

# SHERIFF'S SALE

## Distribution Sheet

NO. MT Bank vs. John & Susan Bruster  
 NO. 1388-2014 JD  
 NO. 17-2015 ED  
 DATE OF SALE: May 13, 2015

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) May 13, 2015 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to \_\_\_\_\_ for the price or sum of \$ 38042.28 Dollars.

\_\_\_\_\_ being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

|                                  |                           |                    |
|----------------------------------|---------------------------|--------------------|
| Bid Price .....                  | \$ <u>34701.00</u>        |                    |
| Poundage .....                   | <u>694.02</u>             |                    |
| Transfer Taxes .....             | <u>2377.26</u>            |                    |
| Total Needed to Purchase .....   | <u>1.1m search 250.00</u> | \$ <u>38042.28</u> |
| Amount Paid Down .....           |                           | <u>38042.28</u>    |
| Balance Needed to Purchase ..... |                           | <u>---</u>         |

### EXPENSES:

|   |                       |                   |
|---|-----------------------|-------------------|
| Columbia County Sheriff - Costs .....       | \$ <u>450.00</u>      |                   |
| Poundage .....                              | <u>694.02</u>         | \$ <u>1144.02</u> |
| Newspaper .....                             |                       | <u>1118.22</u>    |
| Printing .....                              |                       | <u>-0-</u>        |
| Solicitor .....                             |                       | <u>75.00</u>      |
| Columbia County Prothonotary .....          |                       | <u>16.00</u>      |
| Columbia County Recorder of Deeds -         | Deed copy work        | <u>68.00</u>      |
|   | Realty transfer taxes | <u>1178.63</u>    |
|   | State stamps          | <u>1178.63</u>    |
| Tax Collector (                             | )                     | <u>-0-</u>        |
| Columbia County Tax Assessment Office ..... |                       | <u>5.00</u>       |
| State Treasurer .....                       |                       | <u>140.00</u>     |
| Other: <u>1006</u>                          |                       | <u>150.00</u>     |
| <u>1104</u>                                 |                       | <u>250.00</u>     |
| <u>Lobaczko</u>                             |                       | <u>150.00</u>     |
| <b>TOTAL EXPENSES:</b>                      |                       | \$ <u>5507.50</u> |

|                            |                    |
|----------------------------|--------------------|
| Total Needed to Purchase   | \$ <u>38042.28</u> |
| Less Expenses              | <u>5507.50</u>     |
| Net to First Lien Holder   | <u>32534.78</u>    |
| Plus Deposit               | <u>1350.00</u>     |
| Total to First Lien Holder | \$ <u>33884.78</u> |

Sheriff's Office, Bloomsburg, Pa.

So answers

May 13, 2015

T. J. Ch...

Sheriff

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

*Plaintiff*

In the Court of  
Common Pleas  
of Columbia County

CIVIL ACTION - LAW

No. 2014-CV-1388

vs.  
JOHN EDWARD BIRSTER  
343 Center Street  
Bloomsburg, PA 17815

*Defendant(s)*

**STATEMENT OF AMOUNTS OWED BY MORTGAGE HOLDER  
FOLLOWING THE SHERIFF SALE OF THE PROPERTY TO A THIRD  
PARTY**

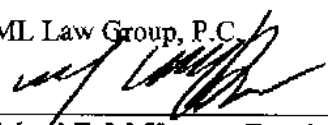
To the Sheriff of Columbia County, Pa.:

M&T BANK, ("Plaintiff") does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above number held on May 13, 2015 of property located at 343 Center Street Bloomsburg PA 17815. Plaintiff is the holder of a mortgage dated September 05, 2003, which is recorded in Mortgage Instrument#: 200503001, Columbia County Records. Plaintiff claims as follows:

Judgment Amount: \$73,621.42\*

Date: May 29, 2015

KML Law Group, P.C.

By:   
Michael T. McKeever, Esquire  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
mmckeever@kmlawgroup.com  
(215) 825-6303 (Direct)  
Fax (215) 825-6403

\*Sale Results: The property was sold to a Third Party for the amount of \$34,701.00.

\*For purposes of distribution process only as the total debt may be in excess of this amount.

## Timothy Chamberlain

---

**Full Name:** 'Gary Fitzpatrick'  
**Last Name:** Fitzpatrick'  
**First Name:** 'Gary'  
**Job Title:** Vice President  
**Company:** Mariano Enterprises, Inc

**Business Address:** 72 Edwards Drive  
Bloomsburg, Pa. 17815

**Business:** 570-759-9580  
**Mobile:** 570-854-0840

**E-mail:** gfitz@ptd.net  
**E-mail Display As:** 'Gary Fitzpatrick' (gfitz@ptd.net)

# *MARIANO RENTALS*

*72 Edwards Drive  
Bloomsburg, Pa. 17815*

May 22, 2015

Timothy Chamberlain,  
Sheriff Columbia County  
Courthouse  
35 West Main Street  
Bloomsburg, Pa. 17815

RE: Sheriff's Sale May 13, 2015  
2014-CV-2088  
John Birster Property  
343 Center St., Bloomsburg, Pa

Sheriff Chamberlain:

Please place the following as the owner/Grantee of the above referenced property:

Most Reverend Ronald W. Gainer, Bishop  
of the Diocese of Harrisburg as Trustee  
for St. Columba Parish

Thank you.

Sincerely,

Martin P. Mariano

CC: Monsignor Robert Lawrence  
Al Luscou, Esq.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

MT Bank vs John & Susan Bristel

NO. 17-15 ED NO. 1388-14 JD

DATE/TIME OF SALE: MAY 13, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 34701.00

POUNDAGE - 2% OF BID \$ 694.02

TRANSFER TAX - 2% OF FAIR MKT \$ 2397.26

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 38042.28

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

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

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

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

TOTAL DUE: \$ 38042.28

LESS DEPOSIT: \$ 38042.28

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ —

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
M & T BANK

vs.

**Defendant**  
JOHN BIRSTER  
SUSAN BIRSTER

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

**Sheriff's Sale Date:** Wednesday, May 13, 2015

**Writ of Execution No. :** 2014CV1388

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 343 CENTER STREET, BLOOMSBURG, PA 17815

## Sheriff Costs

|                                 |            |
|---------------------------------|------------|
| Advertising Sale (Newspaper)    | \$15.00    |
| Advertising Sale Bills & Copies | \$17.50    |
| Crying Sale                     | \$10.00    |
| Docketing                       | \$15.00    |
| Levy                            | \$15.00    |
| Mailing Costs                   | \$60.00    |
| Posting Handbill                | \$15.00    |
| Press Enterprise Inc.           | \$1,118.22 |
| 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                         | \$195.00   |
| Service Mileage                 | \$6.00     |
| Distribution Form               | \$25.00    |
| Copies                          | \$6.50     |
| Notary Fee                      | \$10.00    |
| Tax Claim Search                | \$5.00     |
| Surcharge                       | \$140.00   |
| Other                           | \$150.00   |

LEBANON CO

**Total Sheriff Costs** **\$2,098.22**

## Distribution Costs

|                |            |         |
|----------------|------------|---------|
| Recording Fees | LEBANON CO | \$68.00 |
|----------------|------------|---------|

**Total Distribution Costs** **\$68.00**

**Grand Total:** **\$2,166.22**

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)

or Columbia County Sheriff's Office

MARTIN P. MARIANO  
72 EDWARDS DRIVE  
BLOOMSBURG PA 17815

622  
60-8571/2313

May 13 2015  
Date

DAY TO THE  
ORDER OF

Columbia County Sheriff

\$38042.25

Thirty eight thousand four hundred twenty five and 25/100 Dollars

Security  
Features  
Details on  
Back

  
P.O. Box 328  
Danville, PA 17821

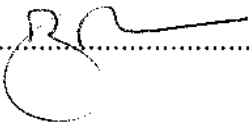
Martin Mariano

For

⑆231385714⑆ 0001333707⑈ 0622

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                    ) 53

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 22, 29 and May 6, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this .....6<sup>th</sup> day of May.....2015....

.....  
(Notary Public)

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

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

.....



2166.22

5000

10

15

20

25

255050

27000

30000

34000

34700

3100

6

11

16

21

25160

25600

27100

30100

34600

34701

# SHERIFF'S SALE COST SHEET

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

|                                 |                  |
|---------------------------------|------------------|
| DOCKET/RETURN                   | \$15.00          |
| SERVICE PER DEF.                | \$ <u>195.00</u> |
| LEVY (PER PARCEL                | \$15.00          |
| MAILING COSTS                   | \$ <u>60.00</u>  |
| ADVERTISING SALE BILLS & COPIES | \$17.50          |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00          |
| MILEAGE                         | \$ <u>6.00</u>   |
| POSTING HANDBILL                | \$15.00          |
| CRYING/ADJOURN SALE             | \$10.00          |
| SHERIFF'S DEED                  | \$35.00          |
| TRANSFER TAX FORM               | \$25.00          |
| DISTRIBUTION FORM               | \$25.00          |
| COPIES                          | \$ <u>6.50</u>   |
| NOTARY                          | \$ <u>10.00</u>  |
| TOTAL ***** \$ <u>450.00</u>    |                  |

|                               |                   |
|-------------------------------|-------------------|
| WEB POSTING                   | \$150.00          |
| PRESS ENTERPRISE INC.         | \$ <u>1118.22</u> |
| SOLICITOR'S SERVICES          | \$75.00           |
| TOTAL ***** \$ <u>1343.22</u> |                   |

|                             |                 |
|-----------------------------|-----------------|
| PROTHONOTARY (NOTARY)       | \$10.00         |
| RECORDER OF DEEDS           | \$ <u>68.00</u> |
| TOTAL ***** \$ <u>78.00</u> |                 |

|                            |                |
|----------------------------|----------------|
| REAL ESTATE TAXES:         |                |
| BORO, TWP & COUNTY 20      | \$ _____       |
| SCHOOL DIST. 20            | \$ _____       |
| DELINQUENT 20              | \$ <u>5.00</u> |
| TOTAL ***** \$ <u>5.00</u> |                |

|                           |          |
|---------------------------|----------|
| MUNICIPAL FEES DUE:       |          |
| SEWER 20                  | \$ _____ |
| WATER 20                  | \$ _____ |
| TOTAL ***** \$ <u>-0-</u> |          |

|                                 |                  |
|---------------------------------|------------------|
| SURCHARGE FEE (DSTE)            | \$ <u>140.00</u> |
| MISC. <u>Lebanon</u> <u>150</u> | \$ <u>150.00</u> |
| TOTAL ***** \$ <u>150.00</u>    |                  |

TOTAL COSTS (OPENING BID) \$ 2166.22

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

April 15, 2015

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

**RE: No. 2014-CV-1388**  
**JOHN EDWARD BIRSTER**

Real Estate Division:

The above case may be sold on May 13, 2015. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Samantha Jeffries  
Legal Assistant

**KML LAW GROUP, P.C.**  
Suite 5000  
BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)

134484FC  
CF: 10/09/2014  
SD: 05/13/2015  
\$73,621.42

Attorney for Plaintiff

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

JOHN EDWARD BIRSTER  
**Mortgagor(s) and  
Record Owner(s)**

343 Center Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1388

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

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

- ☒ (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ☐ ( ) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ ( ) Certified mail by Sheriff's Office.
- ☐ ( ) Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(i)).
- ☐ ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.
- ☐ ( ) Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

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

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

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

Respectfully submitted,

  
BY: Samantha Jeffries

Legal Assistant  
KML Law Group, P.C.



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

M&T BANK; et seq.  
Plaintiff (Petitioner)

V.

JOHN EDWARD BIRSTER; et al.  
Defendant (Respondent)

CASE and/or DOCKET No.: 2014-CV-1388

Sheriff's Sale Date: 5/13/2015

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, RICHARD HIMMELBERGER, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served JOHN EDWARD BIRSTER the above process on the 2 day of April, 2015, at 10:14 o'clock, AM, at 1217 ASH LANE LEBANON, PA 17042, County of Columbia, Commonwealth of Pennsylvania:

**Manner of Service:**

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 41-45 Height 5'8 Weight 175 Race WHITE Sex MALE Hair BLACK

Military Status: ☒ No ☐ Yes Branch: \_\_\_\_\_

Commonwealth/State of Pa )

) SS:

County of Berks )

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

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

Rich Himmelberger  
(Signature of Affiant)

Subscribed and sworn to before me  
this 3 day of April 20 15

File Number: 134484PC  
Case ID #: 4262068

Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Eric M. Afferbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017

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

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

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

| Article Number | Addressee (Name, Street City, State, & Zip Code)  | Postage   | Fee | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD |
|----------------|---|---|-----|-----------------|----------------------------|---------------|-------------------|
| 1.             | DOMESTIC RELATIONS OF COLUMBIA COUNTY<br>PO Box 380<br>Bloomsburg, PA 17815   | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS as nominee for Countrywide Bank, FSB<br>P.O. Box 2026,<br>Ft. Mill, SC 29501-2026                    |     |                 |                            |               |                   |
| 2.             | PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432<br>P.O. Box 2675<br>Harrisburg, PA 17105-2675 | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS as nominee for Countrywide Bank, FSB<br>1199 North Fairfax Street, Suite 500<br>ALEXANDRIA, VA 22314 |     |                 |                            |               |                   |
| 3.             | Midland Funding LLC<br>c/o Burton Neil & Associates, P.C.,<br>1060 Andrew Drive, Suite 170,<br>West Chester, PA 19380                                   | TENANTS/OCCUPANTS<br>343 Center Street<br>Bloomsburg, PA 17815  |     |                 |                            |               |                   |
| 4.             |   | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION<br>1131 Strawberry Square<br>6th Floor<br>Harrisburg, PA 17128 |     |                 |                            |               |                   |
| 5.             |   | DEPARTMENT OF PUBLIC WELFARE<br>ESTATE RECOVERY PROGRAM<br>P.O. Box 8486, Willow Oak Building<br>Harrisburg, PA 17105-8486                    |     |                 |                            |               |                   |
| 6.             |   | INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH<br>1001 Liberty Avenue<br>Thirteenth Floor, Suite 1300<br>Pittsburgh, PA 15222           |     |                 |                            |               |                   |
| 7.             |   |   |     |                 |                            |               |                   |
| 8.             |   |   |     |                 |                            |               |                   |

Total Number of Pieces Listed by Sender: **8**

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

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

134484FC Columbia County

Sale Date: 05/13/2015

JOHN EDWARD BIRSTER

Complete by Typewriter, Ink, or Ball Point Pen



**KML LAW GROUP, P.C.**

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

JOHN EDWARD BIRSTER  
**Mortgagor(s) and Record Owner(s)**

343 Center Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2014-CV-1388

**AFFIDAVIT PURSUANT TO RULE 3129**

M&T BANK, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

343 Center Street  
Bloomsburg, PA 17815

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

JOHN EDWARD BIRSTER  
343 Center Street  
Bloomsburg, PA 17815

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

JOHN EDWARD BIRSTER  
343 Center Street  
Bloomsburg, PA 17815

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

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

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

Midland Funding LLC  
c/o Burton Neil & Associates, P.C.,  
1060 Andrew Drive, Suite 170,  
West Chester, , PA 19380

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS as nominee for  
Countrywide Bank, FSB  
P.O. Box 2026,  
Flint, , MI 48501-2026

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS as nominee for  
Countrywide Bank, FSB  
1199 North Fairfax Street, Suite 500  
ALEXANDRIA, VA 22314

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

TENANTS/OCCUPANTS  
343 Center Street  
Bloomsburg, PA 17815

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE  
INHERITANCE TAX DIVISION  
1131 Strawberry Square  
6th Floor  
Harrisburg, PA 17128

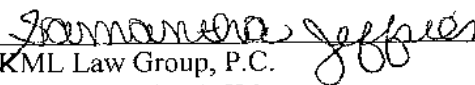
DEPARTMENT OF PUBLIC WELFARE  
ESTATE RECOVERY PROGRAM  
P.O. Box 8486, Willow Oak Building  
Harrisburg, PA 17105-8486



INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH  
1001 Liberty Avenue  
Thirteenth Floor, Suite 1300  
Pittsburgh, PA 15222

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

DATED: April 15, 2015

  
KML Law Group, P.C.  
BY: Samantha Jeffries  
Legal Assistant

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

REAL ESTATE TAX CERTIFICATION

Date: 04/14/2015

Fee: \$5.00

Cert. NO: 20664

BIRSTER JOHN EDWARD & SUSAN MARIE  
343 CENTER STREET  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 20020 -0476  
Location: 343 CENTER ST  
Parcel Id:05E-03 -056-00,000

Assessment: 33,203  
Balances as of 04/14/2015

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

COLUMBIA COUNTY SHERIFF

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

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

*SILE*

**KML Law Group, P.C.**

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203  
Plaintiff

vs.

JOHN EDWARD BIRSTER  
Mortgagor(s) and Record Owner(s)  
343 Center Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2014-CV-1388

2015-ED-17

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: BIRSTER, JOHN EDWARD  
**JOHN EDWARD BIRSTER**  
343 Center Street  
Bloomsburg, PA 17815

Your house at 343 Center Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on May 13<sup>th</sup> 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$73,621.42 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 cancelled 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 call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
JOHN BIRSTER (et al.)

Case Number  
2014CV1388

## SHERIFF'S RETURN OF SERVICE

04/06/2015 02:35 PM - DEPUTY MARTIN BOUDMAN, 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 343 CENTER STREET, BLOOMSBURG, PA 17815.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 06, 2015

NOTARY

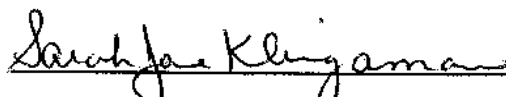
Affirmed and subscribed to before me this

6TH day of APRIL, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



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

City of Columbia County Sheriff, Hershey, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
JOHN BIRSTER (et al.)

Case Number  
2014CV1388

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 343 CENTER STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Front Door

Relation:

Date: 4-6-15 Time: 1435

Deputy: 8 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

(POSTING)

2014CV1388

343 CENTER STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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



71901140006000047606

MORTGAGE ELECTRONIC REG SYSTEM  
1199 N FAIRFAX STREET  
SUITE 500  
ALEXANDRIA VA 22314

---

**KML Law Group, P.C.**

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203  
Plaintiff

vs.

JOHN EDWARD BIRSTER  
**Mortgagor(s) and Record Owner(s)**  
343 Center Street  
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Defendant(s)

IN THE COURT OF COMMON PLEAS  
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Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000047569

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

---



**KML Law Group, P.C.**

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203  
Plaintiff

vs.

JOHN EDWARD BIRSTER  
**Mortgagor(s) and Record Owner(s)**  
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Defendant(s)

IN THE COURT OF COMMON PLEAS  
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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
JOHN BIRSTER (et al.)

Case Number  
2014CV1388

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:** 17

**Manner:** Personal

**Expires:**

**Warrant:**

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

*House Vacant - Per Post office No Forwarding Address*

**Serve To:**

**Final Service:**

**Name:** JOHN BIRSTER

**Served:** Personally · Adult In Charge · Posted · Other

**Primary Address:** 343 CENTER STREET  
BLOOMSBURG, PA 17815

**Adult In Charge:**

**Phone:** **DOB:**

**Relation:**

**Alternate Address:**

**Date:** 3-2-15 **Time:** 1300

**Phone:**

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** KML LAW GROUP, P.C.

**Phone:**

**Service Attempts:**

|                 |         |         |        |
|-----------------|---------|---------|--------|
| <b>Date:</b>    | 1/26/15 | 1/27/15 | 3/2/15 |
| <b>Time:</b>    | 7:38    |         |        |
| <b>Mileage:</b> |         |         |        |
| <b>Deputy:</b>  | 4       | 4       | 4      |

*House is Vacant*

*What do you want done??*

**Service Attempt Notes:**

1. 1/26/15 4/C
2. 1/27/15 CARD STILL ON DOOR
3. 3/2/15 CARD STILL ON DOOR
- 4.
- 5.
- 6.

BIRSTER, JOHN

2014CV1388

343 CENTER STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

vs.

JOHN EDWARD BIRSTER  
343 Center Street  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2014-CV-1388

2015-ED-17

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

**To the Sheriff of Columbia County, Pennsylvania**

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

PREMISES: 343 Center Street Bloomsburg, PA 17815

See Exhibit "A" attached

|   |             |
|---|-------------|
| AMOUNT DUE                                      | \$73,621.42 |
| Interest From 2/18/2015<br>Through Date of Sale | _____       |
| (Costs to be added)                             | _____       |

Dated: 2-19-15

Barbara M. Silvetti  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Kelly P. Brewer

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





**KML Law Group, P.C.**

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203  
Plaintiff

vs.

JOHN EDWARD BIRSTER  
**Mortgagor(s) and Record Owner(s)**  
343 Center Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

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Bloomsburg, PA 17815

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

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1. The sale will be cancelled 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 call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

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

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

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

Resources available for Homeowners in Foreclosure

**ACT NOW!**

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 134484FC.

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
JOHN BIRSTER (et al.)

Case Number  
2014CV1388

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 17

Manner: < Not Specified >

Expires:

Warrant:

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

*House Vacant*

### Serve To:

Name: OCCUPANT

Primary Address: 343 CENTER STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-2-15 Time: 1300

Deputy: 4 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |         |         |        |  |  |  |
|----------|---------|---------|--------|--|--|--|
| Date:    | 1/26/15 | 1/27/15 | 3/2/15 |  |  |  |
| Time:    | 1:34    |         |        |  |  |  |
| Mileage: |         |         |        |  |  |  |
| Deputy:  | 4       | 4       | 4      |  |  |  |

### Service Attempt Notes:

1. 1/26/15 L/C
2. 1/27/15 L/C
3. 3/2/15 - Case still on track
- 4.
- 5.
- 6.

OCCUPANT

2014CV1388

343 CENTER STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

**KML Law Group, P.C.**

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203  
Plaintiff

vs.

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Defendant(s)

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Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
JOHN BIRSTER (et al.)

Case Number  
2014CV1388

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 17

Warrant:

### Serve To:

Name: Mary F. Ward

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

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Mary Ward

Relation: TAX OFFICE

Date: 1/26/15

Time: 1:42

Deputy: 4

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

WARD, MARY F.

2014CV1388

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

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloombsburg, PA 17815

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

Proof of Ad 02/23/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID: 1025971  
Description: John Birtser Sale  
Run Dates: 04/22/15 to 05/06/15  
Class: 2  
Agate Lines: 204  
Blind Box:

**Total Ad Cost \$1,118.22**  
**Amount Paid \$0.00**

| Publication      | Start    | Stop     | Inserts | Cost       |
|------------------|----------|----------|---------|------------|
| Press Enterprise | 04/22/15 | 05/06/15 | 3       | \$1,118.22 |

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1388

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, MAY 13, 2015**  
**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 PIECES, PARCELS AND TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a stake, now the northwest corner of lot lately of Benjamin Blewett, on said Centre Street; THENCE along said Street North 26 degrees West, 41 1/2 feet to lot now or formerly of Elijah Shutt; THENCE by said Shutt's lot, North 64 degrees East, 188 feet to Miller's Alley; THENCE by said alley, South 26 degrees East, 41 1/2 feet to said Blewett lot, and thence by said lot, South 64 degrees West 188 feet to the place of BEGINNING.

TRACT NO. 2:

BEGINNING at a corner at the intersection of Anthony and Miller Alleys, and running thence in a westerly direction 80 feet along the southerly line of Anthony Alley to a point in line of other lands of A.C. Hagemeyer, et ux; THENCE in a southerly direction 41 1/2 feet more or less to other lands of the grantor herein; THENCE in an easterly direction 80 feet along line of other lands of the grantor herein to a point in the westerly line of Miller Alley; THENCE by same in a northerly direction 41 1/2 feet more or less to the place of BEGINNING.

TAX PARCEL # 05E-03-056

BEING KNOWN AS: 343 Center Street, Bloomsburg, PA 17815

**PROPERTY ADDRESS: 343 CENTER STREET, BLOOMSBURG, PA 17815**

UPI / TAX PARCEL NUMBER: 05E-03-056

Seized and taken into execution to be sold as the property of JOHN BIRSTER, SUSAN BIRSTER in suit of M & T BANK.

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

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
JOHN BIRSTER (et al.)

Case Number  
2014CV1388

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 17

Warrant:

### Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Carol Fratey

Relation: Clerk

Date: 2/23/15 Time: 10:49

Deputy: 4 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF 2014CV1388 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
JOHN BIRSTER (et al.)

Case Number  
2014CV1388

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 17

Warrant:

### 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: Denise Siegel

Relation: TAX CLERK

Date: 2/23/15

Time: 10:48

Deputy: 4

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2014CV1388

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

JOHN EDWARD BIRSTER  
(Mortgagor(s) and Record Owner(s))  
343 Center Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1388

2015-ED-17

**AFFIDAVIT PURSUANT TO RULE 3129**

M&T BANK, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

343 Center Street  
Bloomsburg, PA 17815

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

JOHN EDWARD BIRSTER  
1217 Ash Lane  
Lebanon, PA 17042

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

JOHN EDWARD BIRSTER  
1217 Ash Lane  
Lebanon, PA 17042

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

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

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

Midland Funding LLC  
c/o Burton Neil & Associates, P.C.,  
1060 Andrew Drive, Suite 170,  
West Chester, , PA 19380

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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS as nominee for Countrywide Bank, FSB  
P.O. Box 2026,  
Flint, MI 48501-2026

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS as nominee for Countrywide Bank, FSB  
1199 North Fairfax Street, Suite 500  
ALEXANDRIA, VA 22314

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

TENANTS/OCCUPANTS  
343 Center Street  
Bloomsburg, PA 17815


COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION  
1131 Strawberry Square  
6th Floor  
Harrisburg, PA 17128

DEPARTMENT OF PUBLIC WELFARE  
ESTATE RECOVERY PROGRAM  
P.O. Box 8486, Willow Oak Building  
Harrisburg, PA 17105-8486

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH  
1001 Liberty Avenue  
Thirteenth Floor, Suite 1300  
Pittsburgh, PA 15222

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

DATED: 2/17/15

By: 

**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Jay E. Kivitz Pa. ID 26769  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Kristina Murtha Pa. ID 61858  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Thomas Puleo Pa. ID 27615  
\_\_\_\_ Joshua I. Goldman Pa. 205047  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_\_ Andrew F. Gornall Pa. ID 92382  
\_\_\_\_ Salvatore Filippello Pa. ID 313897  
\_\_\_\_ Alyk L. Oflazian Pa. ID 312912  
\_\_\_\_ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

*Christina Lynn Connor*  
*312389*



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1388

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, MAY 13, 2015**  
**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 PIECES, PARCELS AND TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a stake, now the northwest corner of lot lately of Benjamin Blewett, on said Centre Street;

THENCE along said Street North 26 degrees West, 41 1/2 feet to lot now or formerly of Elijah

Shutt; THENCE by said Shutt's lot, North 64 degrees East, 188 feet to Miller's Alley;

THENCE by said alley, South 26 degrees East, 41 1/2 feet to said Blewett lot, and thence by said lot, South 64 degrees West 188 feet to the place of BEGINNING.

TRACT NO. 2:

BEGINNING at a corner at the intersection of Anthony and Miller Alleys, and running thence in a Westerly direction 80 feet along

the southerly line of Anthony Alley to a point in line of other lands of A.C. Hagemeyer, et ux; THENCE in a southerly direction 41 1/2

feet more or less to other lands of the grantor herein; THENCE in an easterly direction 80 feet along line of other lands of the

grantor herein to a point in the westerly line of Miller Alley; THENCE by same in a northerly direction 41 1/2 feet more or less to the place of BEGINNING.

TAX PARCEL # 05E-03-056

BEING KNOWN AS: 343 Center Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 343 CENTER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-056

Seized and taken into execution to be sold as the property of JOHN BIRSTER, SUSAN BIRSTER 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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

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

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

JOHN EDWARD BIRSTER  
**Mortgagor(s) and Record Owner(s)**  
343 Center Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1388

2015-ED-17

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$73,621.42

Interest from

2/18/2015 to Date of  
Sale at 6.3750%

(Costs to be added)

By: 

**KML LAW GROUP, P.C.**

Michael McKecver Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Ofiazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

*Kristina Lynn Corner*  
318389

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

vs.

JOHN EDWARD BIRSTER  
343 Center Street  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2014-CV-1388

2015-ED-17  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 343 Center Street Bloomsburg, PA 17815

See Exhibit "A" attached

|  |             |
|--|-------------|
| AMOUNT DUE   | \$73,621.42 |
| Interest From <b>2/18/2015</b><br>Through Date of Sale |             |
| (Costs to be added)                                    |             |

Dated: 2-19-15

Barbara N. Silvestri  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Kelly F. Brewer  
Prothonotary Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016

# REAL ESTATE OUTLINE

ED # 2015 ED17

DATE RECEIVED

2/20/15

DOCKET AND INDEX

2014 CV 1388

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

X

CHECK FOR \$1,350.00 OR

X

CK# 185542

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

SALE DATE

May 12<sup>th</sup>

TIME

9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

2<sup>ND</sup> WEEK

3<sup>RD</sup> WEEK

# WRIT OF EXECUTION

No. 2014-CV-1388  
(Return to Columbia County)  
M & T Bank

Columbia County Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

vs.

John Edward Birster

General File No. 15-00667

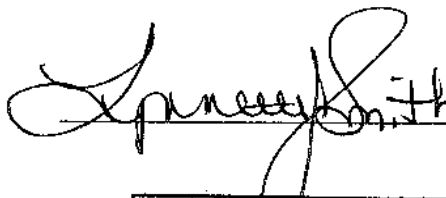
STATE OF PENNSYLVANIA }  
COUNTY OF LEBANON } SS:

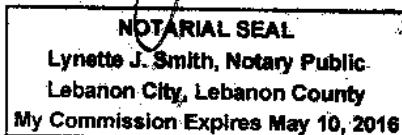
Tim Turasky, Deputy Sheriff, being duly sworn according to law, deposes and says that he served the within WRIT OF EXECUTION upon JOHN EDWARD BIRSTER the within named DEFENDANT, by handing a true and attested copy thereof, personally to ANDY BIRSTER, being the Person in Charge at time of service on March 6, 2015 at 1:40 P.M., at 1217 Ash Lane, Lebanon (Cornwall Borough), Lebanon County, Pennsylvania and by making known to the Person in Charge the contents of the same.

Sworn to and subscribed before me

SO ANSWERS,

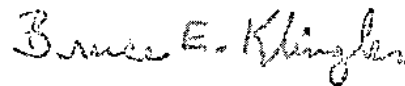
This 10<sup>th</sup> day of March, 2015

 Notary Public



  
DEPUTY SHERIFF

By Authorization Of:

  
Is  
SHERIFF

## SHERIFF'S COSTS IN ABOVE PROCEEDINGS

|                                 |           |        |        |    |        |
|---------------------------------|-----------|--------|--------|----|--------|
| Advanced Costs paid on 02/26/15 | Check No. | 6801   | Amount | \$ | 150.00 |
| Costs Incurred:                 |           |        | Amount | \$ | 98.20  |
| Amount of Refund:               | Check No. | 316986 | Amount | \$ | 51.80  |

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any party liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

File 15-0000167

M & T BANK  
vs.  
JOHN BIRSTER (et al.)

Case Number  
2014CV1388

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 17

Warrant:

### Serve To:

Name: JOHN BIRSTER  
Primary Address: 1217 ASH LANE  
LEBANON, PA 17042

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Notes / Special Instructions:

Now, February 23, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Lebanon County to execute service of the documents herewith and make return thereof according to law.

### Return To:

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

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

BIRSTER, JOHN

2014CV1388

1217 ASH LANE, LEBANON, PA 17042

NO EXPIRATION

# COMPLAINT IN MORTGAGE FORECLOSURE

No. 2014-CV-1388  
Return to Columbia County  
M & T Bank

KML Law Group, P.C.  
Jennifer Frechie, Esquire  
Suite 5000 - BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
866-413-2311  
General File No. 14-03522

vs.

John Edward Birster and Susan Marie Birster

STATE OF PENNSYLVANIA }  
COUNTY OF LEBANON } SS:

Amanda Dillman, Deputy Sheriff, being duly sworn according to law, deposes and says that she served the within COMPLAINT IN MORTGAGE FORECLOSURE upon JOHN EDWARD BIRSTER, the within named DEFENDANT, by handing a true and attested copy thereof, personally to AUDREY BIRSTER, She being the Wife and Person in Charge at the time of service on November 3, 2014 at 12:04 P.M., at 1217 Ash Lane, Lebanon (North Cornwall Township), Lebanon County, Pennsylvania and by making known to her the contents of the same.

Amanda Dillman, Deputy Sheriff, being duly sworn according to law, deposes and says that the within COMPLAINT IN MORTGAGE FORECLOSURE was not served upon the within named SUSAN BIRSTER, due to the fact that the within named SUSAN BIRSTER is deceased.

Therefore, he makes a Return of Service as MORTUUS EST as to the within named SUSAN BIRSTER.

Sworn to and subscribed before me

SO ANSWERS,

This 4th day of November, 2014  
Debra Ann Johnson Notary Public

Amanda Dillman  
DEPUTY SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Debra Ann Johnson, Notary Public  
City of Lebanon, Lebanon County  
My Commission Expires Nov. 20, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

By Authorization Of:

Bruce E. Klingler

Is

SHERIFF

## SHERIFF'S COSTS IN ABOVE PROCEEDINGS

|                                 |                  |        |           |
|---------------------------------|------------------|--------|-----------|
| Advanced Costs paid on 10/16/14 | Check No. 778362 | Amount | \$ 200.00 |
| Costs Incurred:                 |                  | Amount | \$ 120.30 |
| Amount of Refund:               | Check No. 310577 | Amount | \$ 79.70  |

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any party liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

Sec. 2, Act of June 20, 1911, P.L. 1072

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

February 17, 2015  
Docket #2014-CV-1388

**ATTENTION: COLUMBIA COUNTY SHERIFF**

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


**JOHN EDWARD BIRSTER** will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

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



# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

|  |  |   |                           |
|--|--|---|---------------------------|
| <b>SHERIFF SERVICE INSTRUCTIONS</b>  |  |   |                           |
| PLAINTIFF/S/<br>M&T BANK   |  | COURT NUMBER<br>2014-CV-1388                  | 2015-ED-17                |
| DEFENDANT/S/<br>JOHN EDWARD BIRSTER  |  | TYPE OF <u>WRIT</u> OR COMPLAINT<br>EXECUTION |                           |
| <b>SERVE</b><br><br><b>AT</b>                            | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE<br>JOHN EDWARD BIRSTER  |   |                           |
|  | ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)<br>343 Center Street, Bloomsburg, PA 17815 |   |                           |
| SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:<br><br><b>PLEASE POST HANDBILL</b>                     |  |   |                           |
| SIGNATURE OF ATTORNEY<br>KML Law Group, P.C.   |  | TELEPHONE NUMBER<br>(215) 825-6345            | DATE<br>February 17, 2015 |
| ADDRESS OF ATTORNEY<br><br>KML Law Group, P.C.<br>Suite 5000 – Mellon Independence Center<br>701 Market Street<br>Philadelphia, PA 19106 |  |   |                           |

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

JOHN EDWARD BIRSTER  
**Mortgagor(s) and Record Owner(s)**  
343 Center Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2014-CV-1388

2015-ED-17

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

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

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

**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Jay E. Kivitz Pa. ID 26769

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_\_ David Fein Pa. ID 82628

\_\_\_\_ Thomas Puleo Pa. ID 27615

\_\_\_\_ Joshua I. Goldman Pa. 205047

\_\_\_\_ Jill P. Jenkins Pa. ID 306588

\_\_\_\_ Andrew F. Gornall Pa. ID 92382

\_\_\_\_ Salvatore Filippello Pa. ID 313897

\_\_\_\_ Alyk L. Oflazian Pa. ID 312912

\_\_\_\_ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

✶ Kristina Lynn Connor 318389

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

JOHN EDWARD BIRSTER  
**Mortgagor(s) and Record Owner(s)**  
343 Center Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1388

2015-ED-17

**WAIVER OF WATCHMAN**

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

By: 

**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Jay E. Kivitz Pa. ID 26769  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Kristina Murtha Pa. ID 61858  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Thomas Puleo Pa. ID 27615  
\_\_\_\_ Joshua I. Goldman Pa. 205047  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_\_ Andrew F. Gornall Pa. ID 92382  
\_\_\_\_ Salvatore Filippello Pa. ID 313897  
\_\_\_\_ Alyk L. Ofazian Pa. ID 312912  
\_\_\_\_ Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

Constina Lynn Conner  
318389

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

JOHN EDWARD BIRSTER  
Mortgagor(s) and Record Owner(s)  
343 Center Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1388

2015-ED-17

**WAIVER OF WATCHMAN**

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

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

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Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

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Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Ofazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

**Attorneys for Plaintiff**

*Christina Lynn Connor*  
*318389*

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

TRACT NO. 1:

BEGINNING at a stake, now the northwest corner of lot lately of Benjamin Blewett, on said Centre Street;

THENCE along said Street North 26 degrees West, 41 ½ feet to lot now or formerly of Elijah Shutt;

THENCE by said Shutt's lot, North 64 degrees East, 188 feet to Miller's Alley;

THENCE by said alley, South 26 degrees East, 41 ½ feet to said Blewett lot, and thence by said lot, South 64 degrees West 188 feet to the place of BEGINNING.

TRACT NO. 2:

BEGINNING at a corner at the intersection of Anthony and Miller Alleys, and running thence in a Westerly direction 80 feet along the southerly line of Anthony Alley to a point in line of other lands of A.C. Hagemeyer, et ux;

THENCE in a southerly direction 41 1/2 feet more or less to other lands of the grantor herein;

THENCE in an easterly direction 80 feet along line of other lands of the grantor herein to a point in the westerly line of Miller Alley;

THENCE by same in a northerly direction 41 1/2 feet more or less to the place of BEGINNING.

**TAX PARCEL # 05E-03-056**

**BEING KNOWN AS: 343 Center Street, Bloomsburg, PA 17815**

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 4752 | Carrier / service: | USPS Server | First-Class Mail® | 2/23/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000047545

Doc Ref #: 2015ED17

Postage 5.3400

HARRISBURG PA 17128

## Document Receipt

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| Trans # | 4753 | Carrier / service: | USPS Server | First-Class Mail® | 2/23/2015 12:00:00 AM |
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000047552

Doc Ref #: 2015ED17

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

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|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 4753 | Carrier / service: | USPS Server | First-Class Mail® | 2/23/2015 12:00:00 AM |
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000047552

Doc Ref #: 2015ED17

Postage 5 3400

HARRISBURG PA 17105



## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 4754 | Carrier / service: | USPS Server | First-Class Mail® | 2/23/2015 12:00:00 AM |
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Ship to

PHILADELPHIA DISTRICT OFFICE

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

|             |                      |
|-------------|----------------------|
| Tracking #: | 71901140006000047569 |
| Doc Ref #:  | 2015ED17             |
| Postage     | 5.3400               |

PHILADELPHIA PA 19107

## Document Receipt

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| Trans # | 4755 | Carrier / service: | USPS Server | First-Class Mail® | 2/23/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000047576

Doc Ref #: 2015ED17

Postage 5.3400

PHILADELPHIA PA 19106

## Document Receipt

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|         |      |                    |             |                   |                       |
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| Trans # | 4756 | Carrier / service: | USPS Server | First-Class Mail® | 2/23/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

MIDLAND FUNDING LLC

BURTON, NEIL & ASSOCIATES  
P C1060 ANDREW DRIVE  
SUITE 170

Tracking #: 71901140006000047583

Doc Ref #: 2015ED17

Postage 5.3400

WEST CHESTER PA 19380

## Document Receipt

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|         |      |                    |             |                   |                       |
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| Trans # | 4756 | Carrier / service: | USPS Server | First-Class Mail® | 2/23/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

MIDLAND FUNDING LLC

BURTON, NEIL & ASSOCIATES  
P.C.1060 ANDREW DRIVE  
SUITE 170

Tracking #: 71901140006000047583

Doc Ref #: 2015ED17

Postage 5.3400

WEST CHESTER PA 19380

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 4757 | Carrier / service: | USPS Server | First-Class Mail® | 2/23/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

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Ship to:

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEM

P.O. BOX 2026

Tracking #: 71901140006000047590

Doc Ref #: 2015ED17

Postage 5 3400

FLINT MI 48501

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 4757 | Carrier / service: | USPS Server | First-Class Mail® | 2/23/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

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Ship to:

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEM

P.O. BOX 2026

Tracking #: 71901140006000047590

Doc Ref #: 2015ED17

Postage 5 3400

FLINT MI 48501

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 4758 | Carrier / service: | USPS Server | First-Class Mail® | 2/23/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

MORTGAGE ELECTRONIC REG  
SYSTEM1199 N FAIRFAX STREET  
SUITE 500

ALEXANDRIA VA 22314

Tracking #: 71901140006000047606

Doc Ref #: 2015ED17

Postage 5.3400

785542

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

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

01/07/2015

PAY TO THE  
 ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

\$

\$1,350.00

DOLLARS

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

Sheriff's Office  
 PO Box 380  
 Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT



*[Signature]*  
 AUTHORIZED SIGNATURE

MEMO 134484/ Birster

⑈00785542⑈ ⑆23607380⑆ 70 1107112⑈

Security features. Details on back.



KML LAW GROUP, P.C.

785542

01/07/2015

**SHERIFF OF COLUMBIA COUNTY**

\$1,350.00

Mortgage Disbursement

\$1,350.00

134484/ Birster