputy: JK

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2012CV1761

2274 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 07/12/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

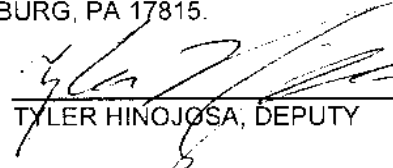


M & T BANK  
vs.  
CAROLINE A MCLEOD (et al.)

Case Number  
2012CV1761

## SHERIFF'S RETURN OF SERVICE

06/27/2013 09:45 AM - DEPUTY TYLER HINOJOSA, 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: CAROLINE MCLEOD AT 240 RIVER DRIVE, BLOOMSBURG, PA 17815.

  
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 28, 2013

NOTARY

Affirmed and subscribed to before me this

28TH day of JUNE, 2013

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

Printed Name of Notary: Sarah Jane Klingaman, Notary Public

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
CAROLINE A MCLEOD (et al.)

Case Number  
2012CV1761

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice      Zone:   
Manner: < Not Specified >      Expires: 07/12/2013      Warrant:   
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CENTRAL COLUMBIA SD  
Primary Address: BLUE JAY DRIVE  
BLOOMSBURG, PA 17815  
Phone:      DOB:   
Alternate Address:   
Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other  
Adult In Charge: Michael Curvey  
Relation: Guidance Counselor  
Date: 6-27-13      Time: 1315  
Deputy: 17      Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC      Phone: 215-790-1010

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CENTRAL COLUMBIA SD

2012CV1761

BLUE JAY DRIVE, BLOOMSBURG, PA 17815

EXP: 07/12/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
CAROLINE A MCLEOD (et al.)

Case Number  
2012CV1761

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 07/12/2013

Zone:

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 2274 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge: Valant / Posted

Relation:

Date: 6-27-13

Time: 1305

Deputy: 17

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2012CV1761

2274 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 07/12/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
CAROLINE A MCLEOD (et al.)

Case Number  
2012CV1761

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 07/12/2013

Zone:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Cou

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Laura Kremser

Relation: Receptionist

Date: 6-26-13

Time: 1105

Deputy: 16

Mileage:

### Attorney / Originator:

Name: MCCABE WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF

2012CV1761

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 07/12/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
CAROLINE A MCLEOD (et al.)

Case Number  
2012CV1761

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 07/12/2013

Zone:

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Debbie Miller

Relation: Clerk

Date: 6-26-13

Time: 1:01

Deputy: 16

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2012CV1761

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/12/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
CAROLINE A MCLEOD (et al.)

Case Number  
2012CV1761

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 07/12/2013

Zone:

Warrant:

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

### Serve To:

Name: CAROLINE MCLEOD

Primary Address: 240 RIVER DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Caroline McLeod

Relation: Defendant

Date: 6-27-13

Time: 0945

Deputy: 17

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

MCLEOD, CAROLINE

2012CV1761

240 RIVER DRIVE, BLOOMSBURG, PA 17815

EXP: 07/12/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
CAROLINE A MCLEOD (et al.)

Case Number  
2012CV1761

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 07/12/2013

Zone:

Warrant:

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

### Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mailbox

Relation:

Date:

6-27-13

Time:

0905

Deputy:

17

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

HOCK, H. JAMES

2012CV1761

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 07/12/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
CAROLINE A MCLEOD (et al.)

Case Number  
2012CV1761

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b> Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b> < Not Specified >	<b>Expires:</b> 07/12/2013	<b>Warrant:</b>
<b>Notes:</b> PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b> SCOTT TOWNSHIP SEWER AUTHORITY	
<b>Primary Address:</b> 350 TENNY STREET BLOOMSBURG, PA 17815	
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b> Personally <u>Adult In Charge</u> · Posted · Other	
<b>Adult In Charge:</b> Sharon Keller	
<b>Relation:</b> Admin Assistant	
<b>Date:</b> 6-27-13	<b>Time:</b> 0910
<b>Deputy:</b> 17	<b>Mileage:</b>

### Attorney / Originator:

<b>Name:</b> MCCABE, WEISBERG & CONWAY PC	<b>Phone:</b> 215-790-1010
-------------------------------------------	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

SCOTT TOWNSHIP SEWER

2012CV1761

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 07/12/2013

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV1761

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, SEPTEMBER 11, 2013**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL THAT CERTAIN piece and parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on Main Street in said Village and corner of allotment conveyed to Edward Hartman; THENCE by Main Street eastwardly 48 feet to a corner; THENCE at right angle southwardly 180 feet to an alley; THENCE by said alley westerly 48 feet to a corner of allotment conveyed to Edwin Hartman; THENCE by said allotment northwardly to the place of beginning. BEING THE SAME premises which Maggie J. Heckman, et al, by their deed dated March 27, 1962 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 211 at Page 592 granted and conveyed unto Jack L. Dawson and Christine B. Dawson, his wife. The said Jack L. Dawson died on September 28, 2003 thereby vesting sole interest in Christine B. Dawson, his wife, by virtue of her right of survivorship as a tenant by the entirety.

TOGETHER with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; AND ALSO all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

BEING KNOWN AS: 2274 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAXID. #: 31-3C1-038-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH CHRISTINE B. DAWSON, by deed dated February 28, 2006 and recorded March 1, 2006 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200601990, granted and conveyed to Caroline A. McLeod.

PROPERTY ADDRESS: 2274 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C1-038

---

Seized and taken into execution to be sold as the property of CAROLINE A MCLEOD in suit of M & T BANK.

---

**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:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV1761

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, SEPTEMBER 11, 2013**  
**AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece and parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on Main Street in said Village and corner of allotment conveyed to Edward Hartman; THENCE by Main Street eastwardly 48 feet to a corner; THENCE at right angle southwardly 180 feet to an alley; THENCE by said alley westerly 48 feet to a corner of allotment conveyed to Edwin Hartman; THENCE by said allotment northwardly to the place of beginning. BEING THE SAME premises which Maggie J. Heckman, et al, by their deed dated March 27, 1962 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 211 at Page 592 granted and conveyed unto Jack L. Dawson and Christine B. Dawson, his wife. The said Jack L. Dawson died on September 28, 2003 thereby vesting sole interest in Christine B. Dawson, his wife, by virtue of her right of survivorship as a tenant by the entirety. TOGETHER with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; AND ALSO all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

BEING KNOWN AS: 2274 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAXI.D. #: 31-3C1-038-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH CHRISTINE B. DAWSON, by deed dated February 28, 2006 and recorded March 1, 2006 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200601990, granted and conveyed to Caroline A. McLeod.

PROPERTY ADDRESS: 2274 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C1-038

Seized and taken into execution to be sold as the property of CAROLINE A MCLEOD in suit of M & T BANK.

**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:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

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Attorney for the Plaintiff:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

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Attorney for the Plaintiff:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

cc: County Surrogate, Telephonics



Document Receipt

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Trans # 28016 Carrier / service: POST 2PM 6/25/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000023388

Doc Ref #: 101ED2013

PHILADELPHIA PA 19106

Document Receipt

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Trans # 28015 Carrier / service: POST 2PM 6/25/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE  
DEPARTMENT 281230

Tracking #: 9171924291001000023371

Doc Ref #: 101ED2013

HARRISBURG PA 17128

Document Receipt

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Trans # 28014 Carrier / service: POST 2PM 6/25/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000023364

Doc Ref #: 101ED2013

HARRISBURG PA 17105

Document Receipt

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Trans # 28013 Carrier / service: POST 2PM 6/25/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000023357

Doc Ref #: 101ED2013

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 28012 Carrier / service: POST 2PM 6/25/2013

Ship to: 28012

USA ATTY GENERAL OF U.S.

950 PENNSYLVANIA AVE NW

Tracking #: 9171924291001000023340

Doc Ref #: 101ED2013

WASHINGTON DC 20530

Document Receipt

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Trans # 28011 Carrier / service: POST 2PM 6/25/2013

Ship to: 28011

USA ATTY FOR MIDDLE DISTRICT

228 WALNUT STREET

Tracking #: 9171924291001000023333

Doc Ref #: 101ED2013

HARRISBURG PA 17108

Document Receipt

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Trans # 28010 Carrier / service: POST 2PM 6/25/2013

Ship to: 28010

USA ATTY FOR MIDDLE DISTRICT

235 NORTH WASHINGTON AVE

Tracking #: 9171924291001000023326

Doc Ref #: 101ED2013

SCRANTON PA 18503

Document Receipt

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Trans # 28009 Carrier / service: POST 2PM 6/25/2013

Ship to: 28009

PA DEPT OF REVENUE

PO BOX 280948

Tracking #: 9171924291001000023319

Doc Ref #: 101ED2013

HARRISBURG PA 17128



Document Receipt

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Trans # 28008 Carrier / service: POST 2PM 6/25/2013

Ship to: 28008

PA DEPT OF REVENUE

PO BOX 281230

Tracking #: 9171924291001000023302

Doc Ref #: 101ED2013

HARRISBURG PA 17128

Document Receipt

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Trans # 28007 Carrier / service: POST 2PM 6/25/2013

Ship to: 28007

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000023296

Doc Ref #: 101ED2013

HARRISBURG PA 17105

Document Receipt

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Trans # 28006 Carrier / service: POST 2PM 6/25/2013

Ship to: 28006

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000023289

Doc Ref #: 101ED2013

HARRISBURG PA 17128

Document Receipt

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Trans # 28005 Carrier / service: POST 2PM 6/25/2013

Ship to: 28005

COMMONWEALTH OF PA

110 NORTH 8TH STREET

Tracking #: 9171924291001000023272

Doc Ref #: 101ED2013

PHILADELPHIA PA 19107

Document Receipt

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Trans # 28004 Carrier / service: POST 2PM 6/25/2013

Ship to: 28004

DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 9171924291001000023265

Doc Ref #: 101ED2013

HARRISBURG PA 17105

# REAL ESTATE OUTLINE

ED # 101-13

DATE RECEIVED 6-21-13  
DOCKET AND INDEX 6-25-13

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>78674</u>

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

SALE DATE	<u>Sept. 11, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Aug. 7, 13</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Aug. 21</u>	
	2 <sup>ND</sup> WEEK <u>28</u>	
	3 <sup>RD</sup> WEEK <u>Sept. 4, 13</u>	

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

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2012-cv-1761 Term \_\_\_\_\_

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

2013-ED-101

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 2274 Old Berwick Road, Bloomsburg, Pennsylvania  
17815

Amount Due	\$99,010.85
Interest from 03/05/13 to	\$ _____
DATE OF SALE _____	
plus \$16.28 per diem thereafter	
(Costs to be added)	
Total	\$ _____

Dated: 06-12-13  
(SEAL)

Barbara D. Silvestri-Acting  
Prothonotary, Common Pleas Court of  
Columbia County Penna.  
**Proth & Clerk of Sev. Courts**  
By: \_\_\_\_\_ Deputy

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA**

M&T BANK

v.

Caroline A. McLeod

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

**McCabe, Weisberg and Conway, P.C.**



---

Margaret Gairo, Esquire  
Attorney for Plaintiff



## LEGAL DESCRIPTION

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REAL DEBT: \$99,010.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CAROLINE A. MCLEOD

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY:   TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**HEIDI R. SPIVAK, ESQUIRE - ID #74770**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**  
**ANN E. SWARTZ, ESQUIRE - ID # 201926**  
**JOSEPH F. RIGA, ESQUIRE - ID # 57716**  
**JOSEPH I. FOLEY, ESQUIRE - ID # 314675**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 1400**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2012-cv-1761

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2274 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1.     Name and address of Owner or Reputed Owner

Name

Address

Caroline A. McLeod

240 River Drive  
Bloomsburg, Pennsylvania 17815

2.     Name and address of Defendant in the judgment:

Name

Address

Caroline A. McLeod

2274 Old Berwick Road  
Bloomsburg, Pennsylvania 17815

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

5. Name and address of every other person who has any record lien on the property:

Name	Address
------	---------

None

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

Name	Address
------	---------

None

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

Name	Address
------	---------

3 Tenants/Occupants	2274 Old Berwick Road Bloomsburg, Pennsylvania 17815
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3 Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
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4 Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
----------------------------------------------------------	--------------------------------------------------------------------------

5 Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
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6	Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
7	PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
8	PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
2	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
—	United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
8	Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815
—	United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754
10		
11	United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001
—	United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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

June 10, 2013  
DATE

Margaret Gairo  
Margaret Gairo, Esquire  
Attorney for Plaintiff

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REAL DEBT: \$99,010.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CAROLINE A. MCLEOD

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

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

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2012-cv-1761 Term \_\_\_\_\_

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

2013 - ED - 161

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 2274 Old Berwick Road, Bloomsburg, Pennsylvania  
17815

Amount Due \$99,010.85

Interest from 03/05/13 to \$ \_\_\_\_\_

DATE OF SALE \_\_\_\_\_

plus \$16.28 per diem thereafter

(Costs to be added)

Total \$ \_\_\_\_\_

Dated: 06-12-13  
(SEAL)

Barbara N. Silvestri acting  
Prothonotary, Common Pleas Court of  
Columbia County Penna.  
Proth & Clerk of Sev. Courts  
By: My Com Ex. 1st Monday in 2016 Deputy

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA**

M&T BANK

v.

Caroline A. McLeod

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

---

**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

**McCabe, Weisberg and Conway, P.C.**



---

**Margaret Gairo, Esquire  
Attorney for Plaintiff**



## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on Main Street in said Village and corner of allotment conveyed to Edward Hartman; THENCE by Main Street eastwardly 48 feet to a corner; THENCE at right angle southwardly 180 feet to an alley; THENCE by said alley westerly 48 feet to a corner of allotment conveyed to Edwin Hartman; THENCE by said allotment northwardly to the place of beginning.

BEING THE SAME premises which Maggie J. Heckman, et al, by their deed dated March 27, 1962 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 211 at Page 592 granted and conveyed unto Jack L. Dawson and Christine B. Dawson, his wife. The said Jack L. Dawson died on September 28, 2003 thereby vesting sole interest in Christine B. Dawson, his wife, by virtue of her right of survivorship as a tenant by the entirety.

**TOGETHER** with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; **AND ALSO** all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

BEING KNOWN AS: 2274 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C1-038-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH CHRISTINE B. DAWSON, by deed dated February 28, 2006 and recorded March 1, 2006 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200601990,, granted and conveyed to Caroline A. McLeod .

REAL DEBT: \$99,010.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CAROLINE A. MCLEOD

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

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

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2012-cv-1761 Term \_\_\_\_\_

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

2013 - ED - 101

Commonwealth of Pennsylvania:

County of Columbia

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Interest from 03/05/13 to S. \_\_\_\_\_  
DATE OF SALE \_\_\_\_\_  
plus \$16.28 per diem thereafter

(Costs to be added)

Total \$ \_\_\_\_\_

Dated: 06-12-13  
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Barbara N. Silvestri-acting  
Prothonotary, Common Pleas Court of  
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Proth & Clerk of Sev. Courts

By: My Com. Ex. 1st Monday in 2014

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA

M&T BANK

v.

Caroline A. McLeod

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WRIT OF EXECUTION  
(Mortgage Foreclosure)

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**Costs**

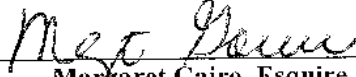
Pro. Pd.

Judg. Fee

Cr.

Sat.

McCabe, Weisberg and Conway, P.C.



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Margaret Gairo, Esquire  
Attorney for Plaintiff

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**TOGETHER** with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; **AND ALSO** all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

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SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CAROLINE A. MCLEOD

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
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**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**  
**ANN E. SWARTZ, ESQUIRE - ID # 201926**  
**JOSEPH F. RIGA, ESQUIRE - ID # 57716**  
**JOSEPH I. FOLEY, ESQUIRE - ID # 314675**

Attorneys for Plaintiff

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2012-cv-1761

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Caroline A. McLeod, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, *et seq.*; and that the Defendant, Caroline A. McLeod, is over eighteen (18) years of age, and resides as follows:

Caroline A. McLeod  
2274 Old Berwick Road  
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED  
BEFORE ME THIS 11 DAY  
OF June, 2013

NOTARY PUBLIC



  
Margaret Gairo, Esquire  
Attorney for Plaintiff



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: MCLEODFirst Name: CAROLINEMiddle Name: A.Active Duty Status As Of: Jun-11-2013

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 individuals' active duty status based on the Active Duty Status Date			

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

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/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: K3W5D7B2H0B2HD0

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
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ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675

Attorneys for Plaintiff

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2012-cv-1761

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

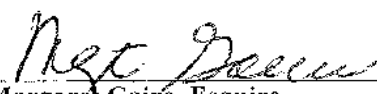
COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Caroline A. McLeod, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, *et seq.*; and that the Defendant, Caroline A. McLeod, is over eighteen (18) years of age, and resides as follows:

Caroline A. McLeod  
2274 Old Berwick Road  
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED  
BEFORE ME THIS 14 DAY  
OF February, 2013

NOTARY PUBLIC

  
Margaret Gairo, Esquire  
Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Barbara J. Meyer-McGarry Public  
City of Philadelphia, Philadelphia County  
MY COMMISSION EXPIRES JAN. 12, 2014





## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: MCLEODFirst Name: CAROLINEMiddle Name: A.Active Duty Status As Of: Jun-11-2013

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 individuals' active duty status based on the Active Duty Status Date			

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

*Mary M. Snavelly-Dixon*

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

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## More information on "Active Duty Status"

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Attorneys for Plaintiff

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M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2012-cv-1761

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

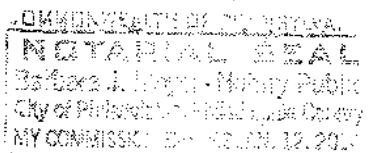
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Caroline A. McLeod  
2274 Old Berwick Road  
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED  
BEFORE ME THIS 14 DAY  
OF August 2013

NOTARY PUBLIC



Margaret Gairo  
Margaret Gairo, Esquire  
Attorney for Plaintiff



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: MCLEODFirst Name: CAROLINEMiddle Name: A.Active Duty Status As Of: Jun-11-2013

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 individuals' 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
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*Mary M. Snavelly-Dixon*

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

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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: K3W5D7B2H0B2HD0

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID #74770  
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CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LaMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675

Attorneys for Plaintiff

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2012-cv-1761

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2274 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Caroline A. McLeod

240 River Drive  
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name

Address

Caroline A. McLeod

2274 Old Berwick Road  
Bloomsburg, Pennsylvania 17815

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

5. Name and address of every other person who has any record lien on the property:

Name	Address
------	---------

None

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

Name	Address
------	---------

None

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

Name	Address
------	---------

Tenants/Occupants	2274 Old Berwick Road Bloomsburg, Pennsylvania 17815
-------------------	---------------------------------------------------------

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	-----------------------------------------------------------------------------------------------------------------------------------

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
--------------------------------------------------------	--------------------------------------------------------------------------

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--------------------------------------------------------------------------------------	----------------------------------------------------------------------------

Department of Public Welfare  
TPL Casualty Unit Estate  
Recovery Program

Willow Oak Building  
P.O. Box 8486  
Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

PA Department of Revenue  
Bureau of Compliance  
Lien Section

PO BOX 280948  
Harrisburg PA 17128-0948

Commonwealth of Pennsylvania  
Department of Revenue Bureau of  
Compliance

Clearance Support Department 281230  
Harrisburg, PA 17128-1230  
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service  
Technical Support Group  
William Green Federal Building  
Room 3259  
600 Arch Street  
Philadelphia, PA 19106

Domestic Relations of Columbia  
County

700 Sawmill Road  
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

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

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

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

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



8. Name and address of Attorney of record:

Name

Address

None

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.

Section 4904 relating to unsworn falsification to authorities.

June 10, 2013  
DATE

Margaret Gairo  
Margaret Gairo, Esquire  
Attorney for Plaintiff

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on Main Street in said Village and corner of allotment conveyed to Edward Hartman; THENCE by Main Street eastwardly 48 feet to a corner; THENCE at right angle southwardly 180 feet to an alley; THENCE by said alley westerly 48 feet to a corner of allotment conveyed to Edwin Hartman; THENCE by said allotment northwardly to the place of beginning.

BEING THE SAME premises which Maggie J. Heckman, et al, by their deed dated March 27, 1962 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 211 at Page 592 granted and conveyed unto Jack L. Dawson and Christine B. Dawson, his wife. The said Jack L. Dawson died on September 28, 2003 thereby vesting sole interest in Christine B. Dawson, his wife, by virtue of her right of survivorship as a tenant by the entirety.

**TOGETHER** with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; **AND ALSO** all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

BEING KNOWN AS: 2274 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C1-038-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH CHRISTINE B. DAWSON, by deed dated February 28, 2006 and recorded March 1, 2006 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200601990,, granted and conveyed to Caroline A. McLeod .

REAL DEBT: \$99,010.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CAROLINE A. MCLEOD

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
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ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675

Attorneys for Plaintiff

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2012-cv-1761

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2274 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

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Name

Address

Caroline A. McLeod

240 River Drive  
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Plaintiff herein

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Plaintiff herein

5. Name and address of every other person who has any record lien on the property:

Name	Address
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None

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Tenants/Occupants	2274 Old Berwick Road Bloomsburg, Pennsylvania 17815
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Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
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Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
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Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
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Department of Public Welfare  
TPL Casualty Unit Estate  
Recovery Program

Willow Oak Building  
P.O. Box 8486  
Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

PA Department of Revenue  
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Lien Section

PO BOX 280948  
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Commonwealth of Pennsylvania  
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ATTN: Sheriff's Sales

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Internal Revenue Service  
Technical Support Group  
William Green Federal Building  
Room 3259  
600 Arch Street  
Philadelphia, PA 19106

Domestic Relations of Columbia  
County

700 Sawmill Road  
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

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

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

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

8. Name and address of Attorney of record:

Name

Address

None

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.

Section 4904 relating to unsworn falsification to authorities.

June 10, 2013  
DATE

Margaret Gairo  
Margaret Gairo, Esquire  
Attorney for Plaintiff

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**TOGETHER** with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; **AND ALSO** all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

BEING KNOWN AS: 2274 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C1-038-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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REAL DEBT: \$99,010.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CAROLINE A. MCLEOD

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

Attorneys for Plaintiff

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
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**JOSEPH I. FOLEY, ESQUIRE - ID # 314675**

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

M&T BANK

v.

Caroline A. McLeod

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-cv-1761

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: Caroline A. McLeod  
2274 Old Berwick Road  
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **2274 Old Berwick Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$99,010.85 obtained by M&T BANK against you.

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

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

1. The sale will be canceled if you pay to M&T BANK the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)



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

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

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

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

**LAWYER REFERRAL SERVICE**  
**Columbia County Lawyer Referral Service**  
**North Penn Legal Services**  
**168 East 5th Street**  
**Bloomsburg, Pennsylvania 17815**  
**570-784-8760**

**ASSOCIATION DE LICENCIADOS**  
**Columbia County Lawyer Referral Service**  
**North Penn Legal Services**  
**168 East 5th Street**  
**Bloomsburg, Pennsylvania 17815**  
**570-784-8760**

## LEGAL DESCRIPTION

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REAL DEBT: \$99,010.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CAROLINE A. MCLEOD

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 202  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(866) 656-0379  
FAX (301) 490-1568

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

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

SUITE 100  
30 BUXTON FARMS ROAD  
STAMFORD, CT 06905  
(203) 992-8200  
FAX (855) 425-1979

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DELAWARE 19803  
(302) 409-3520  
FAX 855-425-1980

June 10, 2013

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

Re: M&T BANK vs. Caroline A. McLeod  
Columbia County, Number 2012-cv-1761  
Premises: 2274 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find 3 copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendant as follows:

Caroline A. McLeod  
240 River Drive  
Bloomsburg, Pennsylvania 17815

Please be advised that the Columbia County Sheriff is to serve the above referenced defendant, serviceform. Our stamped self-addressed envelope are enclosed.

Very truly yours,



Kimberly McDevitt, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/kmt  
Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
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**JOSEPH I. FOLEY, ESQUIRE - ID # 314675**

Attorneys for Plaintiff

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-cv-1761

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

SIR OR MADAM:

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

**INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:  
**2274 Old Berwick Road, Bloomsburg, Pennsylvania 17815**  
(more fully described as attached)

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

Caroline A. McLeod  
2274 Old Berwick Road  
Bloomsburg, Pennsylvania 17815

**WAIVER OF WATCHMAN**

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

June 10, 2013

DATE

  
Margaret Gairo, Esquire  
Attorney for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
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**ANN E. SWARTZ, ESQUIRE - ID # 201926**  
**JOSEPH F. RIGA, ESQUIRE - ID # 57716**  
**JOSEPH I. FOLEY, ESQUIRE - ID # 314675**

Attorneys for Plaintiff

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

M&T BANK

Plaintiff

v.

Caroline A. McLeod

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-cv-1761

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

SIR OR MADAM:

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

**INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:  
**2274 Old Berwick Road, Bloomsburg, Pennsylvania 17815**  
(more fully described as attached)

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


Caroline A. McLeod  
2274 Old Berwick Road  
Bloomsburg, Pennsylvania 17815

**WAIVER OF WATCHMAN**

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

June 10, 2013

DATE

  
Margaret Gairo, Esquire  
Attorney for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCALL**, ESQUIRE - ID # 16496  
**MARC S. WEISBERG**, ESQUIRE - ID # 17616  
**EDWARD D. CONWAY**, ESQUIRE - ID # 34687  
**MARGARET GAIRO**, ESQUIRE - ID # 34419  
**ANDREW L. MARKOWITZ**, ESQUIRE - ID # 28009  
**HEIDI R. SPIVAK**, ESQUIRE - ID # 74770  
**MARISA J. COHEN**, ESQUIRE - ID # 87830  
**KEVIN T. McQUAIL**, ESQUIRE - ID # 307169  
**CHRISTINE L. GRAHAM**, ESQUIRE - ID # 309480  
**BRIAN T. LaMANNA**, ESQUIRE - ID # 310321  
**ANN E. SWARTZ**, ESQUIRE - ID # 201926  
**JOSEPH F. RIGA**, ESQUIRE - ID # 57716  
**JOSEPH L. FOLEY**, ESQUIRE - ID # 314675

Attorneys for Plaintiff

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June 10, 2013

DATE

  
Margaret Gairo, Esquire  
Attorney for Plaintiff

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on Main Street in said Village and corner of allotment conveyed to Edward Hartman; THENCE by Main Street eastwardly 48 feet to a corner; THENCE at right angle southwardly 180 feet to an alley; THENCE by said alley westerly 48 feet to a corner of allotment conveyed to Edwin Hartman; THENCE by said allotment northwardly to the place of beginning.

BEING THE SAME premises which Maggie J. Heckman, et al, by their deed dated March 27, 1962 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 211 at Page 592 granted and conveyed unto Jack L. Dawson and Christine B. Dawson, his wife. The said Jack L. Dawson died on September 28, 2003 thereby vesting sole interest in Christine B. Dawson, his wife, by virtue of her right of survivorship as a tenant by the entirety.

**TOGETHER** with all and singular tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; **AND ALSO** all estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

BEING KNOWN AS: 2274 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C1-038-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH CHRISTINE B. DAWSON, by deed dated February 28, 2006 and recorded March 1, 2006 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200601990,, granted and conveyed to Caroline A. McLeod .

REAL DEBT: \$99,010.85

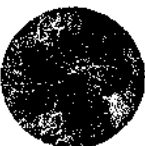
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
CAROLINE A. MCLEOD

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOL HOLOGRAM

**McCABE, WEISBERG & CONWAY, P.C.**

ATTORNEYS AT LAW  
123 S. BROAD STREET SUITE 1400  
PHILADELPHIA, PA 19109  
(215) 790-1010



3-50/310



NO.

78674

One Thousand Three Hundred Fifty \*\*\*\*\* 00/100

DATE

AMOUNT

Jun/10/2013 \$1,350.00

ESCROW TRUST  
VOID AFTER 90 DAYS

TO THE Sheriff of Columbia County  
ORDER  
OF

*Margaret White*

Listing Property for Sheriff Sale - 287-0825 - McLeod

WINE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈078674⑈ ⑈031000503⑈ 2000012430022⑈

MP

Security Features Included

Details on back