

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

GREEN TREE SERVICING LLC VS BARRY MROCHKO, DECEASED

NO. 1-2016 ED NO. 1237-2015 JD

DATE/TIME OF SALE: APRIL 6, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 24000.00

POUNDAGE - 2% OF BID \$ 480.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1575.58

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 26305.58

PURCHASER(S): Michael R. Knaus

ADDRESS: 1096 Ridge Rd Orangeville PA 17859

NAMES(S) ON DEED: Michael R. Knaus

PURCHASER(S) SIGNATURE(S): MR Knaus

TOTAL DUE: \$ 26305.58

LESS DEPOSIT: \$ 2600.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 23705.58

LAW OFFICES OF KEVIN TANRIBILIR, P.C.
REAL ESTATE ESCROW ACCOUNT
701 E. FRONT STREET
BERWICK, PA 18603

2262

60-712/313
3

DATE 04-20-16

CHECK AMOUNT

PAY
TO THE
ORDER OF

COLUMBIA COUNTY SHERIFF

\$ 23,705.58

Twenty-three Thousand Seven Hundred Five and 58/100-----DOLLARS



FOR Balance due - Knaus purchase

Kevin Tanribilir

⑈002262⑈ ⑆031307125⑆ 50 00364 538⑈

No. 65129

Date: April 06, 2016

Pay to the
Order of **Columbia County Sheriff**

Amount \$*****2,600.00

Two Thousand Six Hundred and 00/100*****

DOLLARS

CASHIERS CHECK

1512 Spring Garden Ave

Memo

Nancy E Turner
Authorized Signature

⑈065129⑈ ⑈031307125⑈ 5000100053⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
GREEN TREE SERVICING LLC

vs.

Defendant
DECEASED BARRY MROCHKO
SHAWN MROCHKO
GREGG MROCHKO

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

Sheriff's Sale Date: Wednesday, April 6, 2016

Writ of Execution No. : 2015CV1237

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1512 SPRING GARDEN AVENUE, 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$971.61
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Surcharge	\$160.00
Other	\$84.00

LUZERNE COUNTY

Total Sheriff Costs **\$1,943.61**

Municipal Costs

Delinquent Taxes	\$780.64
Sewer	\$2,095.84

Total Municipal Costs **\$2,876.48**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

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

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

May 9, 2016

Fax Number: 570-389-5625
Sheriff of Columbia County
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

Attn: Real Estate Division

RE: Third Party – Settlement Made?
Gregg Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased
and Shawn Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko,
Deceased
1512 Spring Garden Avenue Berwick, PA 18603
Book/Writ/Sale #:
Sale date: April 06, 2016

To the Sheriff:

It has been at least thirty (30) days since the property was sold to a third party.
Please advise if the third party has made settlement with your office as required under
your Conditions of Sale.

KML LAW GROUP, P.C.
Lisa A. Lanci, Legal Assistant
Sale Department
215-825-6474
llanci@kmlawgroup.com
Attorney Contact Information:
Michael McKeever, Esquire
Direct Phone: 215-825-6303

RESPONSE:

____ Third Party made settlement on _____ (date) and schedule of
distribution should be received by _____ (date).

____ Third Party has failed to make settlement.

**As soon as it becomes available please fax or mail the Schedule of Distribution
directly to Lisa A. Lanci at 267-515-5608.**

SHERIFF'S SALE

Distribution Sheet

Green Tree Servicing LLC vs. Barry Mrochko
 NO. 1237-15 JD
 NO. 1-16 ED
 DATE OF SALE: April 6, 2016

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) April 6, 2016 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 Michael R. Knaus for the price or sum of \$ 26305.58 Dollars. Michael R. Knaus 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>24000.00</u>	
Poundage	<u>480.00</u>	
Transfer Taxes	<u>1575.58</u>	
Total Needed to Purchase <u>lien Cert.</u>	<u>250.00</u>	\$ <u>26305.58</u>
Amount Paid Down		<u>2600.00</u>
Balance Needed to Purchase		<u>23705.58</u>

EXPENSES:


Columbia County Sheriff - Costs	\$ <u>468.00</u>	
Poundage	<u>480.00</u>	\$ <u>948.00</u>
Newspaper		<u>971.61</u>
Printing		<u>-</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>67.00</u>
	Realty transfer taxes	<u>787.79</u>
	State stamps	<u>787.79</u>
Tax Collector ()	<u>-</u>
Columbia County Tax Assessment Office		<u>780.64</u>
State Treasurer		<u>166.00</u>
Other: <u>web</u>		<u>150.00</u>
<u>lien Cert.</u>		<u>250.00</u>
<u>Sewer</u>		<u>2095.84</u>
<u>Luz. Co. Sheriff \$841.00</u>		<u>7192.67</u>
	TOTAL EXPENSES:	\$ <u>7192.67</u>

Total Needed to Purchase	\$ <u>26305.58</u>
Less Expenses	<u>7192.67</u>
Net to First Lien Holder	<u>19112.91</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>20462.91</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

April 25, 2016



Sheriff

SHERIFF'S SALE

Distribution Sheet

Green Tree Servicing LLC vs. Barry Mrochnko
 NO. 1237-15 JD
 NO. 1-16 ED DATE OF SALE: April 6, 2016

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) April 6, 2016 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 Michael R. Knaus for the price or sum of \$ 26305.58 Dollars. Michael R. Knaus 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>24000.00</u>	
Poundage	<u>480.00</u>	
Transfer Taxes	<u>1575.58</u>	
Total Needed to Purchase <u>Lien Cert.</u>	<u>250.00</u>	\$ <u>26305.58</u>
Amount Paid Down		<u>2600.00</u>
Balance Needed to Purchase		<u>23705.58</u>

EXPENSES:

Columbia County Sheriff - Costs.....	\$ <u>468.00</u>	
Poundage	<u>480.00</u>	\$ <u>948.00</u>
Newspaper		<u>971.61</u>
Printing		<u>-</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>671.00</u>
	Realty transfer taxes	<u>787.79</u>
	State stamps	<u>787.79</u>
Tax Collector ()	<u>-</u>
Columbia County Tax Assessment Office.....		<u>780.64</u>
State Treasurer		<u>166.00</u>
Other: <u>Web</u>		<u>150.00</u>
<u>Lien Cert.</u>		<u>250.00</u>
<u>Sewer</u>		<u>2095.84</u>
<u>Luz. Co. Sheriff \$841.00</u>	TOTAL EXPENSES:	\$ <u>7192.67</u>

Total Needed to Purchase	\$ <u>26305.58</u>	
Less Expenses	<u>7192.67</u>	
Net to First Lien Holder	<u>19112.91</u>	
Plus Deposit	<u>1350.00</u>	
Total to First Lien Holder	\$ <u>20462.91</u>	

Sheriff's Office, Bloomsburg, Pa.

So answers

April 25, 2016

Trent A. Ch...

Sheriff

	Grand Total:	\$4,887.09
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Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)
cc County State Bar, 1 Telephone

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</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>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>468.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>971.61</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1221.61</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20__	\$ _____	
SCHOOL DIST. 20__	\$ _____	
DELINQUENT 20__	\$ <u>780.64</u>	
TOTAL *****		\$ <u>780.64</u>

MUNICIPAL FEES DUE:

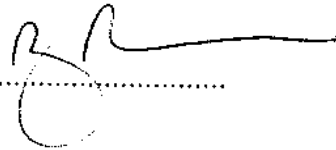
SEWER 20__	\$ <u>2095.84</u>	
WATER 20__	\$ _____	
TOTAL *****		\$ <u>2095.84</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. <u>Luz. Co.</u>	\$ <u>84.00</u>	
TOTAL *****		\$ <u>84.00</u>

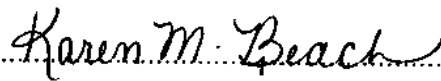
TOTAL COSTS (OPENING BID) \$ 4887.09

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice March 16, 23, 30, 2016 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 30th day of March, 2016...

.....
(Notary Public)



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.

.....

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

March 21, 2016

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

RE: No. 2015-CV-1237
Gregg Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko,
Deceased and Shawn Mrochko, Solely in His Capacity as Heir of Barry A.
Mrochko, Deceased

Real Estate Division:

The above case may be sold on April 06, 2016. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Ruby Gyening
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
Attorney for Plaintiff

142865FC
CF: 09/17/2015
SD: 04/06/2016
\$49,560.05

GREEN TREE SERVICING LLC
3000 Bayport Drive
Suite 880
Tampa, FL 33607

Plaintiff

vs.

Gregg Mrochko, Solely in His Capacity as Heir of
Barry A. Mrochko, Deceased
Shawn Mrochko, Solely in His Capacity as Heir of
Barry A. Mrochko, Deceased
**Mortgagor(s) and
Record Owner(s)**

1512 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1237

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

Ruby Gyening, 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:

- () 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.
- (x) 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.

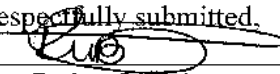
- () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Published in accordance with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

DATED: March 21, 2016

Respectfully submitted,


BY: Ruby Gyening
Legal Assistant
KML Law Group, P.C.

Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
01 MARKET STREET
PHILADELPHIA, PA
9106-1532

Check type of mail or service:

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

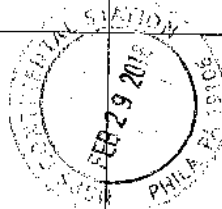
- ☐ Recorded Delivery (International)
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815											
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	TENANTS/OCCUPANTS 1512 Spring Garden A Berwick, PA 18603										
3.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486										
4.	Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION										
5.	Discover Bank c/o William T. Molczan, Esq., Weltman, Weinberg, & Reiss Co., L.P.A. 1400 Koppers Building, 436 7th Avenue Pittsburgh, PA 15219	1131 Strawberry Square 6th Floor Harrisburg, PA 17128										
6.	Berwick Area Joint Sewer Authority c/o Anthony McDonald, Esq 106 N MARKET STREET BERWICK, PA 18603	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1001 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222										
7.	CONRAD A. FALVELLO 314 MAIN STREET SUGARLOAF, PA 18249											

U.S. POSTAGE
ZIP 19106 \$ 005.29
000 1391829 FEB 29 2012



Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

10

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

42865FC Columbia County

Sale Date: 04/06/2016

regg Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased & Shawn Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased

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

Check type of mail or service:
☐ Certified
☐ 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	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	Gregg Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased c/o Conrad A. Falvello, Esquire/Falvello Law Firm 314 MAIN ST STE A SUGARLOAF, PA 18249											
2.	Shawn Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased c/o Conrad A. Falvello, Esquire/Falvello Law Firm 314 MAIN ST STE A SUGARLOAF, PA 18249											
3.												
4.												
5.												
6.												
7.												
8.												



Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender: **2**

Total Number of Pieces Received at Post Office

See Privacy Act Statement on Reverse

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

142865FC Columbia County Sale Date: 04/06/2016

Complete by Typewriter, Ink, or Ball Point Pen

Gregg Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased & Shawn Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



C. David Pedri
Acting County Manager

Joan Hoggarth
Director of Judicial Services & Records

GREEN TREE SERVICING LLC
vs.
BARRY A MROCHKO (et al.)

Case Number
2015-CV-1237

SHERIFF'S RETURN OF SERVICE


02/03/2016 11:55 AM - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON FEBRUARY 03, 2016 AT 11:55 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON GREGG MROCHKO, THE WITHIN NAMED, BY HANDING TO ATTY ALEXIS FALVELLO, THE PERSON FOR THE TIME BEING IN CHARGE AT ATTN: ATTY FALVELLO, 314 MAIN ST STE A, SUGARLOAF, PA 18249 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.


JOSEPH CHRISTINO, DEPUTY

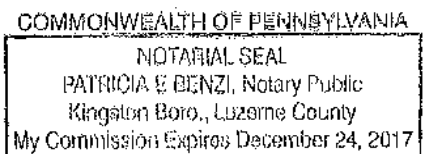
02/03/2016 11:55 AM - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON FEBRUARY 03, 2016 AT 11:55 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON SHAWN MROCHKO, THE WITHIN NAMED, BY HANDING TO ATTY ALEXIS FALVELLO, THE PERSON FOR THE TIME BEING IN CHARGE AT ATTN: ATTY FALVELLO, 314 MAIN ST STE A, SUGARLOAF, PA 18249 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.


JOSEPH CHRISTINO, DEPUTY

SO ANSWERS,


BRIAN M. SZUMSKI, SHERIFF

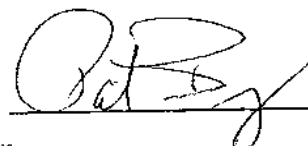
February 04, 2016



NOTARY

Affirmed and subscribed to before me this

4TH day of FEBRUARY, 2016



SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1237

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, APRIL 06, 2016
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a corner of Lot No. 51 on Spring Garden Avenue; thence in an easterly direction along said avenue a distance of 45 feet to corner of Lot No. 53; thence in a southerly direction along Lot No. 53, a distance of 170 feet more or less to a 15 foot alley; thence in a westerly direction along said alley, a distance of 45 feet to a corner of Lot No. 51; thence in a northerly direction along Lot No. 51 a distance of 170 feet more or less to Spring Garden Avenue, the place of beginning.

TAX PARCEL # 04D-05-046

BEING KNOWN AS: 1512 Spring Garden Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 1512 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-046

Seized and taken into execution to be sold as the property of DECEASED BARRY MROCHKO, SHAWN MROCHKO, GREGG MROCHKO in suit of GREEN TREE SERVICING LLC.

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

KML LAW GROUP, P.C.

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

GREEN TREE SERVICING LLC
3000 Bayport Drive
Suite 880
Tampa, FL 33607

Plaintiff

vs.

Gregg Mrochko, Solely in His Capacity as Heir of
Barry A. Mrochko, Deceased
Shawn Mrochko, Solely in His Capacity as Heir of
Barry A. Mrochko, Deceased
Mortgagor(s) and Record Owner(s)

1512 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2015-CV-1237

AFFIDAVIT PURSUANT TO RULE 3129

GREEN TREE SERVICING LLC, 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:

1512 Spring Garden Avenue
Berwick, PA 18603

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

Gregg Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased
c/o Conrad A. Falvello, Esquire/Falvello Law Firm
314 MAIN ST STE A
SUGARLOAF, PA 18249

Shawn Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased
c/o Conrad A. Falvello, Esquire/Falvello Law Firm
314 MAIN ST STE A
SUGARLOAF, PA 18249

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

Gregg Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased
c/o Conrad A. Falvello, Esquire/Falvello Law Firm
314 MAIN ST STE A
SUGARLOAF, PA 18249

Shawn Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased
c/o Conrad A. Falvello, Esquire/Falvello Law Firm
314 MAIN ST STE A
SUGARLOAF, PA 18249

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

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Discover Bank
c/o William T. Molczan, Esq, Weltman, Weinberg, & Reiss Co.,L.P.A.,
1400 Koppers Building, 436 7th Avenue
Pittsburgh, PA 15219

Berwick Area Joint Sewer Authority
c/o Anthony McDonald, Esq
106 N MARKET STREET
BERWICK, PA 18603

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

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

314 MAIN ST STE A
SUGARLOAF, PA 18249

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
1512 Spring Garden A
Berwick, PA 18603

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

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

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: March 21, 2016

A handwritten signature in black ink, appearing to read 'Ruby Gyening', is written over a horizontal line.

KML Law Group, P.C.
BY: Ruby Gyening
Legal Assistant

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 08-MAR-16

FEE: \$5.00

CERT. NO23659

MROCHKO BARRY A
1512 SPRING GARDEN AVE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20040-9363
LOCATION: 1512 SPR.GDN AVE L-52
PARCEL: 04D-05 -046-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2014	PRIM	711.99	8.65	55.00	775.64
TOTAL DUE :					\$775.64

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2015

REQUESTED BY: Columbia County Sheriff

GREEN TREE SERVICING LLC
3000 Bayport Drive
Suite 880
Tampa, FL 33607

Plaintiff

vs.

Gregg Mrochko, Solely in His Capacity as Heir of Barry
A. Mrochko, Deceased
Shawn Mrochko, Solely in His Capacity as Heir of Barry
A. Mrochko, Deceased
1512 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

No. 2015-CV-1237

SALE BOOK #:

SALE WRIT #:

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

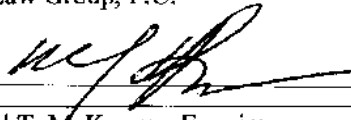
To the Sheriff of Columbia County, Pa.:

GREEN TREE SERVICING LLC, ("Plaintiff") does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above number held on April 06, 2016 of property located at 1512 Spring Garden Avenue Berwick PA 18603. Plaintiff is the holder of a mortgage dated August 12, 2004, which is recorded in Mortgage Instrument #200409364, Columbia County Records. Plaintiff claims as follows:

Judgment Amount: \$49,560.05*

Date: April 11, 2016

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 \$24,000.00.

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

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



C. David Pedri
Acting County Manager

Joan Hoggarth
Director of Judicial Services & Records

GREEN TREE SERVICING LLC
vs.
BARRY A MROCHKO (et al.)

Case Number
2015-CV-1237

SHERIFF'S RETURN OF SERVICE

02/03/2016 11:55 AM - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON FEBRUARY 03, 2016 AT 11:55 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON GREGG MROCHKO, THE WITHIN NAMED, BY HANDING TO ATTY ALEXIS FALVELLO, THE PERSON FOR THE TIME BEING IN CHARGE AT ATTN: ATTY FALVELLO, 314 MAIN ST STE A, SUGARLOAF, PA 18249 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.


JOSEPH CHRISTINO, DEPUTY

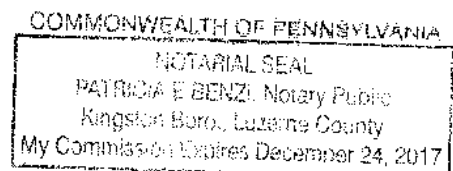
02/03/2016 11:55 AM - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON FEBRUARY 03, 2016 AT 11:55 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON SHAWN MROCHKO, THE WITHIN NAMED, BY HANDING TO ATTY ALEXIS FALVELLO, THE PERSON FOR THE TIME BEING IN CHARGE AT ATTN: ATTY FALVELLO, 314 MAIN ST STE A, SUGARLOAF, PA 18249 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.


JOSEPH CHRISTINO, DEPUTY

SO ANSWERS,


BRIAN M. SZUMSKI, SHERIFF

February 04, 2016



Affirmed and subscribed to before me this

NOTARY

4TH day of FEBRUARY, 2016



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

GREEN TREE SERVICING LLC

3000 Bayport Drive
Suite 880
Tampa, FL. 33607

Plaintiff

vs.

Gregg Mrochko, Solely in His Capacity as Heir of
Barry A. Mrochko, Deceased
Shawn Mrochko, Solely in His Capacity as Heir of
Barry A. Mrochko, Deceased
(Mortgagor(s) and Record Owner(s))
1512 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1237

2016-ED-1

AFFIDAVIT PURSUANT TO RULE 3129

GREEN TREE SERVICING LLC, 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:

1512 Spring Garden Avenue
Berwick, PA 18603

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

Gregg Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased
c/o Conrad A. Falvello, Esquire/Falvello Law Firm
314 MAIN ST STE A
SUGARLOAF, PA 18249

Shawn Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased
c/o Conrad A. Falvello, Esquire/Falvello Law Firm
314 MAIN ST STE A
SUGARLOAF, PA 18249

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

Gregg Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased
c/o Conrad A. Falvello, Esquire/Falvello Law Firm
314 MAIN ST STE A
SUGARLOAF, PA 18249

Shawn Mrochko, Solely in His Capacity as Heir of Barry A. Mrochko, Deceased
c/o Conrad A. Falvello, Esquire/Falvello Law Firm
314 MAIN ST STE A
SUGARLOAF, PA 18249

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

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Discover Bank
c/o William T. Molczan, Esq, Weltman, Weinberg, & Reiss Co., L.P.A.,
1400 Koppers Building, 436 7th Avenue
Pittsburgh, PA 15219

Berwick Area Joint Sewer Authority
c/o Anthony McDonald, Esq
106 N MARKET STREET
BERWICK, PA 18603

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
1512 Spring Garden A
Berwick, PA 18603

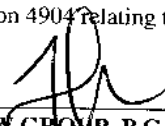
DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

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

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: 12/30/15

By: 
KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Jay E. Kivitz Pa. ID 26769
____ Lisa Lee Pa. ID 98020
____ 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
____ Alyk L. Oflazian Pa. ID 312912
Attorneys for Plaintiff

+ Victoria W. Chun Pa. ID 317741

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
DECEASED BARRY MROCHKO (et al.)

Case Number
2015CV1237

SHERIFF'S RETURN OF SERVICE

03/01/2016 04:31 PM - DEPUTY MICHAEL BEYER, 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 1512 SPRING GARDEN AVENUE, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS.

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 02, 2016

Affirmed and subscribed to before me this

2ND day of MARCH, 2016

NOTARY

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

Barbara D. Silvette

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
MROCHKO, DECEASED BARRY (et al.)

Case Number
2015CV1237

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1512 SPRING GARDEN AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

3-1-16

Time:

4:31

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.

(POSTING)

2015CV1237

1512 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
MROCHKO, DECEASED BARRY (et al.)

Case Number
2015CV1237

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: ED 1

Warrant: 1 of 2

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Per Janet \$54.00 sh-si \$10.00 Notary

Added
CC # 7220
for \$20.00
1/2/16

Serve To:

Name: SHAWN MROCHKO / Atty. Falvello

Primary Address: 314 MAIN STREET office
SUITE A
SUGARLOAF, PA 18249

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, January 12, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne 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

MROCHKO, SHAWN

2015CV1237

314 MAIN STREET, SUITE A, SUGARLOAF, PA 18249

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GREEN TREE SERVICING LLC
vs.
MROCHKO, DECEASED BARRY (et al.)

Case Number
2015CV1237

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 501

Warrant: 2 of 2

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: GREGG MROCHKO Office of
Primary Address: 314 MAIN STREET / Atty. Falvello
SUITE A
SUGARLOAF, PA 18249
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, January 12, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne 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

MROCHKO, GREGG

2015CV1237

314 MAIN STREET, SUITE A, SUGARLOAF, PA 18249

NO EXPIRATION

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



C. David Pedri
Acting County Manager

Joan Hoggarth
Director of Judicial Services & Records

GREEN TREE SERVICING LLC
vs.
BARRY A MROCHKO (et al.)

Case Number
2015-CV-1237

DEPOSIT RECEIPTS

Printed: 1/28/2016 12:27:45PM

Receipt No: (see below)

Date: 01/28/2016
Type: Civil Action - OC

<u>Rcpt. No:</u>	<u>Check No:</u>	<u>Check Date:</u>	<u>Paid By / Description:</u>	<u>Dep. Amount:</u>
6108	7213	01/12/2016	KML LAW GROUP Advance Fee	\$54.00
6109	7220	01/20/2016	KML LAW GROUP Advance Fee	\$20.00
Total:				\$74.00

Mail To: KML LAW GROUP
701 MARKET ST
STE 5000 MELLON INDEPENDENCE CENTER
PHILADELPHIA, PA 19106

Origin: Foreign County Columbia

Received by: SW

Luzerne County Sheriff, Wilkes-Barre, Pennsylvania, 18711, (570) 825-1651, (570) 825-1849 (fax)

(c) CountySure Sheriff - Teleosoft, Inc.

Tax Notice 2015 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2015BILL NO.
5215

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,883	9.491	203.54	207.69	228.46
SINKING		1	21.44	21.88	24.07
FIRE		1.25	26.80	27.35	28.72
LIGHT		1.75	37.53	38.30	40.22
BORO RE		11.1	238.04	242.90	255.05
The discount & penalty have been calculated for your convenience			527.35	538.12	576.52
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

MROCHKO BARRY A
1512 SPRING GARDEN AVE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-05 -046-00,000
1512 SPRING GARDEN AVE
.1756 Acres
Buildings 3,060
Total Assessment 18,823
21,883

This tax returned
to courthouse on:
January 1, 2016

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**FILE COPY****2015 SCHOOL REAL ESTATE TAX NOTICE**

Berwick Area School District

Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

012344

C04

MROCHKO BARRY A
1512 SPRING GARDEN AVE
BERWICK, PA 18603-2620

Bill Date: 7/1/2015

Control #:

Bill #: 2833

TAXPAYER COPY

Parcel #: 04D05 04600000

Prop. Type

Property Location and Description:

1512 SPRING GARDEN AVE
.176

Assessment:

L= 3,060
B= 18,823
T= 21,883

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	979.26
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	959.67
If Paid By 10/31/2015	FACE Amount	979.26
If Paid After 10/31/2015	10% Penalty Amount	1,077.19

Connie C. Gingher

Last Day to Pay: 12/31/2015

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Jim,
2015-PA

Connie



January 27, 2016

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

GREEN TREE SERVICING LLC.

VS.

**GREGG MROCHKO, SOLEY IN HIS CAPACITY AS HEIR OF BARRY
A. MROCHKO, DECEASED
SHAWN MROCHKO, SOLELY IN HIS CAPACITY AS HEIR OF BARRY
A. MROCHKO, DECEASED**

**NO: 2015-CV-1237
NO: 2016-ED-1**

Dear Timothy:

The amount due on the sewer account #116630 for the property located at 1512 Spring Garden Avenue, Berwick Pa through June 30, 2016 is \$2095.84. This amount includes fees to satisfy a lien on the property.

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

Sincerely,

Kelly Morris

Hearing Impaired 711 Authority Clerk

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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



71901140006000071427

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
MROCHKO, BARRY (et al.)

Case Number
2015CV1237

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
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:

1-22-16

Time:

12:15

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

GINGHER, CONNIE C.

2015CV1237

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
MROCHKO, DECEASED BARRY (et al.)

Case Number
2015CV1237

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BULL BULL & MCDONALD

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: 1570-759-1231

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

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.

BULL BULL & MCDONALD

2015CV1237

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
MROCHKO, DECEASED BARRY (et al.)

Case Number
2015CV1237

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1512 SPRING GARDEN AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1-22-16

Time:

0943

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

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6.

OCCUPANT

2015CV1237

1512 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
MROCHKO, BARRY (et al.)

Case Number
2015CV1237

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BARRY MROCHKO
Primary Address: 1512 SPRING GARDEN AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1-22-16

Time:

09:43

Deputy:

3

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.

VACANT

MROCHKO, BARRY

2015CV1237

1512 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
MROCHKO, DECEASED BARRY (et al.)

Case Number
2015CV1237

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 1

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
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 Mordan

Relation: Clerk

Date: 1-22-14

Time: 11:15

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2015CV1237

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
MROCHKO, BARRY (et al.)

Case Number
2015CV1237

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 1

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
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:

Karen Rickenderfer

Relation:

Client

Date:

1-12-16

Time:

1:22

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.

DOMESTIC RELATIONS OF

2015CV1237

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GREEN TREE SERVICING LLC
vs.
MROCHKO, BARRY (et al.)

Case Number
2015CV1237

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
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:

Relation:

Date:

Deputy:

Time:

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

2015CV1237

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1237

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, APRIL 06, 2016
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a corner of Lot No. 51 on Spring Garden Avenue; thence in an easterly direction along said avenue a distance of 45 feet to corner of Lot No. 53; thence in a southerly direction along Lot No. 53, a distance of 170 feet more or less to a 15 foot alley; thence in a westerly direction along said alley, a distance of 45 feet to a corner of Lot No. 51; thence in a northerly direction along Lot No. 51 a distance of 170 feet more or less to Spring Garden Avenue, the place of beginning.

TAX PARCEL # 04D-05-046

BEING KNOWN AS: 1512 Spring Garden Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 1512 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-046

Seized and taken into execution to be sold as the property of DECEASED BARRY MROCHKO, SHAWN MROCHKO, GREGG MROCHKO in suit of GREEN TREE SERVICING LLC.

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

COLUMBIA COUNTY SHERIFF OFFICE
ESCROW ACCOUNT
TIMOTHY T. CHAMBERLAIN, SHERIFF

FIRST COLUMBIA BANK
& TRUST CO.
BLOOMSBURG, PA
60-593/313

7214

12 Jan 2016

PAY TO THE
ORDER OF NOTARY

\$10.00

TEN AND XX / 100 DOLLARS

NOTARY

MEMO

Timothy T. Chamberlain
AUTHORIZED SIGNATURE

⑈007214⑈ ⑆031305936⑆ 0620939⑈1⑈

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

COLUMBIA COUNTY SHERIFF OFFICE
ESCROW ACCOUNT
TIMOTHY T. CHAMBERLAIN, SHERIFF

FIRST COLUMBIA BANK
& TRUST CO.
BLOOMSBURG, PA
60-593/313

7213

12 Jan 2016

PAY TO THE
ORDER OF LUZERNE COUNTY SHERIFF

\$54.00

FIFTY-FOUR AND XX / 100 *** DOLLARS

LUZERNE COUNTY SHERIFF
200 NORTH RIVER STREET
WILKES-BARRE, PA 18711

MEMO

Timothy T. Chamberlain
AUTHORIZED SIGNATURE

⑈007213⑈ ⑆031305936⑆ 0620939⑈1⑈

COLUMBIA COUNTY SHERIFF OFFICE

7213

Payee Name: LUZERNE COUNTY SHERIFF

Case Number: 2015CV1237

Date: 12 Jan 2016

Request Type: Real Estate Sale

Amount: \$54.00

Plaintiff: GREEN TREE SERVICING LLC

Defendant: DECEASED BARRY MROCHKO

Category: Miscellaneous - Deputize Advance Fee

Memo:

*Per
Janet
1-12-16*

REAL ESTATE OUTLINE

ED # 2014121

DATE RECEIVED 1-5-14
DOCKET AND INDEX 1252

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>1252</u>

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

SALE DATE 1/14/14 TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER
1ST WEEK
2ND WEEK
3RD WEEK

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

GREEN TREE SERVICING LLC
3000 Bayport Drive
Suite 880
Tampa, FL. 33607

Plaintiff

vs.

Gregg Mrochko, Solely in His Capacity as Heir of Barry
A. Mrochko, Deceased
Shawn Mrochko, Solely in His Capacity as Heir of Barry
A. Mrochko, Deceased
Mortgagor(s) and Record Owner(s)
1512 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-12378

2016-ED-1

FILED
PROTHONOTARY
2016 JAN 5 PM 2 17
CLERK OF PROthonotary OFFICE
COUNTY OF COLUMBIA, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$49,560.05

Interest from

12/31/2015 to Date of
Sale at 5.8790%

(Costs to be added)

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588


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

 Victoria W. Chen Pa. ID 317741

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

GREEN TREE SERVICING LLC
3000 Bayport Drive
Suite 880
Tampa, FL 33607

Plaintiff

vs.

Gregg Mrochko, Solely in His Capacity as Heir of Barry A.
Mrochko, Deceased
Shawn Mrochko, Solely in His Capacity as Heir of Barry A.
Mrochko, Deceased
Mortgagor(s) and Record Owner(s)
1512 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2015-CV-1237

2016-ED-1

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 Pulco 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

Leticia W. Chen Pa. ID 317744

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

GREEN TREE SERVICING LLC
3000 Bayport Drive
Suite 880
Tampa, FL 33607

Plaintiff

vs.

Gregg Mrochko, Solely in His Capacity as Heir of Barry
A. Mrochko, Deceased
Shawn Mrochko, Solely in His Capacity as Heir of Barry
A. Mrochko, Deceased
Mortgagor(s) and Record Owner(s)

1512 Spring Garden Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1237

2016-ED-1

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 McKee Pa. ID 56129

___ Jay E. Kivitz Pa. ID 26769

___ Lisa Lee Pa. ID 78020

___ Kristina Murtha Pa. ID 61858

___ David Fein Pa. ID 82628

___ Thomas Puleo Pa. ID 27615

___ Joshua I. Goldman Pa. ID 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

+ Victoria W. Chen Pa. ID 317741

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

BEGINNING at a corner of Lot No. 51 on Spring Garden Avenue; thence in an easterly direction along said avenue a distance of 45 feet to corner of Lot No. 53; thence in a southerly direction along Lot No. 53, a distance of 170 feet more or less to a 15 foot alley; thence in a westerly direction along said alley, a distance of 45 feet to a corner of Lot No. 51; thence in a northerly direction along Lot No 51 a distance of 170 feet more or less to Spring Garden Avenue, the place of beginning.

TAX PARCEL # 04D -05-046

BEING KNOWN AS: 1512 Spring Garden Avenue, Berwick, PA 18603

Document Receipt

Trans #	7150	Carrier / service:	USPS Server	First-Class Mail®	1/12/2016 12:00:00 AM
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Ship to:

WELTMAN, WEINBERG & REISS

DISCOVER BANK

1400 KOPPERS BUILDING

436 7TH AVENUE

Tracking #: 71901140006000071441

Doc Ref #: 2016ED1

Postage 5.1300

PITTSBURGH PA 15219

Document Receipt

Trans #	7149	Carrier / service:	USPS Server	First-Class Mail®	1/12/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000071434

Doc Ref #: 2016ED1

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt				
Trans #	7148	Carrier / service:	USPS Server	First-Class Mail®
1/12/2016 12:00:00 AM				
Ship to:				
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION		
900 MARKET STREET 5TH FLOOR		Tracking #:	71901140006000071427	
ROBERT N.C. NIX FEDERAL BUILDING		Doc Ref #:	2016ED1	
PHILADELPHIA PA 19107		Postage	5.1300	

Document Receipt

Trans #	7147	Carrier / service:	USPS Server	First-Class Mail®	1/12/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000071410

Doc Ref #: 2016ED1

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7147	Carrier / service:	USPS Server	First-Class Mail®	1/12/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000071410

Doc Ref #: 2016ED1

Postage 5.1300

HARRISBURG PA 17105

Document Receipt				
Trans #	7146	Carrier / service:	USPS Server	First-Class Mail®
1/12/2016 12:00:00 AM				
Ship to:				
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA		
DEPARTMENT 281230		Tracking #:	71901140006000071403	
		Doc Ref #:	2016ED1	
		Postage	5.1300	
HARRISBURG PA 17128				

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

12/30/2015

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY**\$*1,350.00****ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100**

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815



MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE

MEMO 142865/ Mrochko

⑈826793⑈ ⑆236073801⑆ 80 00082795⑈