

*
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

March 24, 2016

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

RE: 140612FC: Sale Date: May 04, 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

BOOK WRIT

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 May 04, 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
____ Crystal Español Pa. ID 315477
____ Matthew K. Fissel Pa. ID 314567
Attorneys for Plaintiff

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

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

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
03/02/2016	Advance Fee	Advance Fee			
03/02/2016	Advertising Sale (Newspaper)		832326	\$0.00	\$1,350.00
03/02/2016	Advertising Sale Bills & Copies			\$15.00	\$0.00
03/02/2016	Crying Sale			\$17.50	\$0.00
03/02/2016	Docketing			\$10.00	\$0.00
03/02/2016	Levy			\$15.00	\$0.00
03/02/2016	Mailing Costs			\$15.00	\$0.00
03/02/2016	Posting Handbill			\$30.00	\$0.00
03/02/2016	Prothonotary, Acknowledge Deed			\$15.00	\$0.00
03/02/2016	Sheriff Automation Fund			\$10.00	\$0.00
03/02/2016	Web Posting			\$50.00	\$0.00
03/28/2016	Service			\$100.00	\$0.00
03/28/2016	Service Mileage			\$150.00	\$0.00
03/28/2016	Surcharge			\$6.00	\$0.00
03/28/2016	Tax Claim Search			\$110.00	\$0.00
03/28/2016	Copies			\$5.00	\$0.00
03/28/2016	Refund			\$5.00	\$0.00
				\$796.50	\$0.00
				\$1,350.00	\$1,350.00
TOTAL BALANCE:				\$0.00	

SHERIFF'S SALE COST SHEET

NO. _____ VS. Morgans
ED 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>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>288.50</u>	

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

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>—</u>
SCHOOL DIST. 20	\$ <u>—</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>—</u>
WATER 20	\$ <u>—</u>
TOTAL ***** \$ <u>—</u>	

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC. _____	\$ <u>—</u>
_____	\$ <u>—</u>
TOTAL ***** \$ <u>—</u>	

TOTAL COSTS (OPENING BID) \$ 553.50

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

2011 CV 1291
2016-ED-32

Date: 03/16/2016

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 23708

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 03/16/2016

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

By: Columbia County Sheriff Per: _____

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



71901140006000075319

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET ST
FL 5
PHILADELPHIA PA 19107-4214

32

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-32

**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 _____, 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 >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 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 Richenderlee

Relation:

Clerk

Date:

3-3-16

Time:

9:02

Deputy:

4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

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

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 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: Chery Evans

Relation: Clerk

Date: 3-3-16 Time: 9:00A

Deputy: 4 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

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: 3a

Manner: < Not Specified >

Expires:

Warrant: ** YES **

Notes: SALE DATE & TIME: 05/04/2016 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:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: John Morgan

Relation: DEF

Date: 3-3-16

Time: 1:33

Deputy: Y

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

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:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward
Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816
Phone: 570-784-1581 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Mary Ward

Relation: Tax Collector

Date: 3-3-16 Time: 10:25

Deputy: 4 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

WARD, MARY F.

2011CV1291

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA 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:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG MUNICIPAL AUTHORITY

Primary Address: 301 E 2ND STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Amber Lenney

Relation: Office Manager

Date: 3-3-16

Time: 10:32

Deputy: 4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BLOOMSBURG MUNICIPAL

2011CV1291

301 E 2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

KML Law Group, P.C.

Suite 5000 - BNY Independence Center

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Attorney for Plaintiff

M&T BANK, 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-32

**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 _____, 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

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-32

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: 2/22/16

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



Pa. ID 314587

REAL ESTATE OUTLINE

ED # 32-16

DATE RECEIVED 3-2-16
DOCKET AND INDEX 3-2-16

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>832326</u>

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

SALE DATE May 4, 16 TIME 8900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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 - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/04/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

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:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2011CV1291

28 WEST 4TH STREET, BLOOMSBURG, PA 17815

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, MAY 04, 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

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:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

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
(215) 627-1322
FAX (215) 627-7734

February 29, 2016

Docket #2011CV1291

2016-ED-32

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

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, 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-32

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



Pa ID 314567


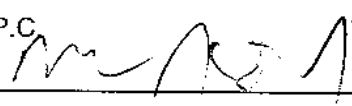
M&T BANK, f/k/a MANUFACTURES AND
TRADERS TRUST COMPANY s/b/m/t
FRANKLIN FIRST SAVINGS BANK
1100 Wehrle Drive
Williamsville, NY 14221

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

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Barbara N. Luwetti
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020
Deputy Stephen J. Gray

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ M&T BANK, f/k/a MANUFACTURES AND TRADERS TRUST COMPANY s/h/m/t FRANKI IN FIRST SAVINGS BANK		COURT NUMBER 2011CV1291 2016-ED-32	
DEFENDANT/S/ JOHN R. MORGANS		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	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		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C. 		TELEPHONE NUMBER (215) 825-6345	DATE February 29, 2016
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

M&T BANK, S/B/M FRANKLIN FIRST SAVINGS BANK

Plaintiff

vs.

JOHN R. MORGANS

Defendant(s)

NO. 2011CV1291

2016-ED-32

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): JOHN R. MORGANS, has a last known residence of 28 West 4th Street, Bloomsburg, PA 17815. The following information was used to search the DMDC (check all that apply):

X Last Name


X First Name

X Social Security Number

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date 2/29/16

By: 

KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129

___ Lisa Lee Pa. ID 78020

___ David Fein Pa. ID 82628

___ Thomas Pulco Pa. ID 27615

___ Andrew Gornall Pa. ID 92382

___ Joshua I. Goldman Pa. ID 205047

___ Jill P. Jenkins Pa. ID 306588

___ Alyk L. Oflazian Pa. ID 312912

___ Victoria W. Chen Pa. ID 317741

/ Crystal T. Español Pa. ID 315477

/ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff



**Status Report
Pursuant to Servicemembers Civil Relief Act**

Last Name: MORGANS

First Name: JOHN

Middle Name: R

Active Duty Status As Of: Feb-29-2016

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

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

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

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

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL:

[https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 89F0UFB6M214D40

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-32

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: _____

2/29/16

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

Matthew K. Assel

Pa ID 314567

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-32

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 _____, 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

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-32

**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 _____, 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

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-32

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

Matthew K. Assel

Pa ID 314567

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-32

WAIVER OF WATCHMAN

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

By: 

KML LAW GROUP, P.C.

____ Michael McKee Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

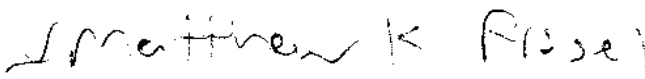
____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff


Pa. ID 34567

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

KML Law Group, P.C.

ATTORNEYS AT LAW

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

February 29, 2016

FILED
PROTHONOTARY
2016 FEB 2 AM 11 56
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

Tami Kline
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE:

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

vs.

JOHN R. MORGANS

No. 2011CV1291

KML File#: 140612FC

Kindly issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

Package prepared by BARB HAND.

Judgment/Writ Department
Scott Lion - Supervisor
Direct: (215) 825-6345
SLion@kmlawgroup.com

*****If you have received an incorrect filing fee. Please contact Scott Lion at the phone number listed above, and we will immediately overnight a check to you for the correct amount.**

**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

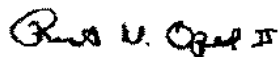
Case Number: 5:14-bk-05350-RNO

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 it hereby is dismissed.

By the Court,



Robert N. Opel, II, Bankruptcy Judge
(BC)

Dated: January 21, 2016

Document Receipt

Trans #	7538	Carrier / service:	USPS Server	First-Class Mail®	3/2/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000075326

Doc Ref #: 32ED2016

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	7537	Carrier / service:	USPS Server	First-Class Mail®	3/2/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET ST
FL 5

Tracking #:	71901140006000075319
Doc Ref #	32ED2016
Postage	5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	7536	Carrier / service:	USPS Server	First-Class Mail®	3/2/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000075302

Doc Ref # 32ED2016

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	7535	Carrier / service:	USPS Server	First-Class Mail®	3/2/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 719C1140006000075296

Doc Ref #: 32ED2016

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	7534	Carrier / service:	USPS Server	First-Class Mail®	3/2/2016 12 00:00 AM
---------	------	--------------------	-------------	-------------------	----------------------

Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking # 71901140006000075289

Doc Ref # 32ED2016

Postage 5 1300

HARRISBURG PA 17105

832326

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

02/29/2016

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

140612/ Morgans
AUTHORIZED SIGNATURE

⑈832326⑈ ⑆23607380⑆ 80 00082795⑈

Security features. Details on back.