

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
JOHN R MORGANS

Case Number
2011CV1291

PROPERTY ADDRESS

28 WEST 4TH STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
06/13/2016	Advance Fee	Advance Fee	842768	\$0.00	\$1,350.00
06/13/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/13/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/13/2016	Crying Sale			\$10.00	\$0.00
06/13/2016	Docketing			\$15.00	\$0.00
06/13/2016	Levy			\$15.00	\$0.00
06/13/2016	Mailing Costs			\$30.00	\$0.00
06/13/2016	Posting Handbill			\$15.00	\$0.00
06/13/2016	Press Enterprise Inc.			\$803.28	\$0.00
06/13/2016	Sheriff Automation Fund			\$50.00	\$0.00
06/13/2016	Web Posting			\$100.00	\$0.00
08/24/2016	Service			\$135.00	\$0.00
08/24/2016	Service Mileage			\$4.72	\$0.00
08/24/2016	Copies			\$4.50	\$0.00
08/24/2016	Notary Fee			\$10.00	\$0.00
08/24/2016	Tax Claim Search			\$5.00	\$0.00
08/24/2016	Surcharge			\$120.00	\$0.00
				\$1,350.00	\$1,350.00
TOTAL BALANCE:				\$0.00	

*

KMLLAWGROUP P.C.
PENNSYLVANIA AND NEW JERSEY
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 825-6349
FAX (215) 627-7734
SALES@KMLLAWGROUP.COM
August 23, 2016

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: 140612FC; Sale Date: September 07, 2016
M&T BANK, f/k/a MANUFACTURES AND TRADERS TRUST COMPANY s/b/m/t FRANKLIN
FIRST SAVINGS BANK

vs.

JOHN R. MORGANS
Term No. 2011CV1291


Property address: 28 West 4th Street, Bloomsburg, PA 17815

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter. Please forward an updated cost sheet, summary of outstanding costs and return of any unused costs. Upon information received from the Plaintiff, the Plaintiff collected \$0.00 towards the debt since the writ of execution was issued in this matter. Thank you for your cooperation.

By copy of the letter, we are informing the Defendants ~~that~~ the sale scheduled date for September 07, 2016 has been cancelled at Plaintiff's request.

By:


KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Nora C. Viggiano Pa. ID 320864

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Attorneys for Plaintiff

cc:

JOHN R. MORGANS
28 West 4th Street
Bloomsburg, PA 17815

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

August 11, 2016

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

RE: No. 2011CV1291
JOHN R. MORGANS

Real Estate Division:

The above case may be sold on September 07, 2016. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

**IN THE COURT OF COMMON PLEAS OF Columbia
COUNTY**

M&T BANK, f/k/a MANUFACTURES AND
TRADERS TRUST COMPANY s/b/m/t
FRANKLIN FIRST SAVINGS BANK
1100 Wehrle Drive
Williamsville, NY 14221

Plaintiff

vs.

JOHN R. MORGANS
Mortgagor(s) and Record Owner(s)

28 West 4th Street
Bloomsburg, PA 17815

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2011CV1291

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129**

CODE:

FILED ON BEHALF OF:

M&T BANK, f/k/a MANUFACTURES AND
TRADERS TRUST COMPANY s/b/m/t
FRANKLIN FIRST SAVINGS BANK

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969

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

140612FC
CF: 08/19/2011
SD: 09/07/2016
\$59,040.99

M&T BANK, f/k/a MANUFACTURES AND
TRADERS TRUST COMPANY s/b/m/t
FRANKLIN FIRST SAVINGS BANK
1100 Wehrle Drive
Williamsville, NY 14221

Plaintiff

vs.

JOHN R. MORGANS
Mortgagor(s) and Record Owner(s)

28 West 4th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2011CV1291

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

Michelle Clarkson, 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:

- (xx) 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.

DATED: August 11, 2016

Respectfully submitted,



BY: Michelle Clarkson
Legal Assistant
KML Law Group, P.C.



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

M&T BANK, F/K/A MANUFACTURES AND TRADERS TRUST
COMPANY S/B/M/T FRANKLIN FIRST SAVINGS BANK; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2011 CV1291

Sheriff's Sale Date: 9/7/2016

V.

JOHN R. MORGANS, ET AL,
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, JEFFREY CLOHESSY, 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 R. MORGANS the above process on the 14 day of July, 2016, at 5:20 o'clock, PM, at 28 West 4th Street Bloomsburg, PA 17815, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 51-55 Height 63 Weight 235 Race WHITE Sex MALE Hair BROWN

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of Pa)
) SS:
County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Jeffrey Clohessy 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.

Jeff S. Aubrey
(Signature of Affiant)

Subscribed and sworn to before me
this 18 day of Sept 2016

File Number: 140612FC
Case ID #: 4647284

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

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:

<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (International)
<input type="checkbox"/> COD	<input type="checkbox"/> Registered
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Insured	

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.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	MANUFACTURERS AND TRADERS TRUST COMPANY One M&T Plaza Buffalo, NY 14203										
2.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	TENANTS/OCCUPANTS 330 Battin Lane Milville, PA 17846										
3.	MILLVILLE BOROUGH 136 Morehead Ave. P.O. Box 30 Milville, PA 17846											
4.												
5.												
6.												
7.												
8.												
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	See Privacy Act Statement on Reverse									

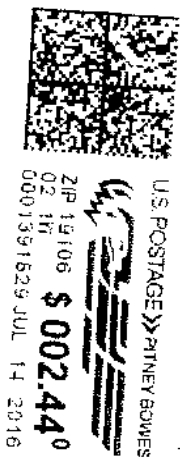
PS Form 3877, February 2002 (Page 1 of 2)

155636FC Columbia County

Sale Date: 09/07/2016

CHARLES F. PERKINS

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, f/k/a MANUFACTURES AND
TRADERS TRUST COMPANY s/b/m/t FRANKLIN
FIRST SAVINGS BANK
1100 Wehrle Drive
Williamsville, NY 14221

Plaintiff

vs.

JOHN R. MORGANS
Mortgagor(s) and Record Owner(s)

28 West 4th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2011CV1291

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

M&T BANK, f/k/a MANUFACTURES AND TRADERS TRUST COMPANY s/b/m/t FRANKLIN FIRST SAVINGS 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:

28 West 4th Street
Bloomsburg, PA 17815

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

JOHN R. MORGANS
28 West 4th Street
Bloomsburg, PA 17815

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

JOHN R. MORGANS
28 West 4th 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

BLOOMSBURG MUNICIPAL AUTHORITY
301 East Second Street
Bloomsburg, PA 17815

REMIT CORPORATION
36 W. Main Street
Bloomsburg, PA 17815

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
28 West 4th Street
Bloomsburg, PA 17815

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: August 11, 2016



KML Law Group, P.C.
BY: Michelle Clarkson
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

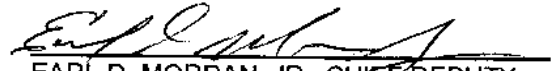


M & T BANK
vs.
JOHN R MORGANS

Case Number
2011CV1291

SHERIFF'S RETURN OF SERVICE

08/03/2016 03:55 PM - CHIEF DEPUTY EARL D. MORDAN, JR., BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 28 WEST 4TH STREET, BLOOMSBURG, PA 17815.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 04, 2016

COMMONWEALTH OF PENNSYLVANIA

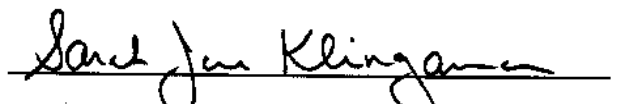
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

4TH day of AUGUST, 2016



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

(a) County Suite Sheriff, To console, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
JOHN R MORGANS

Case Number
2011CV1291

SHERIFF'S RETURN OF SERVICE

06/16/2016 12:07 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOHN R MORGANS AT 28 WEST 4TH STREET, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 16, 2016

COMMONWEALTH OF PENNSYLVANIA

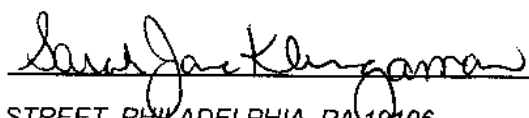
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

16TH day of JUNE, 2016



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

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

Date: 07/12/2016

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 25099

MORGANS JOHN R
28 WEST 4TH STREET
BLOOMSBURG PA 17815

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

Assessment: 50,905
Balances as of 07/12/2016

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

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 07/11/16

Account:

Name:

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

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

Telephone: **(570) 389-5622**

Ad ID:	1079114
Description:	Morgans Sheriff Sale No.
101 of 2016	
Run Dates:	08/17/16 to 08/31/16
Class:	2
Agate Lines:	219
Blind Box:	

Total Ad Cost	\$1,199.67
Amount Paid	\$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/17/16	08/31/16	3	\$1,199.67

SHERIFF'S SALE

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

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

WEDNESDAY, SEPTEMBER 07, 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 THOSE TWO CERTAIN PIECES, PARCELS AND TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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

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

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, rights, title and interest, property claim and demand whatsoever of the said grantors either in law or equity, of, in and to the same.

TAX PARCEL# 05W-03-072-00,000

BEING KNOWN AS: 28 West 4th Street, Bloomsburg, PA 17816

PROPERTY ADDRESS: 28 WEST 4TH STREET, BLOOMSBURG, PA 17816

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

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

Attorney for the Plaintiff:
KML Law Group PC
Philadelphia, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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



71901140006000081976

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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, f/k/a MANUFACTURES AND TRADERS
TRUST COMPANY s/b/m/t FRANKLIN FIRST
SAVINGS BANK
1100 Wehrle Drive
Williamsville, NY 14221
Plaintiff

vs.

JOHN R. MORGANS
Mortgagor(s) and Record Owner(s)
28 West 4th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2011CV1291

2016-ED-101

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: MORGANS, JOHN R.
JOHN R. MORGANS
28 West 4th Street
Bloomsburg, PA 17815

Your house at 28 West 4th Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on 9-7-2016, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$59,040.99 obtained by M&T BANK, f/k/a MANUFACTURES AND TRADERS TRUST COMPANY s/b/m/t FRANKLIN FIRST SAVINGS BANK against you.

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

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

1. The sale will be cancelled if you pay to M&T BANK, f/k/a MANUFACTURES AND TRADERS TRUST COMPANY s/b/m/t FRANKLIN FIRST SAVINGS BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 140612FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
MORGANS, JOHN R

Case Number
2011CV1291

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 101

Expires:

Warrant: ** YES **

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOHN R MORGANS

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

Phone: DOB: 03/31/1961

Alternate Address: 570 9519427

Phone:

Final Service:

Served: Personally Aduit In Charge Posted Other

Adult In Charge:

Relation: NEI

Date: 06-16-16 Time: 1207

Deputy: 8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	6-16-16					
Time:	0905					
Mileage:						
Deputy:	8					

Service Attempt Notes:

1. Not home 4/c

2.

3.

4.

5.

6.

MORGANS, JOHN R

2011CV1291

28 WEST 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
MORGANS, JOHN R

Case Number
2011CV1291

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 101

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: John R Morgans

Relation: DEF

Date: 06-16-16 Time: 1207

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.

OCCUPANT

2011CV1291

28 WEST 4TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
MORGANS, JOHN R

Case Number
2011CV1291

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	101
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 09/07/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
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:	DEB Miller		
Relation:	Clerk		
Date:	06-15-16	Time:	0915
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. _____

COLUMBIA COUNTY TAX C

2011CV1291

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
MORGANS, JOHN R

Case Number
2011CV1291

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 101

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 6-15-16

Time: 09:25

Deputy: B

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2011CV1291 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.
MORGANS, JOHN R

Case Number
2011CV1291

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 101

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:

Relation: DEF

Date: 06-15-16

Time: 0930

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.

WARD, MARY F.

2011CV1291

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

SHERIFF'S SALE

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

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

**WEDNESDAY, SEPTEMBER 07, 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 THOSE TWO CERTAIN PIECES, PARCELS AND TRACTS OF LAND situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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

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

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

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

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, rights, title and interest, property claim and demand whatsoever of the said grantors either in law or equity, of, in and to the same.

TAX PARCEL# 05W-03-072-00,000

BEING KNOWN AS: 28 West 4th Street, Bloomsburg, PA 17815

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

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

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

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

Attorney for the Plaintiff:
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, /k/a MANUFACTURES AND TRADERS
TRUST COMPANY s/b/m/t FRANKLIN FIRST
SAVINGS BANK
1100 Wehrle Drive
Williamsville, NY 14221

Plaintiff

vs.

JOHN R. MORGANS
Mortgagor(s) and Record Owner(s)
28 West 4th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2011CV1291

2016-ED-101

FILED
PROTHONOTARY
2016 JUN 13 A 11:18
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$59,040.99

Interest from
9/24/2011 to Date of
Sale at 7.5000%

(Costs to be added)

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

Attorneys for Plaintiff

Crystal Espanol
Pa. ID 315477

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

M&T BANK, f/k/a MANUFACTURES AND
TRADERS TRUST COMPANY s/b/m/t
FRANKLIN FIRST SAVINGS BANK
1100 Wehrle Drive
Williamsville, NY 14221

vs.

JOHN R. MORGANS
28 West 4th Street
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2011CV1291

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: 28 West 4th Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE	\$59,040.99
Interest From 9/24/2011	
Through Date of Sale	
(Costs to be added)	

Dated: June 13, 2016

Barbara N. Allwell 183
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Stephen M. Atay

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

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, f/k/a MANUFACTURES AND
TRADERS TRUST COMPANY s/b/m/t FRANKLIN
FIRST SAVINGS BANK
1100 Wehrle Drive
Williamsville, NY 14221

Plaintiff

vs.

JOHN R. MORGANS
(Mortgagor(s) and Record Owner(s))
28 West 4th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2011CV1291

2016-ED-101

AFFIDAVIT PURSUANT TO RULE 3129

M&T BANK, f/k/a MANUFACTURES AND TRADERS TRUST COMPANY s/b/m/t FRANKLIN FIRST SAVINGS 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:

28 West 4th Street
Bloomsburg, PA 17815

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

JOHN R. MORGANS
28 West 4th Street
Bloomsburg, PA 17815

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

JOHN R. MORGANS
28 West 4th 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

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
28 West 4th Street
Bloomsburg, PA 17815

I verify that the statements made in this affidavit are true and correct to the best of 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: 6/10/14

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lec 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

Attorneys for Plaintiff

✓ Crystal Espino
Pa. ID 315477

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, f/k/a MANUFACTURES AND TRADERS
TRUST COMPANY s/b/m/t FRANKLIN FIRST
SAVINGS BANK
1100 Wehrle Drive
Williamsville, NY 14221
Plaintiff

vs.

JOHN R. MORGANS
Mortgagor(s) and Record Owner(s)
28 West 4th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2011CV1291

2016-ED-101

**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: MORGANS, JOHN R.
JOHN R. MORGANS
28 West 4th Street
Bloomsburg, PA 17815

Your house at 28 West 4th Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale
on 9-7-2016, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to
enforce the court judgment of \$59,040.99 obtained by M&T BANK, f/k/a MANUFACTURES AND
TRADERS TRUST COMPANY s/b/m/t FRANKLIN FIRST SAVINGS BANK against you.

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

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

1. The sale will be cancelled if you pay to M&T BANK, f/k/a MANUFACTURES AND TRADERS TRUST COMPANY s/b/m/t FRANKLIN FIRST SAVINGS BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 140612FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

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 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

REAL ESTATE OUTLINE

ED # 2016 ED 101DATE RECEIVED 6-13-2016
DOCKET AND INDEX 2011 CV 1291

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </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>842768</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****SALE DATE Sept. 7th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE:

JOHN R MORGANS

Debtor(s)

**CHARLES J. DEHART, III
(TRUSTEE)**

Movant(s)

vs.

JOHN R MORGANS

Respondent(s)

Chapter: **13**

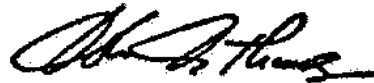
Case Number: **5:12-bk-04596-JJT**

ORDER DISMISSING CASE

Upon consideration of the Trustee's Certificate of Default of Stipulation in settlement of the Trustee's prior Motion to Dismiss case for material default and it having been determined that this case should be dismissed, it is

ORDERED that the above-named case of the debtor(s) be and hereby is dismissed.

By the Court,



John J. Thomas, Bankruptcy Judge
(BC)

**FILED
PROTHONOTARY
2014 JUN 13 A 11:17
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA**

Dated: May 15, 2014

MDPA-Dismiss Case.WPY - REV 12/13

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

June 9, 2016

Docket #2011CV1291 2016-ED-101

ATTENTION: COLUMBIA COUNTY SHERIFF

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

JOHN R. MORGANS 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

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/M&T BANK, f/k/a MANUFACTURES AND TRADERS TRUST COMPANY s/b/m/t FRANKLIN FIRST SAVINGS BANK		COURT NUMBER 2011CV1291 2016-ED-101	
DEFENDANT/S/ JOHN R. MORGANS		TYPE OF WRIT OR COMPLAINT EXECUTION	
<div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: right; margin-right: 10px;"> SERVE AT </div> <div style="border: 1px solid black; padding: 5px; width: 100%;"> NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JOHN R. MORGANS ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 28 West 4th Street, Bloomsburg, PA 17815 </div> </div>	SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:		
	<p style="font-size: 1.2em; margin: 0;">PLEASE POST HANDBILL</p>		
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6344	DATE June 9, 2016
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street 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, f/k/a MANUFACTURES AND TRADERS
TRUST COMPANY s/b/m/t FRANKLIN FIRST
SAVINGS BANK

1100 Wehrle Drive
Williamsville, NY 14221

Plaintiff

vs.

JOHN R. MORGANS

Mortgagor(s) and Record Owner(s)

28 West 4th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2011CV1291

2016-ED-101

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

Attorneys for Plaintiff

Crystal Espinoza
Pa. ID 315477

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, f/k/a MANUFACTURES AND TRADERS
TRUST COMPANY s/b/m/t FRANKLIN FIRST
SAVINGS BANK
1100 Wehrle Drive
Williamsville, NY 14221

Plaintiff

vs.

JOHN R. MORGANS
Mortgagor(s) and Record Owner(s)

28 West 4th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2011CV1291

2016-ED-101

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

Attorneys for Plaintiff

*Crystal Epano
Pa. ID 315477*

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

TRACT NO. 1: BEGINNING at the corner of Fourth Street and Whitman's Alley;

THENCE along Fourth Street, North 64 degrees 40 minutes East, 50 feet;

THENCE by land now or late of William H. Moore (formerly owned by Susan Kuhn) running Southwardly at right angles to Fourth Street, 84-1/4 feet to lot late of H. V. White, now or late of Harry S. Barton

and Mabel P. Barton; THENCE by the same parallel with Fourth Street, 50 feet, more or less, to Whitman's Alley aforesaid

THENCE along the same 84-1/4 feet to the place of BEGINNING. ON WHICH is erected a two story brick faced dwelling house.

TRACT NO. 2: BEGINNING at the northeast corner of lot now or late of George A. McKelvey (the said corner being 50 feet east of Whitman's Alley) AND RUNNING along said Fourth Street in an easterly direction 7 feet to a point on land late of William H. Brooks, now or late William H. Moore;

THENCE in a southerly direction, 84-1/2 feet, more or less, to lot late of H. V. White, now or late of Harry S. and Mabel P. Barton; THENCE in a westerly direction along the said Barton lot, 7 feet, to lot now or late of George A. McKelvey, above described;

THENCE in a northerly direction along said lot of George A. McKelvey, 84-1/2 feet to the place of BEGINNING.

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

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, rights, title and interest, property claim and demand whatsoever of the said grantors either in law or equity, of, in and to the same.

TAX PARCEL # 05W-03-072-00,000

BEING KNOWN AS: 28 West 4th Street, Bloomsburg, PA 17815

Document Receipt

Trans #	8202	Carrier / service:	USPS Server	First-Class Mail®	6/13/2016 12:00:00 AM
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INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000081983

Doc Ref #: 2016ED101

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

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US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000081976

Doc Ref #: 2016ED101

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PHILADELPHIA PA 19107-4214

101

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000081976

Doc Ref #: 2016ED101

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PHILADELPHIA PA 19107-4214

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COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000081952

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HARRISBURG PA 17128

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OFFICE OF F.A.I.R.	DEPARTMENT OF PUBLIC WELFARE
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PO BOX 8016

Tracking #: 71901140006000081969

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HARRISBURG PA 17105

842768

FIRSTRUST

800.220.BANK / firstrust.com

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06/10/2016

KML LAW GROUP, P.C.

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

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



[Signature]
AUTHORIZED SIGNATURE

MEMO 140612/ Morgans

⑈00842768⑈ ⑆23607380⑆ 80 00082795⑈

KML LAW GROUP, P.C.

06/10/2016

842768

SHERIFF OF COLUMBIA COUNTY

\$1,350.00

140612/ Morgans

Mortgage Disbursement