

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
M & T BANK

vs.

Defendant
JOHN R MORGANS

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, November 19, 2014

Writ of Execution No. : 2011CV1291

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 28 WEST 4TH STREET, 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	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,215.96
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	\$225.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
Total Sheriff Costs	\$2,096.96

Municipal Costs

Sewer	\$4,696.07
Total Municipal Costs	\$4,696.07

Distribution Costs

Recording Fees	\$68.00
Total Distribution Costs	\$68.00

Grand Total: \$6,861.03

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)

by County/Sheriff, Treasurer

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010



3-50/310

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LAW OFFICES
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FAX: (855) 845-2585

SUITE 2806
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2384

November 18, 2014

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

Re: M&T Bank f/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings Bank vs.
John R. Morgans and Sonna Rae Farr-Morgans
Columbia; C.C.P.; No. 2011CV1291
Premises: 28 West 4th Street, Bloomsburg, Pennsylvania 17815

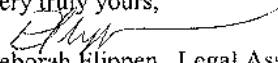
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **November 19, 2014** Sheriff's Sale. I am requesting at this time that you stay this sale. Defendant filed a Chapter 13 bankruptcy on November 18, 2014 in the MIDDLE District of PA., under # 14-05350.

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

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

Very truly yours,


Deborah Flippen, Legal Assistant

/df

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

SIGNATURE

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MFT Bank VS John Morgans

NO. 132-14 ED NO. 1291-11 JD

DATE/TIME OF SALE: November 19, 2014 at 9:00 am

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

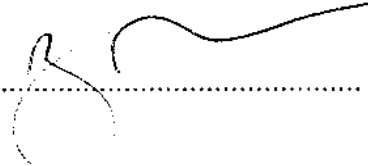
LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

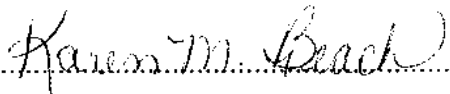
TOTAL DUE IN 8 DAYS \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 29 and November 5, 12, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 12th day of November, 2014.

.....
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen M. Beach, Notary Public
Scott Twp., Columbia County
My Commission Expires May 13, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. 178,900
 NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****	\$ <u>481.00</u>	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1215.76</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****	\$ <u>1440.76</u>	

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>68.00</u>	
TOTAL *****	\$ <u>78.00</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>4696.07</u>	
WATER 20	\$	
TOTAL *****	\$ <u>4696.07</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****	\$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 6861.03

LAW OFFICES
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FAX: (855) 845-2584

October 9, 2014

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

Re: M&T Bank f/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings Bank vs. John R. Morgans
Columbia County, No. 2001CV1291
Premises: 28 West 4th Street, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 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 November 19, 2014.

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

Sincerely,

Shondera Drayton, Legal assistant
McCabe, Weisberg and Conway, P.C.

/SD

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
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
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JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

M&T Bank f/k/a Manufacturers and Traders Trust
Company s/b/m/t Franklin First Savings Bank
Plaintiff

v.

John R. Morgans
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2001CV1291

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 9th day of October, 2014, 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 3129.1 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

BEFORE ME THIS 15 DAY

OF October 2014

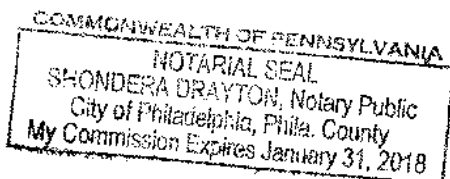
[Signature]
NOTARY PUBLIC

McCABE, WEISBERG & CONWAY, P.C.

BY: [Signature]

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input checked="" 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"/> 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 type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Lena Kravets, Esquire
<input type="checkbox"/> Carol A. DiPrinzio, Esquire	

Attorneys for Plaintiff



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
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M&T Bank f/k/a Manufacturers and Traders Trust
Company s/b/m/t Franklin First Savings Bank

Plaintiff

v.

John R. Morgans

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2001CV1291

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: 28 West 4th Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

John R. Morgans

28 West 4th Street
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name

Address

John R. Morgans

28 West 4th Street
Bloomsburg, Pennsylvania 17815

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

Name

Address

Plaintiff herein

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

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

Plaintiff herein

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

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

Bloomsburg Township	301 E 2nd Street Bloomsburg, Pennsylvania 17815
---------------------	--

Franklin First Savings Bank	44 W Market St PO Box 449 Wilkes Barre PA 18773-0449
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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	28 West 4th Street Bloomsburg, Pennsylvania 17815
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Columbia County District Justices	700 Sawmill Road Bloomsburg, PA 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 th Street Suite #204 Philadelphia, PA 19107
--	--

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

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

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

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

11 West Main Street
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

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.

10/15/14
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
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<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Carol A. DiPrinzio, Esq.	

Attorneys for Plaintiff

Re: M&T Bank f/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings Bank v. John R. Morgans. et al.
Columbia County; Number: 2001CV1291

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BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
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M&T Bank f/k/a Manufacturers and Traders Trust
Company s/b/m/t Franklin First Savings Bank
Plaintiff

v.

John R. Morgans
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2001CV1291

DATE: October 9, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: John R. Morgans

PROPERTY: 28 West 4th Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$59,040.99

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **November 19, 2014 at 9 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.

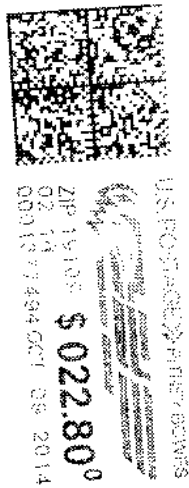
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

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 1400
 Philadelphia, PA 19109
 Attn: SHONDERA DRAYTON 58923

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

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



Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Actual if Rept	Zone	11 V.O.D.	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee
		M&T Bank E/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings Bank v. John R. Morgans															
1		Bloomsburg Township 301 E 2nd Street Bloomsburg, Pennsylvania 17815															
2		Tenants 28 West 4th Street Bloomsburg, Pennsylvania 17815															
3		Columbia County District Justices 700 Sawmill Road Bloomsburg, PA 17815															
4		Franklin First Savings Bank 44 W Market St PO Box 449 Wilkes Barre PA 18773-0449															
5		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard															
6		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 th Street Suite #204 Philadelphia, PA 19107															
7		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128															

[illegible]

17		United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754															
18		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															
19		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															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per <i>(Name of receiving employee)</i>		<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reimbursement of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 in some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> R900, S913, and S921 for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>												

**MUNICIPAL AUTHORITY OF THE
TOWN OF BLOOMSBURG**

Town Hall 301 E Second Street Bloomsburg PA 17815
570.784.5422 570.784.1518 fax bloomsburgapa.org

October 22, 2014

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Morgans, John
28 W. 4th Street
Bloomsburg PA 17815

DOCKET # 2001CV1291

Dear Sheriff Chamberlain:

In response to a notification our office received from McCabe, Weisberg and Conway, P.C. regarding the pending Sheriff's Sale scheduled for November 19, 2014, on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$ 4,696.07.

If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Amber Kenney
Office Manager

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
JOHN R MORGANS

Case Number
2011CV1291

SHERIFF'S RETURN OF SERVICE

10/10/2014 02:35 PM - DEPUTY KEVIN DENT, 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 28 WEST 4TH STREET, BLOOMSBURG, PA 17816.


KEVIN DENT, DEPUTY

SO ANSWERS,

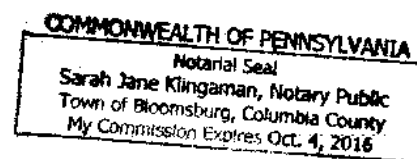

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2014

NOTARY

Affirmed and subscribed to before me this

14TH day of OCTOBER, 2014





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
JOHN R MORGANS

Case Number
2011CV1291

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	(POSTING)
Primary Address:	28 WEST 4TH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other	
Adult In Charge:		
Relation:		
Date:	10/10/14	Time: 1435
Deputy:	5	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)

2011CV1291

28 WEST 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

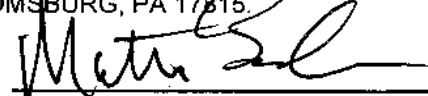


M & T BANK
vs.
JOHN R MORGANS

Case Number
2011CV1291

SHERIFF'S RETURN OF SERVICE

08/13/2014 09:07 AM - DEPUTY MARTIN BOUDMAN, 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: JOHN R MORGANS AT 28 WEST 4TH STREET, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 13, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

13TH day of AUGUST, 2014



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

132

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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2014

Fee: \$5.00

Cert. NO: 18951

MORGANS JOHN R
28 WEST 4TH STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 0455 -0008
Location: 28 W 4TH ST
Parcel Id:05W-03 -072-00,000

Assessment: 50,905
Balances as of 09/11/2014

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000035221

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

McCABE, WEISBERG & 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
MARGARET GAIR, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
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
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

CIVIL ACTION LAW

M&T Bank f/k/a Manufacturers and Traders Trust
Company s/b/m/t Franklin First Savings Bank

v.

John R. Morgans

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2011 CV 1291

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

John R. Morgans
28 West 4th Street
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **28 West 4th Street, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Nov. 19th 2014 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$59,040.99 obtained by M&T Bank f/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings 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 f/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings 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.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
JOHN R MORGANS

Case Number
2011CV1291

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 132

Manner: < Not Specified >

Expires:

Warrant: ** YES **

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

Serve To:

Name: JOHN R MORGANS

Primary Address: 28 WEST 4TH STREET
BLOOMSBURG, PA 17815

Phone: DOB: 03/31/1961

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 8-13-14

Time: 0907

Deputy: 8

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.

MORGANS, JOHN R

2011CV1291

28 WEST 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
JOHN R MORGANS

Case Number
2011CV1291

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 132

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 28 WEST 4TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF JOHN MORGANS

Date: 8-13-14

Time: 0907

Deputy: 8

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

2011CV1291

28 WEST 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
JOHN R MORGANS

Case Number
2011CV1291

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 132

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 8-13-14

Time: 0900

Deputy: 8

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.

WARD, MARY F.

2011CV1291

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
JOHN R MORGANS

Case Number
2011CV1291

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 132

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

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: Stephanie Stoop

Relation: Intake Officer

Date: 8/12/14 Time: 1050

Deputy: 8 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 2011CV1291 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

McCABE, WEISBERG & 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
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
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
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

CIVIL ACTION LAW

M&T Bank f/k/a Manufacturers and Traders Trust
Company s/b/m/t Franklin First Savings Bank

v.

John R. Morgans

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2011 CV 1291

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

John R. Morgans
28 West 4th Street
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **28 West 4th Street, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Nov. 19th 2014 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$59,040.99 obtained by M&T Bank f/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings 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 f/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings 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

ALL THOSE TWO CERTAIN PIECES, PARCELS AND TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at the corner of Fourth Street and Whitman's Alley; THENCE along Fourth Street, North 64 degrees 40 minutes East, 50 feet; THENCE by land now or late of William H. Moore (formerly owned by Susan Kuhn) running Southwardly at right angles to Fourth Street, 84-1/4 feet to lot late of H. V. White, now or late of Harry S. Barton and Mabel P. Barton; THENCE by the same parallel with Fourth Street, 50 feet, more or less, to Whitman's Alley aforesaid and THENCE along the same 84-1/4 feet to the place of BEGINNING.

ON WHICH is erected a two story brick faced dwelling house.

TRACT NO. 2: BEGINNING at the northeast corner of lot now or late of George A. McKelvey (the said corner being 50 feet east of Whitman's Alley) AND RUNNING along said Fourth Street in an easterly direction 7 feet to a point on land late of William H. Brooke, now or late William H. Moore; THENCE in a southerly direction, 84-1/2 feet, more or less, to lot late of H. V. White, now or late of Harry S. and Mabel P. Barton; THENCE in a westerly direction along the said Barton lot, 7 feet, to lot now or late of George A. McKelvey, above described; THENCE in a northerly direction along said lot of George A. McKelvey, 84-1/2 feet to the place of BEGINNING.

The two parcels above described having a frontage on Fourth Street of 57 feet and a depth of 84-1/4 feet.

BEING KNOWN AS: 28 WEST 4TH STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 05W,03-072-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Bruce Mark Romanic and Jeanne Louise Romanic, his wife by deed dated July 30, 1996 and recorded July 31, 1996 in Deed Book 632, Page 0191, granted and conveyed unto John R. Morgans.

REAL DEBT: \$59,040.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN R. MORGANS

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

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/12/14

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: **1002893**
Description: **John Morgans Sheriff sale**
Run Dates: **10/19/14 to 11/12/14**
Class: **2**
Agate Lines: **222**
Blind Box:

Total Ad Cost \$1,215.96
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/19/14	11/12/14	3	\$1,215.96

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1291

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 19, 2014
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 THOSE TWO CERTAIN PIECES, PARCELS AND TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at the corner of Fourth Street and Whitman's Alley; THENCE along Fourth Street, North 64 degrees 40 minutes East, 50 feet; THENCE by land now or late of William H. Moore (formerly owned by Susan Kuhn) running Southwardly at right angles to Fourth Street, 84-1/4 feet to lot late of H. V. White, now or late of Harry S. Barton and Mabel P. Barton; THENCE by the same parallel with Fourth Street, 50 feet, more or less, to Whitman's Alley aforesaid and THENCE along the same 84-1/4 feet to the place of BEGINNING, ON WHICH is erected a two story brick faced dwelling house.
TRACT NO. 2: BEGINNING at the northeast corner of lot now or late of George A. McKelvey (the said corner being 50 feet east of Whitman's Alley) AND RUNNING along said Fourth Street in an easterly direction 7 feet to a point on land late of William H. Brooks, now or late William H. Moore; THENCE in a southerly direction, 84-1/2 feet, more or less, to lot late of H. V. White, now or late of Harry S. and Mabel P. Barton; THENCE in a westerly direction along the said Barton lot, 7 feet, to lot now or late of George A. McKelvey; above described; THENCE in a northerly direction along said lot of George A. McKelvey, 84-1/2 feet to the place of BEGINNING. The two parcels above described having a frontage on Fourth Street of 57 feet and a depth of 84-1/4 feet, BEING KNOWN AS: 28 WEST 4TH STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 05W/03-072-00.000
THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH BRUCE MARK ROMANIC AND JEANNE LOUISE ROMANIC, HIS WIFE by deed dated July 30, 1996 and recorded in the office of the Recorder in and for Columbia County in Deed Book 632, Page 0191, granted and conveyed to John R. Morgans, 9

PROPERTY ADDRESS: 28 WEST 4TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W/03-072-00.000

Seized and taken into execution to be sold as the property of JOHN R. MORGANS 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.

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

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

Document Receipt

Trans #	3526	Carrier / service:	USPS Server	First-Class Mail®	8/12/2014 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

MIDDLE DISTRICT

WILLIAM NEALSON FED BLDG

235 N WASHINGTON AVE STE. 311

Tracking #: 71901140006000035245

Doc Ref #: 2014ED132

Postage 5.3400

SCRANTON PA 18503

132

Document Receipt

Trans #	3526	Carrier / service:	USPS Server	First-Class Mail®	8/12/2014 12:00:00 AM
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UNITED STATE OF AMERICA

MIDDLE DISTRICT

WILLIAM NEALSON FED BLDG

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Postage 5.3400

SCRANTON PA 18503

132

Document Receipt

Trans #	3525	Carrier / service:	USPS Server	First-Class Mail®	8/12/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000035238

Doc Ref #: 2014ED132

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	3525	Carrier / service:	USPS Server	First-Class Mail®	8/12/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000035238

Doc Ref #: 2014ED132

Postage 5.3400

PHILADELPHIA PA 19106

132

Document Receipt

Trans #	3524	Carrier / service:	USPS Server	First-Class Mail®	8/12/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000035221

Doc Ref #: 2014ED132

Postage 5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3523	Carrier / service:	USPS Server	First-Class Mail®	8/12/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000035214

Doc Ref #: 2014ED132

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3522	Carrier / service:	USPS Server	First-Class Mail®	8/12/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000035207

Doc Ref #: 2014ED132

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3527	Carrier / service:	USPS Server	First-Class Mail®	8/12/2014 12:00:00 AM
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Ship to:

U.S. DEPT OF JUSTICE ROOM 5111 UNITED STATES OF AMERICA

ATTY GENERAL

950 PENNSYLVANIA AVE NW

WASHINGTON DC 20530

Tracking #: 71901140006000035252

Doc Ref #: 2014ED132

Postage 5.3400

Document Receipt

Trans #	3527	Carrier / service:	USPS Server	First-Class Mail®	8/12/2014 12:00:00 AM
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Ship to:

U.S. DEPT OF JUSTICE ROOM 5111 UNITED STATES OF AMERICA

ATTY GENERAL

950 PENNSYLVANIN AVE NW

WASHINGTON DC 20530

Tracking #: 71901140006000035252

Doc Ref #: 2014ED132

Postage 5.3400

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1291

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 19, 2014
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 THOSE TWO CERTAIN PIECES, PARCELS AND TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at the corner of Fourth Street and Whitman's Alley; THENCE along Fourth Street, North 64 degrees 40 minutes East, 50 feet; THENCE by land now or late of William H. Moore (formerly owned by Susan Kuhn) running Southwardly at right angles to Fourth Street, 84-1/4 feet to lot late of H. V. White, now or late of Harry S. Barton and Mabel P. Barton; THENCE by the same parallel with Fourth Street, 50 feet, more or less, to Whitman's Alley aforesaid and THENCE along the same 84-1/4 feet to the place of BEGINNING.

ON WHICH is erected a two story brick faced dwelling house.

TRACT NO. 2: BEGINNING at the northeast corner of lot now or late of George A. McKelvey (the said corner being 50 feet east of Whitman's Alley) AND RUNNING along said Fourth Street in an easterly direction 7 feet to a point on land late of William H. Brooks, now or late William H. Moore; THENCE in a southerly direction, 84-1/2 feet, more or less, to lot late of H. V. White, now or late of Harry S. and Mabel P. Barton; THENCE in a westerly direction along the said Barton lot, 7 feet, to lot now or late of George A. McKelvey, above described; THENCE in a northerly direction along said lot of George A. McKelvey, 84-1/2 feet to the place of BEGINNING.

The two parcels above described having a frontage on Fourth Street of 57 feet and a depth of 84-1/4 feet.

BEING KNOWN AS: 28 WEST 4TH STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. # 05W,03-072-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH BRUCE MARK ROMANIC AND JEANNE LOUISE ROMANIC, HIS WIFE by deed dated July 30, 1996 and recorded in the office of the Recorder in and for Columbia County in Deed Book 632, Page 0191, granted and conveyed to John R. Morgans.

9

PROPERTY ADDRESS: 28 WEST 4TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W,03-072-00,000

Seized and taken into execution to be sold as the property of JOHN R MORGANS 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

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

M&T Bank f/k/a Manufacturers and Traders Trust
Company s/b/m/t Franklin First Savings Bank

Plaintiff

v.

John R. Morgans

Defendant

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

No. 2014 Term 132 E.D.

No. _____ Term _____ A.D.

No. 2011 CV 1291 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

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: 28 West 4th Street, Bloomsburg, Pennsylvania 17815

Amount Due \$ 59,040.99

Interest from 09/24/11 to DATE OF SALE \$

_____ plus \$9.71 per diem thereafter

(Costs to be added)

Total \$

Dated: 08-11-14
(SEAL)

Barbara N. Selitto
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

Tracy A. Clark of Nev. Courts
10/10/2014

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2011 CV 1291 Term _____ J.D.

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

M&T Bank f/k/a Manufacturers and Traders Trust Company s/b/m/t
Franklin First Savings Bank

v.

John R. Morgans

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

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

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN PIECES, PARCELS AND TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at the corner of Fourth Street and Whitman's Alley; THENCE along Fourth Street, North 64 degrees 40 minutes East, 50 feet; THENCE by land now or late of William H. Moore (formerly owned by Susan Kuhn) running Southwardly at right angles to Fourth Street, 84-1/4 feet to lot late of H. V. White, now or late of Harry S. Barton and Mabel P. Barton; THENCE by the same parallel with Fourth Street, 50 feet, more or less, to Whitman's Alley aforesaid and THENCE along the same 84-1/4 feet to the place of BEGINNING.

ON WHICH is erected a two story brick faced dwelling house.

TRACT NO. 2: BEGINNING at the northeast corner of lot now or late of George A. McKelvey (the said corner being 50 feet east of Whitman's Alley) AND RUNNING along said Fourth Street in an easterly direction 7 feet to a point on land late of William H. Brooke, now or late William H. Moore; THENCE in a southerly direction, 84-1/2 feet, more or less, to lot late of H. V. White, now or late of Harry S. and Mabel P. Barton; THENCE in a westerly direction along the said Barton lot, 7 feet, to lot now or late of George A. McKelvey, above described; THENCE in a northerly direction along said lot of George A. McKelvey, 84-1/2 feet to the place of BEGINNING.

The two parcels above described having a frontage on Fourth Street of 57 feet and a depth of 84-1/4 feet.

BEING KNOWN AS: 28 WEST 4TH STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 05W,03-072-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Bruce Mark Romanic and Jeanne Louise Romanic, his wife by deed dated July 30, 1996 and recorded July 31, 1996 in Deed Book 632, Page 0191, granted and conveyed unto John R. Morgans.

REAL DEBT: \$59,040.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN R. MORGANS

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

REAL ESTATE OUTLINE

ED # 2014 ED 139

DATE RECEIVED 8-12-14
DOCKET AND INDEX 2011 CV 1291

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>93765</u>

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

SALE DATE NOV. 19th TIME 9:00 Am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

McCABE, WEISBERG & 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
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
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
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

M&T Bank f/k/a Manufacturers and Traders Trust
Company s/b/m/t Franklin First Savings Bank

Plaintiff

v.

John R. Morgans

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2011 CV 1291

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: 28 West 4th Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

John R. Morgans

28 West 4th Street
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendant in the judgment:

Name

Address

John R. Morgans

28 West 4th Street
Bloomsburg, Pennsylvania 17815

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

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

Plaintiff herein

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

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

Plaintiff herein

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

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

Bloomsburg Township	301 E 2nd Street Bloomsburg, Pennsylvania 17815
---------------------	--

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	28 West 4th Street Bloomsburg, Pennsylvania 17815
-------------------	--

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

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

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

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

PA Department of Revenue

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

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

11 West Main Street
Bloomsburg, PA 17815 ✓

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815 ✓

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales ✓

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 ✓

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 ✓

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

M&T Bank f/k/a Manufacturers and Traders Trust
Company s/b/m/t Franklin First Savings Bank

Plaintiff

v.

John R. Morgans

Defendant

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

No. 2014 Term 132 E.D.

No. _____ Term _____ A.D.

No. 2011 CV 1291 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

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):

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Interest from 09/24/11 to DATE OF SALE \$

plus \$9.71 per diem thereafter

(Costs to be added)

Total \$

Dated: 08-11-14

(SEAL)

Barbara N. Salvetta

Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

File & Clerk of Sup. Courts
2014 OCT 12 10:57 AM

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2011 CV 1291 Term _____ J.D.

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

M&T Bank f/k/a Manufacturers and Traders Trust Company s/b/m/t
Franklin First Savings Bank

v.

John R. Morgans

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

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

Attorneys for Plaintiff

LEGAL DESCRIPTION

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ON WHICH is erected a two story brick faced dwelling house.

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BEING KNOWN AS: 28 WEST 4TH STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 05W,03-072-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Bruce Mark Romanic and Jeanne Louise Romanic, his wife by deed dated July 30, 1996 and recorded July 31, 1996 in Deed Book 632, Page 0191, granted and conveyed unto John R. Morgans.

REAL DEBT: \$59,040.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN R. MORGANS

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

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.

8-6-14
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

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

Attorneys for Plaintiff

M&T Bank f/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings Bank v. John R. Morgans
Columbia County; Number: 2011 CV 1291

McCABE, WEISBERG & 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
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
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
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

M&T Bank f/k/a Manufacturers and Traders Trust
Company s/b/m/t Franklin First Savings Bank
Plaintiff

v.

John R. Morgans
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2011 CV 1291

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:

28 West 4th Street, Bloomsburg, Pennsylvania 17815
(more fully described as attached)

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

John R. Morgans
28 West 4th Street
Bloomsburg, Pennsylvania 17815

WAIVER OF WATCHMAN

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

DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

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

Attorneys for Plaintiff

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

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

SUITE 201
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

August 6, 2014

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

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

SUITE 2S06
1 IRUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

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

Re: M&T Bank f/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings Bank vs. John R. Morgans
Columbia County, Number 2011 CV 1291
Premises: 28 West 4th Street, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find 2 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

Please be advised that our office will serve John R. Morgans by regular and certified mail in accordance with the attached Court Order. **Please post the 28 West 4th Street, Bloomsburg, Pennsylvania 17815, in accordance with the attached Court Order.**

Very truly yours,

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

/kmt
Enclosures

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Town of Bloomsburg, Columbia County, Pennsylvania, and being known as 28 West 4th Street, Bloomsburg, Pennsylvania 17815.

TAX MAP AND PARCEL NUMBER:05W,03-072-00,000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$59,040.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: John R. Morgans

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

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN PIECES, PARCELS AND TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at the corner of Fourth Street and Whitman's Alley; THENCE along Fourth Street, North 64 degrees 40 minutes East, 50 feet; THENCE by land now or late of William H. Moore (formerly owned by Susan Kuhn) running Southwardly at right angles to Fourth Street, 84-1/4 feet to lot late of H. V. White, now or late of Harry S. Barton and Mabel P. Barton; THENCE by the same parallel with Fourth Street, 50 feet, more or less, to Whitman's Alley aforesaid and THENCE along the same 84-1/4 feet to the place of BEGINNING.

ON WHICH is erected a two story brick faced dwelling house.

TRACT NO. 2: BEGINNING at the northeast corner of lot now or late of George A. McKelvey (the said corner being 50 feet east of Whitman's Alley) AND RUNNING along said Fourth Street in an easterly direction 7 feet to a point on land late of William H. Brooke, now or late William H. Moore; THENCE in a southerly direction, 84-1/2 feet, more or less, to lot late of H. V. White, now or late of Harry S. and Mabel P. Barton; THENCE in a westerly direction along the said Barton lot, 7 feet, to lot now or late of George A. McKelvey, above described; THENCE in a northerly direction along said lot of George A. McKelvey, 84-1/2 feet to the place of BEGINNING.

The two parcels above described having a frontage on Fourth Street of 57 feet and a depth of 84-1/4 feet.

BEING KNOWN AS: 28 WEST 4TH STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 05W,03-072-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Bruce Mark Romanic and Jeanne Louise Romanic, his wife by deed dated July 30, 1996 and recorded July 31, 1996 in Deed Book 632, Page 0191, granted and conveyed unto John R. Morgans.

REAL DEBT: \$59,040.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOHN R. MORGANS

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

M&T Bank f/k/a Manufacturers and Traders Trust
Company s/b/m/t Franklin First Savings Bank

v.

John R. Morgans

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2011 CV 1291

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

John R. Morgans
28 West 4th Street
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **28 West 4th Street, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Nov. 19th at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$59,040.99 obtained by M&T Bank f/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings 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 f/k/a Manufacturers and Traders Trust Company s/b/m/t Franklin First Savings 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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BEING KNOWN AS: 28 WEST 4TH STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 05W,03-072-00,000

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BEING THE SAME PREMISES WHICH

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123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

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



3-50/310

NO. 93765

PAY: One thousand three hundred fifty and NO/100

DATE 07/29/2014 AMOUNT \$1,350.00

TO THE Sheriff of Columbia County
ORDER
OF PA

ESCROW TRUST
VOID AFTER 90 DAYS

Marc A. Weisberg



Listing Prop for Sheriff Sale(287-0483) - Morgans, John

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈093765⑈ ⑆031000503⑆ 2000012430022⑈