

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
M & T BANK

vs.

**Defendant**  
KRISTEN D FODNESS

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

**Sheriff's Sale Date:** Wednesday, November 9, 2016

**Writ of Execution No. :** 2016CV792

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

**Location of the real estate:** 39 EAST WALNUT STREET, MILLVILLE, PA 17846

## 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.	\$1,411.44
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	\$150.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

**Total Sheriff Costs** **\$2,163.94**

## Distribution Costs

Recording Fees	\$68.00
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**Total Distribution Costs** **\$68.00**

**Grand Total:** **\$2,231.94**

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

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

M&T BANK

VS KRISTEN FODNESS

NO. 141-2016

ED

NO. 792-2016 JD

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

BID PRICE (INCLUDES COST) \$ 2231.94

POUNDAGE - 2% OF BID \$ 44.64

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2276.58

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

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

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

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

TOTAL DUE: \$ 2276.58

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 926.58

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

<b>Inv Number:</b> 210735	<b>Invoice Date:</b> 01/25/2017 3:23:17 PM	<b>RECEIPT</b>	<b>Reg/Drw ID:</b> 0102
<b>Customer:</b> SHERIFF	<b>Last Change:</b>	<b>Receipt By:</b> WALK-IN	<b>By:</b> BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.00	201700652	MILLVILLE BORO
	Grantor - FODNESS, KRISTEN D		01/25/17 3:23:19 PM	
	Grantee - M & T BANK			
	Consideration - \$2,276.58			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$15.50		
	RECORDING FEES - RECORDER	\$15.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	<b>\$72.00</b>		
	<b>PAYMENTS</b>			
	CHECK: 7680 - SHERIFF	\$68.00		
	CHECK: 7683 - SHERIFF	\$4.00		
	<b>TOTAL PAYMENTS</b>	<b>\$72.00</b>		
	<b>AMOUNT DUE</b>	<b>\$72.00</b>		
	<b>PAYMENT ON INVOICE</b>	<b>(\$72.00)</b>		
	<b>BALANCE DUE ON INVOICE</b>	<b>\$0.00</b>		

859880

**KML LAW GROUP, P.C.**  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627.1322 info@kmlawgroup.com

**FIRSTTRUST**  
800.220.BANK / firsttrust.com

3-7380/2360

01/23/2017

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**\$\*\*44.64**

**FORTY-FOUR AND 64 / 100**

DOLLARS

*Sheriff's Office*  
*PO Box 380*  
*Bloomsburg PA, 17815*

6. MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO **158157/ Fodness**

⑈00859880⑈ ⑆23607380⑆ 80 00082795⑈

Security features. Details on back.

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

January 16, 2017

Fax#: 570-389-5625

Attn: Real Estate

**SHERIFF OF COLUMBIA COUNTY**

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: KRISTEN D. FODNESS  
39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846  
Sale Date: November 09, 2016  
Docket #: 2016-CV-792

Dear Sheriff:

Please provide a status of the recording of the Sheriff's Deed. We have checked with the Recorder of Deeds Office and the deed is not yet recorded. Settlement was made with your office on November 16, 2016. If the Sheriff's Deed has not yet been recorded, please record the deed to M&T BANK as soon as possible. Thank you.

KML LAW GROUP, P.C.  
Post Sale/Deeds Department  
[Deeds@kmlawgroup.com](mailto:Deeds@kmlawgroup.com)  
Barb Groark, Legal Assistant  
(215) 825-6314  
(215) 825-6441 Fax  
[BGroark@kmlawgroup.com](mailto:BGroark@kmlawgroup.com)

**SHERIFF'S RESPONSE:**

\_\_\_ The Sheriff's Deed will not be processed until we receive:

- \_\_\_ Realty Transfer Tax Affidavits  
\_\_\_ Settlement Funds in the amount of \$ \_\_\_\_\_  
\_\_\_ An Assignment of Bid  
\_\_\_ Grantee Letter  
\_\_\_ Other \_\_\_\_\_

\_\_\_ The Sheriff's Deed will be/was sent for record on: \_\_\_\_\_

1-17-17  
Call KFA  
Mess.  
cancel

**KML LAW GROUP, P.C.**  
Suite 5000 - BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
[www.kmlawgroup.com](http://www.kmlawgroup.com)

January 23, 2017

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

RE: KRISTEN D. FODNESS  
39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA  
Sale Date: November 09, 2016  
Docket #: 2016-CV-792  
**Book , Writ**

To The Sheriff:

Enclosed please find a check in the amount of \$44.64, representing payment for Sheriff's costs for the above-referenced sale. If you require anything further from our office, please contact me directly at [PostSale@kmlawgroup.com](mailto:PostSale@kmlawgroup.com) or 215-825-6344.

Thank you in advance for your time and attention to this matter.

Sincerely,

KML LAW GROUP, P.C.  
Robert M. Miller, Legal Assistant  
Post Sale Department  
215-825-6344 (Direct Phone)  
[rmiller@kmlawgroup.com](mailto:rmiller@kmlawgroup.com)

**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

11/16/2016

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY****\$ \*\*881.94****EIGHT HUNDRED EIGHTY-ONE AND 94 / 100**

DOLLARS

*Sheriff's Office**PO Box 380**Bloomsburg PA, 17815*

MEMO

**158157/Fodness**

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

  
AUTHORIZED SIGNATURE

⑈00855046⑈ ⑆236073801⑆ 80 00082795⑈

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</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><del>25.00</del> 16.00</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>377.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>141.44</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1661.44</u>	

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

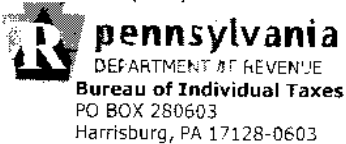
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>10-</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2231.94





# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

**RECORDER'S USE ONLY**

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT** - All inquiries may be directed to the following person:

<b>Name</b> KML Law Group, P.C.		<b>Telephone Number:</b> (215) 627-1322	
<b>Mailing Address</b> 701 Market Street, Suite 5000 BNY Independence Center		<b>City</b> Philadelphia	<b>State</b> PA
		<b>ZIP Code</b> 19106-1532	

**B. TRANSFER DATA**

<b>Date of Acceptance of Document</b> 11/14/2016					
<b>Grantor(s)/Lessor(s)</b> SHERIFF OF COLUMBIA COUNTY		<b>Telephone Number:</b> 570-389-5622		<b>Grantee(s)/Lessee(s)</b> M&T BANK	
<b>Mailing Address</b> Sheriff's Office, PO Box 380		<b>Mailing Address</b> One Fountain Plaza,		<b>Telephone Number:</b> 215-627-1322	
<b>City</b> Bloomsburg	<b>State</b> PA	<b>ZIP Code</b> 17815	<b>City</b> Buffalo	<b>State</b> NY	<b>ZIP Code</b> 14203

**C. REAL ESTATE LOCATION**

<b>Street Address</b> 39 East Walnut Street a/k/a 39 Walnut Street		<b>City, Township, Borough</b> Millville - Borough of Millville	
<b>County</b> Columbia	<b>School District</b>	<b>Tax Parcel Number</b> 24-01B024-01,000	

**D. VALUATION DATA**

<b>Was transaction part of an assignment or relocation?</b> <input type="radio"/> Y <input checked="" type="radio"/> N		
1. Actual Cash Consideration =\$2,231.94	2. Other Consideration +0	3. Total Consideration =\$2,231.94
4. County Assessed Value \$20,658.00	5. Common Level Ratio Factor X 3.69	6. Computed Value =\$76,228.02

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$76,228.02	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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**2. Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.)

**Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.**

Signature of Correspondent or Responsible Party

Date

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
FODNESS, KRISTEN D

Case Number  
2016CV792

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 11/09/2016 AT 9:00 AM SHERIFF'S SALE BILL			

### Serve To:

Name:	(POSTING)
Primary Address:	39 EAST WALNUT STREET MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	10/5/14
Time:	1533
Deputy:	5
Mileage:	

### Attorney / Originator:

Name:	KML LAW GROUP, P.C.	Phone:	
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### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

(POSTING)

2016CV792

39 EAST WALNUT STREET, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
KRISTEN D FODNESS

Case Number  
2016CV792

## SHERIFF'S RETURN OF SERVICE

10/05/2016 03:55 PM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 39 EAST WALNUT STREET, MILLVILLE, PA 17846

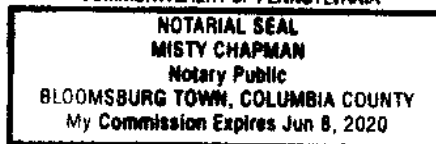
  
KEVIN DENT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 06, 2016

COMMONWEALTH OF PENNSYLVANIA



NOTARY

Affirmed and subscribed to before me this

6TH day of OCTOBER, 2016



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



M & T BANK  
vs.  
KRISTEN D FODNESS

Case Number  
2016CV792

## SHERIFF'S RETURN OF SERVICE

08/31/2016 04:47 PM - DEPUTY KEVIN DENT, 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: KRISTEN D FODNESS AT 39 EAST WALNUT STREET, MILLVILLE, PA 17820

  
KEVIN DENT, DEPUTY

SO ANSWERS,

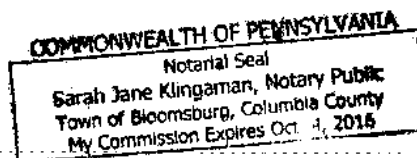
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

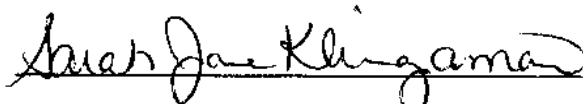
September 01, 2016

NOTARY

Affirmed and subscribed to before me this

1ST day of SEPTEMBER, 2016





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

M & T BANK  
vs.  
FODNESS, KRISTEN D

Case Number  
2016CV792

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 141

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: KRISTEN D FODNESS

Primary Address: 39 EAST WALNUT STREET  
MILLVILLE, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 8/31/16

Time: 1647

Deputy: 5

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.

FODNESS, KRISTEN D

2016CV792

39 EAST WALNUT STREET, MILLVILLE, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
FODNESS, KRISTEN D

Case Number  
2016CV792

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 141

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 39 EAST WALNUT STREET  
MILLVILLE, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KRISTEN FODNESS

Relation: OCCUPANT / OWNER

Date: 8/31/16

Time: 1647

Deputy: 5

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

2016CV792

39 EAST WALNUT STREET, MILLVILLE, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
FODNESS, KRISTEN D

Case Number  
2016CV792

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

141

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie Crawford

Primary Address: 2227 Valley Road  
Bloomsburg, PA 17815

Phone: 570-437-2153

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

8/31/16

Time:

1635

Deputy:

5

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.

CRAWFORD, CONNIE

2016CV792

2227 VALLEY ROAD, 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.  
FODNESS, KRISTEN D

Case Number  
2016CV792

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 141

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 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: Deb Miller

Relation: Clerk

Date: 8-31-16

Time: 5:55

Deputy: 4

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV792

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.  
FODNESS, KRISTEN D

Case Number  
2016CV792

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 141

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/09/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia County

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:

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.

DOMESTIC RELATIONS OF 2016CV792 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

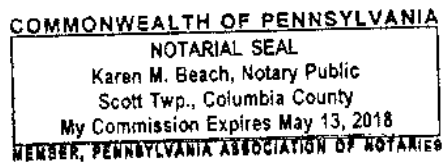
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 19, 26 and November 2, 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 2nd day of November 2016...

.....  
Karen M. Beach

(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.

.....

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 08/30/16

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: **(570) 389-5622**

Ad ID: **1083814**  
Description: **Fodness Sheriff Sale**  
Run Dates: **10/19/16 to 11/02/16**  
Class: **2**  
Agate Lines: **258**  
Blind Box:

**Total Ad Cost \$1,411.44**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/19/16	11/02/16	3	\$1,411.44

## **SHERIFF'S SALE** By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2016CV792

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

**WEDNESDAY, NOVEMBER 09, 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 this schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT OR PIECE OF LAND situate in the Borough of Millville, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a rebar set in the southerly side of Walnut Street and at the northeast corner of land now or formerly of J. Hugh and Diane E. Palmer; Thence along the south side of said Walnut Street, North 58 degrees 58 minutes 18 seconds East a distance of 58.33 feet to a rebar set at the corner of a 16 foot alley; Thence along the westerly line of said alley South 28 degrees 40 minutes 41 seconds East a distance of 111.82 feet to a rebar set in line of other lands of William J. and M. Marlene Dietz, which other lands are herein conveyed to Grantco; Thence along said other lands of Dietz, South 68 degrees 38 minutes 3 seconds West a distance of 70.06 feet to a stone in line of lands now or formerly of J. Hugh and Diane E. Palmer; Thence along lands of Palmer North 22 degrees 21 minutes 57 seconds West a distance of 101.74 feet to the place of beginning. The description was prepared from a draft survey of Frank E. Bosshart, R.S., dated June 4, 1990 and designated as Parcel No. 1 thereof. The said conveyance is voider and subject to restrictions and covenants which shall run with the land and inure to the benefit of Columbia County Farmers National Bank, its successors and assigns with respect to ownership of adjoining premises, namely Parcels 2 and 3 described in Columbia County Record Book 452, Page 748, and premises described in Columbia County Record Book 452, page 754.

ALL THAT CERTAIN PIECE PARCEL OR LOT OF LAND situate in the Borough of Millville, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the southern side of Walnut Street at the northeast corner of lands of Heather L. Bredbenner, now known as Heather L. Williams, (Instrument No. 200304044); Thence along the southern side of Walnut Street, North 58 degrees 49 minutes 30 seconds East, 16 feet to a point on the southern side of Walnut Street at the northwest corner of lands of James J. and Marie E. Reynolds, (Deed Book 280 page 81); Thence along lands of James J. and Marie E. Reynolds, South 31 degrees 10 minutes 30 seconds East, 64.65 feet to a point; Thence through lands of an unopened alley, South 58 degrees 49 minutes 30 seconds West, 16.00 feet to lands of Heather L. Bredbenner, now known as Heather L. Williams; Thence along said Heather L. Williams, North 31 degrees 10 minutes 30 seconds West, 64.65 feet, to the place of beginning, as shown on a sketch dated July 28, 2008, by Orangeville Surveying Consultants, as Lot No. 1. Being a portion of an unopened alley which reverted to the adjoining land owners. Excepting and reserving a 3 foot access easement that runs along other land of James J. and Marie E. Reynolds, and along the eastern edge of this parcel a distance of 64.65 feet for the benefit of the said James J. Reynolds and Marie E. Reynolds, their and assigns.

**TAX PARCEL # 24-018-024-01,000**  
**BEING KNOWN AS: 39 East Walnut Street a/k/a 39 Walnut Street, Millville PA 17846**

**PROPERTY ADDRESS: 39 EAST WALNUT STREET, MILLVILLE, PA 17846**

**UPI / TAX PARCEL NUMBER: 24-018-024-01,000**

Seized and taken into execution to be sold as the property of KRISTEN D FODNESS 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 SELLER'S 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 bid price 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 representative 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  
[www.kmllawgroup.com](http://www.kmllawgroup.com)

November 11, 2016

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

RE: M&T BANK vs. KRISTEN D. FODNESS  
Sale Book/Writ No.: /  
Docket Number: 2016-CV-792  
Sale Date: 11/09/2016  
Property Address: 39 East Walnut Street a/k/a 39 Walnut Street Millville, PA 17846

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter.  
Please deed the property to:

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

**If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to the below email address. Please notify our office when the deed is recorded.**

**KML LAW GROUP, P.C.**  
Hectianna Martinez, Legal Assistant  
FC Special Services/Post Sale  
215-825-6384 (Direct Phone)  
(Fax)  
[hmartinez@kmllawgroup.com](mailto:hmartinez@kmllawgroup.com)

Enclosed: (if applicable)

Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_

KML Check Number \_\_\_\_\_

Settlement Amount(s) \$ \_\_\_\_\_

Loan Type FLA

KML #158157FC

**KML LAW GROUP, P.C.**  
SUITE 5000 BNY MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

October 11, 2016

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

**RE: No. 2016-CV-792**  
**KRISTEN D. FODNESS**

Real Estate Division:

The above case may be sold on November 09, 2016. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Michelle Clarkson  
Legal Assistant

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

---

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

KRISTEN D. FODNESS  
**Mortgagor(s) and Record Owner(s)**

39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2016-CV-792

**DOCUMENT: AFFIDAVIT PURSUANT  
TO RULE 3129**

**CODE:**

**FILED ON BEHALF OF:**

M&T 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](mailto:3129@kmlawgroup.com)

158157FC  
CF: 07/05/2016  
SD: 11/09/2016  
\$105,552.70

Attorney for Plaintiff

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

KRISTEN D. FODNESS  
Mortgagor(s) and Record Owner(s)

39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-792

**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:

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

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

- ☐ ( ) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
  - ☐ ( ) Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
  - ☐ ( ) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
  - ☐ ( ) Published in accordance with court order. Copy of publication attached.
- Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. Copies of proofs of mailing attached.

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

DATED: October 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; et seq.  
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2016-CV-792

Sheriff's Sale Date: 11/9/2016

V.

KRISTEN D. FODNESS; 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 KRISTEN D. FODNESS the above process on the 4 day of October, 2016, at 4:30 o'clock, P.M., at 39 EAST WALNUT STREET A/K/A 39 WALNUT STREET MILLVILLE, PA 17846, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 36-40 Height 5'3 Weight 120 Race WHITE Sex FEMALE Hair BLONDE

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.

Jeffrey Clohessy  
(Signature of Affiant)

Subscribed and sworn to before me

this 5 day of Oct, 2016

Notary Public

File Number: 158157FC

Case ID #: 4704804

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



Name and Address of Sender  
**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.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	TENANTS/OCCUPANTS 39 East Walnut Street Bldg 39 Walnut Street Milville, PA 17846										
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											
3.												
4.												
5.												
6.												
7.												
8.												



U.S. POSTAGE® PITNEY BOWES  
 ZIP 19106 \$001.46<sup>0</sup>  
 02 1P  
 0001391829 SEP 29 2016

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)

Complete by Typewriter, Ink, or Ball Point Pen

158157FC Columbia County

Sale Date: 11/09/2016

KRISTEN D. FODNESS

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

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

KRISTEN D. FODNESS  
**Mortgagor(s) and Record Owner(s)**

39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2016-CV-792

**AFFIDAVIT PURSUANT TO RULE 3129**

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

39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

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

KRISTEN D. FODNESS  
39 East Walnut Street  
a/k/a 39 Walnut Street  
Millville, PA 17846

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

KRISTEN D. FODNESS  
39 East Walnut Street  
a/k/a 39 Walnut Street  
Millville, PA 17846

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  
39 East Walnut Street  
a/k/a 39 Walnut Street  
Millville, PA 17846

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: October 11, 2016



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

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

REAL ESTATE TAX CERTIFICATION

Date: 09/16/2016

Fee: \$5.00

Cert. NO: 25630

FODNESS KRISTEN D  
PO BOX 725  
MILLVILLE PA 17846

District: MILLVILLE BORO  
Deed: 20100 -5739  
Location: 39 E WALNUT ST  
Parcel Id:24 -01B-024-01,000

Assessment: 20,658  
Balances as of 09/16/2016

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

COLUMBIA COUNTY SHERIFF

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

**TAX CERTIFICATION**  
**MADISON TWP/MILLVILLE BORO/COLUMBIA COUNTY**  
**CONNIE CRAWFORD, TAX COLLECTOR**

570-437-2153

ccrawford2227@hotmail.com

Date: 08-31-16

Name: KRISTEN D. FODNESS

Property Location: 39 EAST WALNUT ST AKA 39 WALNUT ST  
MILLVILLE PA 17846

Columbia County Parcel # \_\_\_\_\_

**2016 County Taxes**

Twp/ Boro/Co:

Discount \$	<u>Not Paid</u> <u>274.36</u> (03/01-04/30)	Face \$	<u>Paid</u> ✓ <u>381.99</u> (05/01-06/30)	Date Paid	<u>04-22-16</u> M&T	Penalty \$	<u>Bank Paid</u> <u>#141017814</u> (After 06/30)
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**School Taxes: (Millville Area School District)**

2016 School:	<u>Not Paid</u> <u>777.68</u> (07/01-08/31)	Face \$	<u>Paid</u> ✓ <u>793.53</u> (09/01-10/31)	Date Paid	<u>08-26-16</u> M&T	Penalty \$	<u>Bank Paid</u> <u># 41178489</u> (After 10/31)
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**Interim Taxes:**

Twp/Boro/Co:	Not Paid _____	Paid _____	Date Paid _____
Discount \$	_____	Face \$	_____
		Penalty \$	_____

School:	Not Paid _____	Paid _____	Date Paid _____
Discount \$	_____	Face \$	_____
		Penalty \$	_____

Connie Crawford  
Tax Collector's Signature

08-31-16  
Date Verified

My fee for Tax Certification is \$20.00

Payable to: Connie Crawford, TC

2227 Valley Rd., Bloomsburg, PA 17815

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

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

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

vs.

KRISTEN D. FODNESS  
**Mortgagor(s) and Record Owner(s)**  
39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2016-CV-792

**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: FODNESS, KRISTEN D.  
**KRISTEN D. FODNESS**  
39 East Walnut Street  
a/k/a 39 Walnut Street  
Millville, PA 17846

Your house at 39 East Walnut Street a/k/a 39 Walnut Street, Millville, PA 17846 is scheduled to be sold at Sheriff's Sale on Nov. 9<sup>th</sup> 2016, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$105,552.70 obtained by M&T BANK against you.

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

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

1. The sale will be cancelled if you pay to M&T BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 158157FC). 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.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV792

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

**WEDNESDAY, NOVEMBER 09, 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 LOT OR PIECE OF LAND situate in the Borough of Millville, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a rebar set in the southerly side of Walnut Street and at the northeast corner of land now or formerly of J. Hugh and Diane E. Palmer; Thence along the south side of said Walnut Street, North 59 degrees 34 minutes 19 seconds East a distance of 58.33 feet to a rebar set at the corner of a 16 foot alley; Thence along the westerly line of said alley South 28 degrees 40 minutes 41 seconds East a distance of 111.82 feet to a rebar set in line of other lands of William J. and M. Marlene Diehl, which other lands are herein conveyed to Grantee; Thence along said other lands of Diehl, South 68 degrees 38 minutes 3 seconds West a distance of 70.06 feet to a stone in line of lands now or formerly of J. Hugh and Diane E. Palmer; Thence along lands of Palmer North 22 degrees 21 minutes 57 seconds West a distance of 101.74 feet to the place of beginning. This description was prepared from a draft survey of Frank E. Beishline, R.S., dated June 4, 1990 and designated as Parcel No. 1 theteof.

The within conveyance is under and subject to restrictions and covenants which shall run with the land and inure to the benefit of Columbia County Farmers National Bank, its successors and assigns with respect to ownership of adjoining premises, namely Parcels 2 and 3 described in Columbia County Record Book 452, Page 748, and premises described in Columbia County Record Book 452, page 754.

ALL THAT CERTAIN PIECE PARCEL OR LOT OF LAND situate in the Borough of Millville, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southern side of Walnut Street at the northeast corner of lands of Heather L. Bredbenner, now known as Heather L. Williams, (Instrument No. 200304044); Thence along the southern side of Walnut Street, North 58 degrees 49 minutes 30 seconds East, 16 feet to a point on the southern side Walnut Street at the northwest corner of lands of James J. and Marie E. Reynolds, (Deed Book 280

page 81), Thence along lands of James J. and Marie E. Reynolds, South 31 degrees 10 minutes 30 seconds East, 64.65 feet to a point; Thence through lands of an unopened alley, South 58 degrees 49 minutes 30 seconds West, 16.00 feet to lands of Heather L. Bredbenner, now known as Heather L. Williams; Thence along said Heather L. Williams, North 31 degrees 10 minutes 30 seconds West, 64.65 feet, to the place of beginning, as shown on a sketch dated July 28, 2008, by Orangeville Surveying Consultants, as Lot No. 1.

Being a portion of an unopened alley which reverted to the adjoining land owners.

Excepting and reserving a 3 foot access easement that runs along other land of James J. and Marie E. Reynolds, and along the eastern edge of this parcel a distance of 64.65 feet for the benefit of the said James J. Reynolds and Marie E. Reynolds, their and assigns.

TAX PARCEL # 24-01B-024-01,000

BEING KNOWN AS: 39 East Walnut Street a/k/a 39 Walnut Street, Millville PA 17846

PROPERTY ADDRESS: 39 EAST WALNUT STREET, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 24-01B-024-01,000

---

**Seized and taken into execution to be sold as the property of KRISTEN D FODNESS in suit of M & T BANK.**

---

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

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

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



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

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

KRISTEN D. FODNESS  
**Mortgagor(s) and Record Owner(s)**  
39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

*2016-ED-141*  
No. 2016-CV-792

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$105,552.70

Monthly Interest from  
**8/2/2016** to Date of  
Sale at 5.2500%

(Costs to be added)

By: 

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

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


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

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

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

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

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

\_\_\_\_  Matthew K. Fissel Pa. ID 314567

\_\_\_\_ Rebecca A. Solarz Pa. ID 315936

\_\_\_\_ Nora C. Viggiano Pa. ID 320864

**Attorneys for Plaintiff**

No. 2016-CV-792  
**IN THE COURT OF COMMON PLEAS**

**M&T BANK**

vs.

**KRISTEN D. FODNESS**  
(Mortgagor(s) and Record Owner(s))  
39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

---

**PRAECIPE FOR WRIT OF EXECUTION**  
(Mortgage Foreclosure)

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**KML Law Group, P.C.**  
Attorney for Plaintiff

---

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

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

vs.

KRISTEN D. FODNESS  
39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

In the Court of Common Pleas of  
Columbia County

No. 2016-CV-792

2016-ED-141

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: 39 East Walnut Street a/k/a 39 Walnut Street Millville, PA 17846

See Exhibit "A" attached

AMOUNT DUE	\$105,552.70
Monthly Interest From 8/2/2016 Through Date of Sale	
(Costs to be added)	

Dated:

8/26/2016

Barbara D. Alivetti ISS  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

Stephen J. Stray

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

No. 2016-CV-792

IN THE COURT OF COMMON PLEAS

M&T BANK

vs.

KRISTEN D. FODNESS

Mortgagor(s)

39 East Walnut Street a/k/a 39 Walnut Street Millville, PA 17846

WRIT OF EXECUTION

(Mortgage Foreclosure)

REAL DEBT  
INTEREST from  
COSTS PAID: \$105,552.70

PROTHY  
SHERIFF  
STATUTORY

COSTS DUE PROTHY

Office of Judicial Support

Judg. Fee

Cr.

Sat.

KML Law Group, P.C.

Attorney for Plaintiff

KML Law Group, P.C.

Suite 5000 – BNY Independence Center

701 Market Street

Philadelphia, PA 19106

(215) 627-1322

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

191

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

KRISTEN D. FODNESS  
(Mortgagor(s) and Record Owner(s))  
39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-792

**AFFIDAVIT PURSUANT TO RULE 3129**

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

39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

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

KRISTEN D. FODNESS  
39 East Walnut Street  
a/k/a 39 Walnut Street  
Millville, PA 17846

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

KRISTEN D. FODNESS  
39 East Walnut Street  
a/k/a 39 Walnut Street  
Millville, PA 17846

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.

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: \_\_\_\_\_

8/24/12

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

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

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

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

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

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

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

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

✓ **Matthew K. Fissel Pa. ID 314567**

\_\_\_\_ Rebecca A. Solarz Pa. ID 315936

\_\_\_\_ Nora C. Viggiano Pa. ID 320864

\_\_\_\_ Lauren B. Karl Pa. ID 88209

\_\_\_\_ Matthew J. McClelland Pa. ID 319482

**Attorneys for Plaintiff**

24-01B-024-01,000

Millville Boro

## REAL ESTATE OUTLINE

ED # 2016 ED 141

DATE RECEIVED 8/26/2014  
DOCKET AND INDEX 2016 CV 792

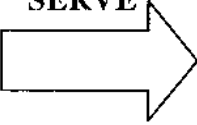

### CHECK FOR PROPER INFO.

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>848932</u>

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

SALE DATE Nov 9th TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ M&T BANK		COURT NUMBER 2016-CV-792	
DEFENDANT/S/ KRISTEN D. FODNESS		TYPE OF WRIT OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE KRISTEN D. FODNESS		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 39 East Walnut Street a/k/a 39 Walnut Street, Millville, PA 17846		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY KML Law Group, P.C. 		TELEPHONE NUMBER (215) 825-6344	DATE August 24, 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  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

KRISTEN D. FODNESS  
**Mortgagor(s) and Record Owner(s)**  
39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2016-CV-792

**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

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

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

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

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\_\_\_ Nora C. Viggiano Pa. ID 320864

\_\_\_ Lauren B. Karl Pa. ID 88209

\_\_\_ Matthew J. McClelland Pa. ID 319482

**Attorneys for Plaintiff**

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

M&T BANK  
One Fountain Plaza  
Buffalo, NY 14203

Plaintiff

vs.

KRISTEN D. FODNESS  
Mortgagor(s) and Record Owner(s)

39 East Walnut Street a/k/a 39 Walnut Street  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-792

**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

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

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

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

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

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\_\_\_\_ Nora C. Viggiano Pa. ID 320864

\_\_\_\_ Lauren B. Karl Pa. ID 88209

\_\_\_\_ Matthew J. McClelland Pa. ID 319482

**Attorneys for Plaintiff**

**ALL THAT CERTAIN LOT OR PIECE OF LAND** situate in the Borough of Millville, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a rebar set in the southerly side of Walnut Street and at the northeast corner of land now or formerly of J. Hugh and Diane E. Palmer;

Thence along the south side of said Walnut Street, North 59 degrees 34 minutes 19 seconds East a distance of 58.33 feet to a rebar set at the corner of a 16 foot alley;

Thence along the westerly line of said alley South 28 degrees 40 minutes 41 seconds East a distance of 111.82 feet to a rebar set in line of other lands of William J. and M. Marlene Diehl, which other lands are herein conveyed to Grantee;

Thence along said other lands of Diehl, South 68 degrees 38 minutes 3 seconds West a distance of 70.06 feet to a stone in line of lands now or formerly of J. Hugh and Diane E. Palmer;

Thence along lands of Palmer North 22 degrees 21 minutes 57 seconds West a distance of 101.74 feet to the place of beginning. This description was prepared from a draft survey of Frank E. Beishline, R.S., dated June 4, 1990 and designated as Parcel No. 1 theteof.

The within conveyance is under and subject to restrictions and covenants which shall run with the land and inure to the benefit of Columbia County Farmers National Bank, its successors and assigns with respect to ownership of adjoining premises, namely Parcels 2 and 3 described in Columbia County Record Book 452, Page 748, and premises described in Columbia County Record Book 452, page 754.

**ALL THAT CERTAIN PIECE PARCEL OR LOT OF LAND** situate in the Borough of Millville, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the southern side of Walnut Street at the northeast corner of lands of Heather L. Bredbenner, now known as Heather L. Williams, (Instrument No. 200304044);

Thence along the southern side of Walnut Street, North 58 degrees 49 minutes 30 seconds East, 16 feet to a point on the southern side Walnut Street at the northwest corner of lands of James J. and Marie E. Reynolds, (Deed Book 280 page 81),

Thence along lands of James J. and Marie E. Reynolds, South 31 degrees 10 minutes 30 seconds East, 64.65 feet to a point;

Thence through lands of an unopened alley, South 58 degrees 49 minutes 30 seconds West, 16.00 feet to lands of Heather L. Bredbenner, now known as Heather L. Williams;

Thence along said Heather L. Williams, North 31 degrees 10 minutes 30 seconds West, 64.65 feet, to the place of beginning, as shown on a sketch dated July 28, 2008, by Orangeville Surveying Consultants, as Lot No. 1.

Being a portion of an unopened alley which reverted to the adjoining land owners.

Excepting and reserving a 3 foot access easement that runs along other land of James J. and Marie E. Reynolds, and along the eastern edge of this parcel a distance of 64.65 feet for the benefit of the said James J. Reynolds and Marie E. Reynolds, their and assigns.

**TAX PARCEL # 24-01B-024-01,000**

**BEING KNOWN AS: 39 East Walnut Street a/k/a 39 Walnut Street, Millville PA 17846**

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



71901140006000087718

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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141

## Document Receipt

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Trans #	8773	Carrier / service:	USPS Server	First-Class Mail®	8/30/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000087695

Doc Ref #: 2016ED141

Postage 5.1300

HARRISBURG PA 17128

141

## Document Receipt

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Trans #	8774	Carrier / service:	USPS Server	First-Class Mail®	8/30/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000087701

Doc Ref #: 2016ED141

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	8775	Carrier / service	USPS Server	First-Class Mail®	8/30/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000087718

Doc Ref #: 2016ED141

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	8777	Carrier / service	USPS Server	First-Class Mail®	8/30/2016 12:00:00 AM
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Ship to:

PA DEPT OF PULIC WELFAR

P.O. BOX 2675

Tracking #: 71901140006000087732

Doc Ref #: 2016ED141

Postage 5.1300

HARRISBURG PA 17105



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

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

**FIRSTTRUST**

800.220.BANK / firsttrust.com

3-7380/2360

08/25/2016

848932

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

MEMO 158157/ Fodness



AUTHORIZED SIGNATURE

*[Handwritten Signature]*

⑈00848932⑈ ⑆23607380⑆ 80 00082795⑈

Security features. Details on back.