

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

M&T Bank vs Donald & Sharon Rubenstein

NO. 60-14 ED NO. 1357-13 JD

DATE/TIME OF SALE: Oct, 15 0900

BID PRICE (INCLUDES COST) \$ 2588.65

POUNDAGE - 2% OF BID \$ 51.77

TRANSFER TAX - 2% OF FAIR MKT \$ —

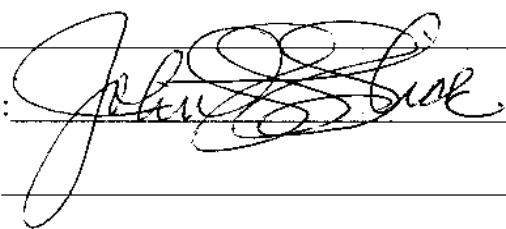
MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2640.42

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2640.42

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1290.42

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
M & T BANK

vs.

Defendant
DONALD E RUBENSTEIN, JR
SHARON RUBENSTEIN

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, October 15, 2014

Writ of Execution No. : 2013CV1359

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1220 DEWEY STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,055.94
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	\$24.00
Distribution Form	\$25.00
Copies	\$10.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$210.00

Total Sheriff Costs **\$2,105.44**

Municipal Costs

Sewer	\$428.21
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Total Municipal Costs **\$428.21**

Distribution Costs

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

Grand Total: **\$2,588.65**

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)

100 County-Gate Sheriff, "Beasch", 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 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 855-125-1988

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

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MIDVILLIE, NY 11747
(631) 812-4084
FAX (855) 845-2584

November 13, 2014

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

Re: M&T Bank vs. Donald E. Rubenstein, Jr. and Sharon Rubenstein
Columbia County, Court of Common Pleas, No. 2013-cv-1359
Action in Mortgage Foreclosure
Premises: 1220 Dewey Street, Berwick, Pennsylvania 18603
Date of Sheriff's Sale: October 15, 2014

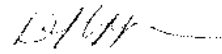
Dear Sheriff:

Enclosed please find check in the amount of \$755.44 which represents the amount necessary to complete settlement, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **M&T Bank, 475 Crosspoint Parkway, Getzville, NY 14068** 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,


Deborah Flippen
Legal Assistant

/df
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

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is 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) M&T Bank

Mailing Address
475 Crosspoint Parkway

City
Getzville

State
NY

Zip Code
14068

D. REAL ESTATE LOCATION

Street Address
1220 Dewey Street

City, Township, Borough
Berwick(city) / Berwick

County
Columbia

School District
Berwick Area

Tax Parcel Number
04D-08-120

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

1. Actual Cash Consideration
\$2,640.42

2. Other consideration
+ 0.00

3. Total Consideration
= \$2,640.42

4. County Assessed Value
\$21,744.00

5. Common Level Ratio Factor
x 3.61

6. Fair Market Value
= \$78,495.84

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 mortgagor 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 October 15, 2014 to M&T Bank as holder of a mortgage in default, 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

11/13/2014

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

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

SUITE 210
145 HUGUENOT STREET
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(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESMONT, NJ 08168
(856) 858-7080
FAX (856) 858-7020

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ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

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November 13, 2014

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

Re: M&T Bank vs. Donald E. Rubenstein, Jr. and Sharon Rubenstein
Columbia County, Court of Common Pleas, No. 2013-cv-1359
Action in Mortgage Foreclosure
Premises: 1220 Dewey Street, Berwick, Pennsylvania 18603
Date of Sheriff's Sale: October 15, 2014

Dear Sheriff:

Enclosed please find check in the amount of \$534.98 which represents the amount necessary to complete settlement.

Please be advised that title to this property should be transferred to **M&T Bank, 475 Crosspoint Parkway, Getzville, NY 14068** 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,



Deborah Flippen
Legal Assistant

/df
Enclosures

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010

WELLS
FARGO

228761

NO. 228761

3-50/310

Seven hundred fifty-five and forty-four/100

PAY:

DATE

11/14/2014

AMOUNT

\$755.44

TO THE

Sheriff of Columbia County

ORDER

PA

OF

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

Margaret Hairo

Shield

Balance Due Sheriff(287-0941) - Rubenstein, Donald & Sharon

⑈ 228761 ⑈ ⑆ 031000503 ⑆ 2000012430048 ⑈

228921

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010

WELLS
FARGO

NO. 228921

3-50/310

Five hundred thirty-four and ninety-eight/100

PAY:

DATE

11/17/2014

AMOUNT

\$534.98

TO THE

Sheriff of Columbia County

ORDER

PA

OF

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

Erin Conway

Shield

Balance Due Sheriff(287-0941) - Rubenstein, Donald & Sharon

⑈ 228921 ⑈ ⑆ 031000503 ⑆ 2000012430048 ⑈

LAW OFFICES
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SUITE 2506
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MELVILLE, NY 11747
(631) 812-4084
FAX (855) 845-2584

September 17, 2014

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

RE: M&T Bank v. Donald E. Rubenstein, Jr. and Sharon Rubenstein
Columbia County; County CCP Number; Number 2013-cv-1359

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for October 15, 2014.

If you have any questions, please feel free to contact me.

Very truly yours,



Brittany R. Fleming, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/brf
Enclosure

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
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
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

Plaintiff

v.

Donald E. Rubenstein, Jr. and Sharon
Rubenstein

Defendants

Columbia County
Court of Common Pleas

Number 2013-cv-1359

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :
:SS.
COUNTY OF PHILADELPHIA :


The undersigned attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his/her knowledge and belief:

1. That he/she is counsel for the above-named Plaintiff;
2. That on July 23, 2014, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Sharon Rubenstein, by regular mail, certificate of mailing and certified mail, return receipt requested,

addressed to her last-known address of 1220 Dewey Street, Berwick, Pennsylvania 18603. A true and correct copy of the letter and certified receipt, is attached hereto, made a part hereof, and marked as Exhibit "A".

3. ~~That on September 9, 2014, in accordance with the attached Court Order, Plaintiff~~
served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Sharon Rubenstein, by posting the same at the mortgaged premises of 1220 Dewey Street, Berwick, Pennsylvania 18603. A true and correct copy of the Sheriff's Returns of Service indicating same is attached hereto, made a part hereof, and marked as Exhibit "B".

McCABE, WEISBERG AND CONWAY, P.C.

BY: 

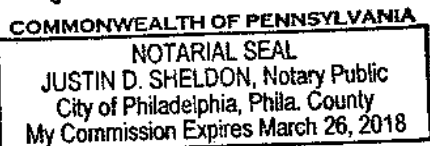
<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input 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"/> Lena Kravets, Esquire
<input type="checkbox"/> Carol A. DiPrinzio, Esquire	

Attorneys for Plaintiff

SWORN AND SUBSCRIBED

BEFORE ME THIS 17th DAY
OF September, 2014


NOTARY PUBLIC



MAS-FILED
69108

FILED
PROTHONOTARY 6/20/14

2014 JUN 20 P 2:04

M&T Bank

Plaintiff

Columbia County
Court of Common Pleas

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

v.

Sharon Rubenstein and Donald E.
Rubenstein, Jr.

Defendants

Number 2013-cv-1359

ORDER

AND NOW, this 19 day of June, 2014, the Plaintiff is granted leave to serve the Notice of Sheriff's Sale of Real Property upon the Defendant, Sharon Rubenstein, by regular mail and by certified mail, return receipt requested, to her last-known address of 1220 Dewey Street, Berwick, Pennsylvania 18603, and by posting the mortgaged premises of 1220 Dewey Street, Berwick, Pennsylvania 18603.

BY THE COURT:

61 Gary E. Norton
J.

EXHIBIT A

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

PHILADELPHIA

Postage	\$.47
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.47

Postmark Here: PHILADELPHIA PA 19106 JUL 23 2006

Sent To: Sharon Rubenstein
Street, Apt. No.: 1220 Dewey Street
or PO Box No.:
City, State, ZIP+4: Berwick, PA 18603

PS Form 3800, August 2006

See Reverse for Instructions

7013 1090 0001 5957 0945

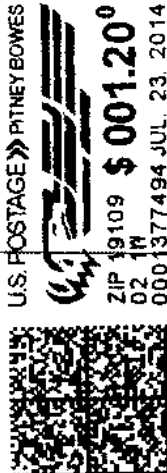
Address of Sender
 Weisberg and Conway, P.C.
 Broad St., Suite 1400
 Philadelphia, PA 19109
 Allyson Marcinkiewicz
 69108

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Registered 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



Article Number	Address Name, Street and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Standard if COD	DC Fee	SG Fee	SH Fee	RD Fee	RR Fee
1&T Bank vs. Sharon Rubenstein and Donald E. Rubenstein, Jr.	Sharon Rubenstein 1220 Dewey Street Berwick, PA 18603											
<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> TITLE STAMP JUL 23 2014 PHILADELPHIA PA 19110 </div>												
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee) 										

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction 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 transactions is \$500, but optional Express Mail Service Insurance is available for up to \$5,000 to protect, but not all contents. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual (DMM), 391.1, and 391.1 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

1877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK

vs.

DONALD E RUBENSTEIN, JR (et al.)

Case Number
2013CV1359

SHERIFF'S RETURN OF SERVICE

09/09/2014 02:00 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: SHARON RUBENSTEIN, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1220 DEWEY STREET, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 16, 2014

NOTARY

Affirmed and subscribed to before me this

16TH day of SEPTEMBER, 2014

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

(c) CountySuite Sheriff, Telesoft, Inc.

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: 18925

RUBENSTEIN SHARON
1220 DEWEY STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20050 -1430
Location: 1220 DEWEY ST PT LOT
Parcel Id:04D-08 -120-00,000

Assessment: 21,744
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: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
DONALD E RUBENSTEIN, JR (et al.)

Case Number
2013CV1359

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/09/2014

Zone:

Warrant:

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

Serve To:

Name: SHARON RUBENSTEIN

Primary Address: 1220 DEWEY STREET
BERWICK, PA 18603

Phone: POST DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-9-14

Time: 14:00

Deputy: 3

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.

RUBENSTEIN, SHARON

2013CV1359

1220 DEWEY STREET, BERWICK, PA 18603

EXP: 05/09/2014

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

SUITE 210
 145 CACQUENOT STREET
 NEW ROCKHILL, NY 11861
 (514) 636-8909
 FAX (514) 636-8901

SUITE 201
 216 HADDON AVENUE
 WEST MONT. N. 08168
 (856) 858-7090
 FAX (856) 858-7026

SUITE 170
 DELAWARE CORPORATE CENTER I
 ONE BRIGHTER PARKWAY
 WILMINGTON, DE 19801
 (302) 499-3550
 FAX 855-425- 986

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 PHILADELPHIA, PA 19109
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 FAX (215) 790-1274

SUITE 800
 312 MARSHALL AVENUE, E
 GAITHERSBURG, MD 20878
 (301) 490-3381
 FAX (301) 490-1508
Also serving the District of Columbia

SUITE 203
 722 E. MARKET STREET
 LEESBURG, VA 20176
 (477) 440-9340
 FAX: (855) 845-2385

SUITE 2806
 1 HUNTINGTON QUADRANGLE
 MELVILLE, NY 11747
 (631) 612-0086
 FAX: (855) 645-5484

September 5, 2014

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

Re: M&T Bank vs. Donald E. Rubenstein, Jr. and Sharon Rubenstein
 Columbia County, C.C.P; No. 2013-ev-1359
 Premises: 1220 Dewey Street, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **September 17, 2014** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **October 15, 2014** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, 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,

Maleekah Wiltbanks, Legal Assistant

/mwi

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

 SIGNATURE

 DATE

FAX COVER SHEET

To:	From: Maleekah Wiltbanks <MWiltbanks@mwc-law.com>
Company:	Date: 09/05/14 04:53:30 PM
Fax Number: 570-389-5625	Pages (Including cover): 10
Re: Rubenstein, Donald & Sharon -Posting per court order/Notice to Postponed Sale	

Notes:



**Maleekah
Wiltbanks**
McCabe, Weisberg
& Conway, P.C.
Suite 1400
123 South Broad
Street
Philadelphia, PA
19109
MWiltbanks@mwc-
law.com
Main: (215) 790-
1010
Direct: (267) 940-
5214
Fax: (215) 790-
1274

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distribution is STRICTLY PROHIBITED. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

This is a communication from a debt collector. This email may be an attempt to collect a debt and any information obtained will be used for that purpose.



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
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 ANN E. SWARTZ, ESQUIRE - ID # 201926
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 JOSEPH L. 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

v.

Sharon Rubenstein and Donald E. Rubenstein, Jr.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-cv-1359

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sharon Rubenstein
 1220 Dewey Street
 Berwick, PA 18603

Your house (real estate) at **1220 Dewey Street, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on **October 15, 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 \$35,943.48 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

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

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145 MCGUENOT STREET
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FAX (914) 636-8901

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216 HADDON AVENUE
WENTMONT, NJ 08108
(954) 856-7000
FAX (954) 856-7920

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ONE RIGHTER PARKWAY
WILMINGTON, DE 19801
(302) 406-3500
FAX 855-425- 986

SUITE 1400
125 SOUTH BROAD STREET
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(215) 790-1010
FAX (215) 790-1224

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
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FAX (301) 499-1508
Also servicing the District of Columbia

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 409-9350
FAX: (855) 845-2585

SUITE 2506
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-0054
FAX: (855) 845-2584

July 22, 2014

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

Re: M&T Bank vs. Sharon Rubenstein and Donald E. Rubenstein, Jr.
Columbia County, Number 2013-cv-1359
Premises: 1220 Dewey Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find 1 copy of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.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.

I would appreciate your serving the Notice upon the Defendants as follows:

Please be advised that our office will serve Sharon Rubenstein by regular and certified mail in accordance with the attached Court Order. **Please post the 1220 Dewey Street, Berwick, Pennsylvania 18603, in accordance with the attached Court Order.**

Very truly yours,

Allyson Marcinkiewicz, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/

Enclosures

69108

FILED
PROTHONOTARY 6/2/14

JUN JUN 20 P 2:04

M&T Bank

Plaintiff

v.

Sharon Rubenstein and Donald E.
Rubenstein, Jr.

Defendants

Columbia County
Court of Common PleasCLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Number 2013-cv-1359

ORDER

AND NOW, this 19 day of June, 2014, the Plaintiff is granted leave to serve the Notice of Sheriff's Sale of Real Property upon the Defendant, Sharon Rubenstein, by regular mail and by certified mail, return receipt requested, to her last-known address of 1220 Dewey Street, Berwick, Pennsylvania 18603, and by posting the mortgaged premises of 1220 Dewey Street, Berwick, Pennsylvania 18603.

BY THE COURT:

s/ Mary E. Norton
J.

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
 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

Plaintiff

v.

Donald E. Rubenstein, Jr. and Sharon Rubenstein
 Defendants

COURT OF COMMON PLEAS
 COLUMBIA COUNTY
 No. 2013-cv-1359

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **September 17, 2014** at 09:00 A.M. in the above-captioned matter has been continued until **October 15, 2014** at 09:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Donald E. Rubenstein, Jr.
 1220 Dewey Street
 Berwick, Pennsylvania 18603

Sharon Rubenstein
 1220 Dewey Street
 Berwick, Pennsylvania 18603

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 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, Esquire	<input type="checkbox"/> Carol A. DiPrinzio, Esquire

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
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FAX (212) 636-8901

SUITE 201
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WESTMONT, NJ 08068
(856) 856-7086
FAX (856) 856-7920

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGBY PARKWAY
WILMINGTON, DE 19803
(302) 409-1550
FAX 855-642-9980

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

SUITE 809
312 MARSHALL AVENUE, E
LAUREL, MD 20797
(301) 496-2361
FAX (301) 496-1568
Also serving the District of Columbia

SUITE 203
792 E. MARKET STREET
LEESBURG, VA 20176
(541) 449-9359
FAX: (855) 845-2585

SUITE 2806
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4686
FAX: (855) 645-2584

September 5, 2014

Prothonotary of Columbia County
35 West Main Street
Bloomsburg, Pennsylvania 17815

RE: M&T Bank v. Donald E. Rubenstein, Jr. and Sharon Rubenstein
Columbia County: CCP: Number: 2013-cv-1359

Dear Sir or Madam:

Enclosed please find an original and one copy of Notice of the Date of Continued Sheriff's Sale with regard to the above matter. Kindly file the original of record with the Court and return the time-stamp copy to my attention in the self-addressed, stamped envelope provided.

If you have any questions, please feel free to contact me. Thank you for your attention in this matter.

Very truly yours,

Maleekah Wiltbanks, Legal Assistant,
McCabe, Weisberg & Conway, P.C.

/mw1

CE OF COLUMBIA COUNTY



Earl D. Mordan, Jr.
Chief Deputy

Case Number
2013CV1359

CE COVER SHEET

Category: Real Estate Sale - Sale Notice

Zone: 60

Manner: < Not Specified >

Expires: 05/09/2014

Warrant:

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

Serve To:

Name: SHARON RUBENSTEIN

Primary Address: 1220 DEWEY STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 336 Chestnut Ave

Phone: Blomberg, PA

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Read Bottom

Relation:

Date: 4-28-14 Time: 1230

Deputy: 16 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	4-16-14	4-17-14	4-21-14			
Time:	14:13	09:50	0900			
Mileage:						
Deputy:	3	3	16			

Service Attempt Notes:

1. Home Vacant
2. 41 C @ Blom Address
3. NOT THE DEF LIVES IN THIFFINVILLE NOT FOUND AT POSTAL OFFICE
- 4.
- 5.
- 6.

RUBENSTEIN, SHARON

2013CV1359

1220 DEWEY STREET, BERWICK, PA 18603

EXP: 05/09/2014

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

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

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WESTMONT, NJ 08108
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FAX 855-425-1980

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(215) 790-1010
FAX (215) 790-1274

SUITE 800
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FAX (301) 490-1568
Also serving the District of Columbia

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

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

July 22, 2014

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

Re: M&T Bank vs. Sharon Rubenstein and Donald E. Rubenstein, Jr.
Columbia County, Number 2013-cv-1359
Premises: 1220 Dewey Street, Berwick, Pennsylvania 18603

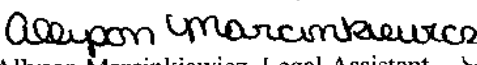
Dear Sir or Madam:

Enclosed please find 1 copy of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.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.

I would appreciate your serving the Notice upon the Defendants as follows:

Please be advised that our office will serve Sharon Rubenstein by regular and certified mail in accordance with the attached Court Order. **Please post the 1220 Dewey Street, Berwick, Pennsylvania 18603, in accordance with the attached Court Order.**

Very truly yours,


Allyson Marcinkiewicz, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/

Enclosures

MAS-FILED
69108

FILED
PROTHONOTARY 6/2/14

2014 JUN 20 P 2:04

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

M&T Bank

Plaintiff

v.

Sharon Rubenstein and Donald E.
Rubenstein, Jr.

Defendants

Columbia County
Court of Common Pleas

Number 2013-cv-1359

ORDER

AND NOW, this 19 day of June, 2014, the Plaintiff is granted leave to serve the Notice of Sheriff's Sale of Real Property upon the Defendant, Sharon Rubenstein, by regular mail and by certified mail, return receipt requested, to her last-known address of 1220 Dewey Street, Berwick, Pennsylvania 18603, and by posting the mortgaged premises of 1220 Dewey Street, Berwick, Pennsylvania 18603.

BY THE COURT:

151 Mary E Norton
J.

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
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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

v.

Sharon Rubenstein and Donald E. Rubenstein, Jr.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-cv-1359

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sharon Rubenstein
1220 Dewey Street
Berwick, PA 18603

Your house (real estate) at **1220 Dewey Street, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on **September 17, 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 \$35,943.48 obtained by M&T Bank against you.

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YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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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.
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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.
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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.

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ASSOCIATION DE LICENCIADOS
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Bloomsburg, Pennsylvania 17815
570-784-8760

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
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 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

Plaintiff

v.

Sharon Rubenstein and Donald E. Rubenstein, Jr.
 Defendants

COURT OF COMMON PLEAS
 COLUMBIA COUNTY
 No. 2013-cv-1359

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **June 11, 2014** at 09:00 A.M. in the above-captioned matter has been continued until **September 17, 2014** at 09:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Sharon Rubenstein
 Donald E. Rubenstein, Jr.
 1220 Dewey Street
 Berwick, Pennsylvania, 18603

Date: 6/11/14**McCABE, WEISBERG & CONWAY, P.C.**BY: *Lena Kravets*

<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 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 checked="" type="checkbox"/> Lena Kravets, Esquire	<input type="checkbox"/> Carol A. DiPrinzio, Esquire

Attorneys for Plaintiff

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

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SUITE 2S36
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

June 10, 2014

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

Re: M&T Bank vs. Sharon Rubenstein and Donald E. Rubenstein, Jr.
Columbia County; C.C.P; No. 2013-cv-1359
Premises: 1220 Dewey Street, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **June 11, 2014** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **September 17, 2014** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, 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,



Elizabeth Cline, Legal Assistant

/EC

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

SIGNATURE

DATE

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

Plaintiff

v.

Sharon Rubenstein and Donald E. Rubenstein, Jr.
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2013-cv-1359

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **June 11, 2014** at 09:00 A.M. in the above-captioned matter has been continued until **September 17, 2014** at 09:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Sharon Rubenstein
Donald E. Rubenstein, Jr.
1220 Dewey Street
Berwick, Pennsylvania, 18603

Date: 6/11/14**McCABE, WEISBERG & CONWAY, P.C.**BY: *Lena Kravets*

<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 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 checked="" type="checkbox"/> Lena Kravets, Esquire	<input type="checkbox"/> Carol A. DiPrinzio, Esquire

Attorneys for Plaintiff

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

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10601
(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

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

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9353
FAX: (855) 845-2585

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

June 10, 2014

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

Re: M&T Bank vs. Sharon Rubenstein and Donald E. Rubenstein, Jr.
Columbia County; C.C.P; No. 2013-cv-1359
Premises: 1220 Dewey Street, Berwick, Pennsylvania 18603

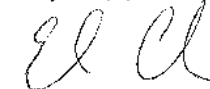
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **June 11, 2014** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **September 17, 2014** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, 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,



Elizabeth Cline, Legal Assistant

/EC

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

SIGNATURE

DATE

SHERIFF'S SALE COST SHEET

NO. _____ VS. Rubenstein
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>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>10.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>599.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1055.94</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1280.94</u>	

PROTHIONOTARY (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>423.21</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>423.21</u>	

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

TOTAL COSTS (OPENING BID) \$ 2588.65

BERWICK BORO
MAKE CHECKS PAYABLE TO:
Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON. TUE. THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County			DATE 03/01/2014	BILL NO. 5754	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,744	9.146	194.89	198.87	218.76
SINKING		1.345	28.66	29.25	32.18
FIRE		1.25	26.64	27.18	28.54
LIGHT		1.75	37.29	38.05	39.95
BORO RE		11.1	236.53	241.36	253.43
The discount & penalty have been calculated for your convenience			524.01	534.71	572.86
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

RUBENSTEIN SHARON
1220 DEWEY STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-08 -120-00,000
1220 DEWEY ST
.0878 Acres Land
Buildings
Total Assessment 21,744

This tax returned
to courthouse on:
January 1, 2015

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

524.01
131072808
Connie Gingher

FILE COPY

Tim

Can be paid by M+T if leg

James

4/30/14 E

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

Date: 05/20/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 18355

RUBENSTEIN SHARON
1220 DEWEY STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20050 -1430
Location: 1220 DEWEY ST PT LOT
Parcel Id: 04D-08 -120-00,000

Assessment: 21,744

Balances as of 05/20/2014

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

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff Per: CL

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
DONALD E RUBENSTEIN, JR (et al.)

Case Number
2013CV1359

SHERIFF'S RETURN OF SERVICE

05/05/2014 11:35 AM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1220 DEWEY STREET, BERWICK, PA 18603.

RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

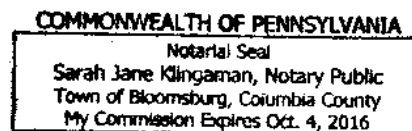
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 06, 2014

NOTARY

Affirmed and subscribed to before me this

6TH day of MAY, 2014



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



May 7, 2014

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

M & T BANK

VS.

**SHARON RUBENSTEIN
DONALD E. RUBENSTEIN JR.**

**NO: 2013-CV-1359
NO: 2014-ED-60**

Dear Timothy:

The amount due on the sewer account #136352 for the property located at 1220 Dewey Street, Berwick Pa through June 30, 2014 is **\$428.21**.

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

Sincerely,

A handwritten signature in cursive script that reads "Kelly Morris".

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
DONALD E RUBENSTEIN, JR (et al.)

Case Number
2013CV1359

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 05/09/2014

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1220 DEWEY STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Post

Relation:

Date: 5-5-14

Time: 1135

Deputy: 7

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)

2013CV1359

1220 DEWEY STREET, BERWICK, PA 18603

EXP: 05/09/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
DONALD E RUBENSTEIN, JR (et al.)

Case Number
2013CV1359

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/09/2014

Zone:

Warrant:

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

Serve To:

Name: DONALD E RUBENSTEIN, JR

Primary Address: 1220 DEWEY STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 406 Maple Rd.

Phone: Berwick

Final Service:

Served: Personally ☒ Adult In Charge ☒ Posted ☐ Other ☐

Adult In Charge: Jason Nowakowski

Relation: Step son

Date: 4-22-14 Time: 13:10

Deputy: 3 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	4-16-17	4-17-14				
Time:	14:13	15:25				
Mileage:						
Deputy:	3	3				

Service Attempt Notes:

1. House vacant
2. 410 W. New Address
- 3.
- 4.
- 5.
- 6.

RUBENSTEIN JR, DONALD

2013CV1359

1220 DEWEY STREET, BERWICK, PA 18603

EXP: 05/09/2014

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



71901140006000025291

COMMONWEALTH OF PA
110 NORTH 8TH STREET

PHILADELPHIA PA 19107

60

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

v.

Sharon Rubenstein and Donald E. Rubenstein, Jr.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-cv-1359

2014-ED-60

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sharon Rubenstein
1220 Dewey Street
Berwick, Pennsylvania 18603

1220 Dewey Street
Berwick, Pennsylvania 18603

Donald E. Rubenstein, Jr.

Your house (real estate) at 1220 Dewey Street, Berwick, Pennsylvania 18603 is scheduled to be sold at Sheriff's Sale on June 11, 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 \$35,943.48 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.)

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



71901140006000025451

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

60

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

v.

Sharon Rubenstein and Donald E. Rubenstein, Jr.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-cv-1359

2014-ED-60

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sharon Rubenstein
1220 Dewey Street
Berwick, Pennsylvania 18603

1220 Dewey Street
Berwick, Pennsylvania 18603

Donald E. Rubenstein, Jr.

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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.
DONALD E RUBENSTEIN, JR (et al.)

Case Number
2013CV1359

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/09/2014

Zone:

Warrant:

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

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-16-14

Time: 15:45

Deputy: 3

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. _____

GINGHER, CONNIE C.

2013CV1359

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 05/09/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
DONALD E RUBENSTEIN, JR (et al.)

Case Number
2013CV1359

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/09/2014

Warrant:

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

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: clech

Date: 4-16-14 Time: 4:10

Deputy: 3 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. _____

BERWICK SEWER AUTHORITY

2013CV1359

1108 FREAS AVE, BERWICK, PA 18603

EXP: 05/09/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
DONALD E RUBENSTEIN, JR (et al.)

Case Number
2013CV1359

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/09/2014

Zone:

Warrant:

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

Serve To:

Name: CITIFINANCIAL, INC.
Primary Address: 1115 BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 990 Scott town Blvd
Plaza
Bloomsburg, PA
Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Carla Lloyd

Relation: Branch Acct Manager

Date: 4-14-14 Time: 14:25

Deputy: 3 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

CITIFINANCIAL, INC.

2013CV1359

1115 BERWICK ROAD, BLOOMSBURG, PA 17815

EXP: 05/09/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
DONALD E RUBENSTEIN, JR (et al.)

Case Number
2013CV1359

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/09/2014

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Stephanie Sharp

Relation: Intake Clerk

Date: 4-11-14

Time: 10:43

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

2013CV1359

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 05/09/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
DONALD E RUBENSTEIN, JR (et al.)

Case Number
2013CV1359

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 05/09/2014

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:

04/11/14

Time:

10:40

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.

COLUMBIA COUNTY TAX C

2013CV1359

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 05/09/2014

Document Receipt

Trans #	2548	Carrier / service:	USPS Server	First-Class Mail®	4/10/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000025468

Doc Ref # 60ED2014

Postage 5 3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	2547	Carrier / service:	USPS Server	First-Class Mail®	4/10/2014 12:30:00 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 #:	71901140306000025451
Doc Ref #:	60ED2014
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	2546	Carrier / service:	USPS Server	First-Class Mail®	4/10/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000025444

Doc Ref # 60ED2014

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	2545	Carrier / service	USPS Server	First-Class Mail®	4/10/2014 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #: 71901140006000025437			
		Doc Ref #: 60ED2014			
		Postage 5.3400			
HARRISBURG PA 17128					

Document Receipt

Trans #	2544	Carrier / service:	USPS Server	First-Class Mail®	4/10/2014 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA
950 PENNSYLVANIA AVE NW

ATTY GEN. OF THE US

Tracking #:	71901140006000025420
Doc Ref #:	60ED2014
Postage	5.3400

WASHINGTON DC 20530

Document Receipt

Trans #	2543	Carrier / service	USPS Server	First-Class Mail®	4/10/2014 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

ATTY FOR MIDDLE DISTRICT

235 NORTH WASHINGTON AVENUE

Tracking #: 71901140006000025413

Doc Ref #: 60ED2014

Postage 5.3400

SCRANTON PA 18503

Document Receipt

Trans #	2542	Carrier / service:	USPS Server	First-Class Mail®	4/10/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT 280946

Tracking # 71901140006000025406

Doc Ref # 60ED2014

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	2541	Carrier / service	USPS Server	First Class Mail®	4/10/2014 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

PO BOX 280948

Tracking # 71901140006000025390

Doc Ref # 60ED2014

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	2540	Carrier / service:	USPS Server	First-Class Mail®	4/10/2014 12:00:00 AM
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Ship to

PA DEPT OF REVENUE

PO BOX 281230

Tracking #: 71901140006000025383

Doc Ref #: 80ED2014

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	2534	Carrier / service:	USPS Server	First-Class Mail®	4/10/2014 12:00:00 AM
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Ship to

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 71901140006000025321

Doc Ref #: 60ED2014

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	2532	Carrier / service:	USPS Server	First-Class Mail®	4/10/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT 280601

Tracking # 71901140006000025307

Doc Ref #: 60ED2014

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	2531	Carrier / service:	USPS Server	First-Class Mail®	4/10/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

110 NORTH 8TH STREET

Tracking #: 71901140006000025291

Doc Ref #: 60ED2014

Postage 5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	2530	Carrier / service:	USPS Server	First-Class Mail®	4/10/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901140006000025284

Doc Ref #: 60ED2014

Postage 5.3400

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # 60-14

DATE RECEIVED 4-10-14
DOCKET AND INDEX 4-10-14

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>90051</u>

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

SALE DATE June 11, 14 TIME 0900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1359

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, JUNE 11, 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 THAT CERTAIN lot of land situate on the southerly side of Dewey Street, Michael's Addition to Berwick, in the Borough of Berwick, in the County of Columbia and State of Pennsylvania, and bounded and described as follows, to wit: BEGINNING at the northeasterly corner of Lot No. 136 on the South side of Dewey Street; thence along said street South eighty-seven (87) degrees ten (10) minutes East forty-five feet to the northwesterly corner of Lot No. 134; thence along said lot South two (2) degrees fifty (50) minutes East eighty-five (85) feet to corner of lot, now or formerly owned by John R. Fanning; thence along said lot North eighty-seven (87) degrees ten (10) minutes West forty-five (45) feet to the easterly line of Lot No. 136; thence along said lot North two (2) degrees fifteen (15) minutes West eighty-five (85) feet to the corner, the place of BEGINNING, and whereon is erected a frame dwelling house.

BEING KNOWN AS: 1220 DEWEY STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04D-08-120-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Donald E. Rubenstein, Jr. and Sharon Rubenstein, His Wife, by deed dated August 6, 2002 and recorded February 11, 2005 in Instrument Number 200501430, granted and conveyed unto Sharon Rubenstein and Donald E. Rubenstein, Jr.

PROPERTY ADDRESS: 1220 DEWEY STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-120

Seized and taken into execution to be sold as the property of DONALD E RUBENSTEIN, JR, SHARON RUBENSTEIN 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

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

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

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

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

April 3, 2014

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

Re: M&T Bank vs. Sharon Rubenstein and Donald E. Rubenstein, Jr.
Columbia County, Number 2013-cv-1359
Premises: 1220 Dewey Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.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.

I would appreciate your serving the Notice upon the Defendants as follows:

- Sharon Rubenstein, 1220 Dewey Street, Berwick, PA 18603
- Donald E. Rubenstein, Jr., 1220 Dewey Street, Berwick, PA 18603

Very truly yours,

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

/kmt
Enclosures

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

M&T Bank

Plaintiff

v.

Sharon Rubenstein and Donald E. Rubenstein, Jr.

Defendants

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

No. 2014 ^{ED} Term 60 E.D.

No. _____ Term _____ A.D.

No. 2013-cv-1359 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: 1220 Dewey Street, Berwick, Pennsylvania 18603

Amount Due \$ 35,943.48

Interest from February 7, 2014 to DATE OF SALE _____ \$

plus \$5.91 per diem thereafter

(Costs to be added)

Total \$

Dated: 04-10-14
(SEAL)

Balvina Silvestri
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

No. 2014 Term Feb E.D.

No. _____ Term _____ A.D.

No. 2013-cv-1359 Term _____ J.D.

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

M&T Bank

v.

Sharon Rubenstein and Donald E. Rubenstein, Jr.

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: 

☐ Terrence J. McCabe, Esq.

☐ Marc S. Weisberg, Esq.

☐ Edward D. Conway, Esq.

☐ Margaret Gairo, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Heidi R. Spivak, Esq.

☐ Marisa J. Cohen, Esq.

☐ Christine L. Graham, Esq.

☐ Brian T. LaManna, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph F. Riga, Esq.

☐ Joseph I. Foley, Esq.

☐ Celine P. DerKrikorian, Esq.

☒ Jennifer L. Wunder, Esq.

☐ Lena Kravets, Esq.

☐ Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

\$115.00 pd.

\$15.00 pd.

\$25.00 pd.

\$10.00

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate on the southerly side of Dewey Street, Michael's Addition to Berwick, in the Borough of Berwick, in the County of Columbia and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Lot No. 136 on the South side of Dewey Street; thence along said street South eighty-seven (87) degrees ten (10) minutes East forty-five feet to the northwesterly corner of Lot No. 134; thence along said lot South two (2) degrees fifty (50) minutes East eighty-five (85) feet to corner of lot, now or formerly owned by John R. Fanning; thence along said lot North eighty-seven (87) degrees ten (10) minutes West forty-five (45) feet to the easterly line of Lot No. 136; thence along said lot North two (2) degrees fifteen (15) minutes West eighty-five (85) feet to the corner, the place of **BEGINNING**, and whereon is erected a frame dwelling house.

BEING KNOWN AS: 1220 DEWEY STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04D,08-120-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Donald E. Rubenstein, Jr. and Sharon Rubenstein, His Wife, by deed dated August 6, 2002 and recorded February 11, 2005 in Instrument Number 200501430, granted and conveyed unto Sharon Rubenstein and Donald E. Rubenstein, Jr..

REAL DEBT: \$35,943.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SHARON RUBENSTEIN AND DONALD E. RUBENSTEIN, JR.

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
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

Plaintiff

v.

Sharon Rubenstein and Donald E. Rubenstein, Jr.
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-cv-1359

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

2014-ED-660

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:

1220 Dewey Street, Berwick, Pennsylvania 18603

(more fully described as attached)

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

Sharon Rubenstein
1220 Dewey Street
Berwick, Pennsylvania 18603

Donald E. Rubenstein, Jr.
1220 Dewey Street
Berwick, Pennsylvania 18603

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

4/8/14

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 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 checked="" type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, and being known as 1220 Dewey Street, Berwick, Pennsylvania 18603.

TAX MAP AND PARCEL NUMBER:04D,08-120-00,000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$35,943.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Sharon Rubenstein and Donald E. Rubenstein, Jr.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate on the southerly side of Dewey Street, Michael's Addition to Berwick, in the Borough of Berwick, in the County of Columbia and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Lot No. 136 on the South side of Dewey Street; thence along said street South eighty-seven (87) degrees ten (10) minutes East forty-five feet to the northwesterly corner of Lot No. 134; thence along said lot South two (2) degrees fifty (50) minutes East eighty-five (85) feet to corner of lot, now or formerly owned by John R. Fanning; thence along said lot North eighty-seven (87) degrees ten (10) minutes West forty-five (45) feet to the easterly line of Lot No. 136; thence along said lot North two (2) degrees fifteen (15) minutes West eighty-five (85) feet to the corner, the place of **BEGINNING**, and whereon is erected a frame dwelling house.

BEING KNOWN AS: 1220 DEWEY STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04D,08-120-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Donald E. Rubenstein, Jr. and Sharon Rubenstein, His Wife, by deed dated August 6, 2002 and recorded February 11, 2005 in Instrument Number 200501430, granted and conveyed unto Sharon Rubenstein and Donald E. Rubenstein, Jr..

REAL DEBT: \$35,943.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SHARON RUBENSTEIN AND DONALD E. RUBENSTEIN, JR.

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
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

Plaintiff

v.

Sharon Rubenstein and Donald E. Rubenstein, Jr.

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2013-cv-1359

2014-ED-600

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: 1220 Dewey Street, Berwick, Pennsylvania 18603, 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 Owners or Reputed Owners

Name

Address

Donald E. Rubenstein, Jr.

1220 Dewey Street
Berwick, Pennsylvania 18603

Sharon Rubenstein

1220 Dewey Street
Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name

Address

Sharon Rubenstein	1220 Dewey Street Berwick, Pennsylvania 18603
-------------------	--

Donald E. Rubenstein, Jr.	1220 Dewey Street Berwick, Pennsylvania 18603
---------------------------	--

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

Citifinancial, Inc.	1115 Berwick Road Bloomsburg, Pennsylvania 17815
---------------------	---

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	1220 Dewey Street Berwick, Pennsylvania 18603
-------------------	--

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 8th 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

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

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.

4/8/14
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 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 checked="" 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 v. Sharon Rubenstein and Donald E. Rubenstein, Jr.
Columbia County; Number: 2013-cv-1359

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate on the southerly side of Dewey Street, Michael's Addition to Berwick, in the Borough of Berwick, in the County of Columbia and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Lot No. 136 on the South side of Dewey Street; thence along said street South eighty-seven (87) degrees ten (10) minutes East forty-five feet to the northwesterly corner of Lot No. 134; thence along said lot South two (2) degrees fifty (50) minutes East eighty-five (85) feet to corner of lot, now or formerly owned by John R. Fanning; thence along said lot North eighty-seven (87) degrees ten (10) minutes West forty-five (45) feet to the easterly line of Lot No. 136; thence along said lot North two (2) degrees fifteen (15) minutes West eighty-five (85) feet to the corner, the place of **BEGINNING**, and whereon is erected a frame dwelling house.

BEING KNOWN AS: 1220 DEWEY STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04D,08-120-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Donald E. Rubenstein, Jr. and Sharon Rubenstein, His Wife, by deed dated August 6, 2002 and recorded February 11, 2005 in Instrument Number 200501430, granted and conveyed unto Sharon Rubenstein and Donald E. Rubenstein, Jr..

REAL DEBT: \$35,943.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
SHARON RUBENSTEIN AND DONALD E. RUBENSTEIN, JR.

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
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

Attorneys for Plaintiff

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

M&T Bank

Plaintiff

v.

Donald E. Rubenstein, Jr. and Sharon Rubenstein
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2013-CV-1359

2014-ED-60

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief:

Said Defendants, Donald E. Rubenstein, Jr. and Sharon Rubenstein, are not in the military service of the United States as defined in the Servicemembers Civil Relief Act, 50 U.S.C. app. Sections 501 et seq. as of the date of the SCRA report attached.

Said Defendants reside at:

Donald E. Rubenstein, Jr., 1220 Dewey Street, Berwick, PA 18603
Sharon Rubenstein, 1220 Dewey Street, Berwick, PA 18603

McCABE, WEISBERG AND CONWAY, P.C.

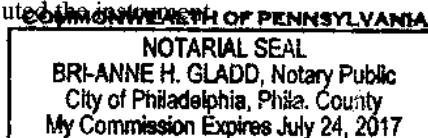
BY: 

<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.
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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 checked="" type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	

Attorneys for Plaintiff

On the 8 day of APRIL of year 2014 before me, the undersigned, a Notary Public in and for said State, personally appeared JENNIFER WUNDER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC





Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: RUBENSTEINFirst Name: SHARON

Middle Name:

Active Duty Status As Of: Apr-07-2014

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

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

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

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

Mary M. Snavelly-Dixon

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: M8RB2A3BP0A92F0



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: RUBENSTEIN, JR.

First Name: DONALD

Middle Name: E.

Active Duty Status As Of: Apr-07-2014

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 whether the individual left active duty status within 367 days preceding the Active Duty Status Date			

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

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

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
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Certificate ID: M8B9BABBQ0E2WF0

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



3-50/310

NO. 90051

90051

PAY: One thousand three hundred fifty and NO/100

DATE

04/04/2014

AMOUNT

\$1,350.00

ESCROW TRUST
VOID AFTER 90 DAYS

Marc S. Weisberg

TO THE
ORDER

Sheriff of Columbia County

OF

PA



Listing Prop for Sheriff Sale(287-0941) - Rubenstein, Donald & Sharon

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

090051 0310005031 2000012430022