

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
FRANK D STENKO (et al.)

Case Number  
2016CV1252

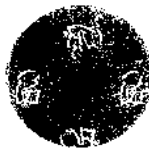
PROPERTY ADDRESS  
232 SOUTH POPLAR STREET, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
01/19/2017	Advance Fee	Advance Fee	059509	\$0.00	\$1,350.00
01/19/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/19/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/19/2017	Crying Sale			\$10.00	\$0.00
01/19/2017	Docketing			\$15.00	\$0.00
01/19/2017	Levy			\$15.00	\$0.00
01/19/2017	Mailing Costs			\$36.00	\$0.00
01/19/2017	Posting Handbill			\$15.00	\$0.00
01/19/2017	Press Enterprise Inc.			\$1,036.77	\$0.00
01/19/2017	Sheriff Automation Fund			\$50.00	\$0.00
01/19/2017	Web Posting			\$100.00	\$0.00
01/19/2017	Deputize Advance Fee	(PAID 01/19/2017)	7673	\$64.00	\$0.00
01/19/2017	Other	(PAID 01/19/2017)	7674	\$5.00	\$0.00
01/27/2017	Deputize Advance Fee	(PAID 01/27/2017)	7688	\$20.00	\$0.00
01/27/2017	Other	(PAID 01/27/2017)	7689	\$5.00	\$0.00
03/29/2017	Service			\$180.00	\$0.00
03/29/2017	Service Mileage			\$24.00	\$0.00
03/29/2017	Copies			\$6.00	\$0.00
03/29/2017	Notary Fee			\$15.00	\$0.00
03/29/2017	Surcharge			\$130.00	\$0.00

**\$1,759.27    \$1,350.00**

<b>TOTAL BALANCE:</b>	<b>\$(409.27)</b>
-----------------------	-------------------

**Weber Gallagher Simpson  
Stapleton Fires & Newby LLP****OPERATING ACCOUNT**  
2000 Market Street, 13th Floor  
Philadelphia, PA 19103FIRSTTRUST BANK  
800.220.BANK/firsttrust.com

3-7380/2360

**PAY** \*\*FOUR HUNDRED NINE AND 27 / 100DATE  
Apr 11, 2017AMOUNT  
\$409.27TO THE  
ORDER  
OF

Columbia County Sheriff

CHECK AMOUNT &gt; OR = \$5001.00 REQUIRES TWO SIGNATURES

Shield

AUTHORIZED SIGNATURE

⑈061257⑈ ⑆236073801⑆ 70⑈0909567⑈

# Weber Gallagher

2000 Market Street, Suite 1300  
Philadelphia, PA 19103

T(215) 972-7900  
F(215) 564-7699

April 25, 2016

**VIA FACSIMILE 570-389-5625**

Columbia County Sheriff's Department  
Real Estate Division

Direct Dial: (267) 295-3364  
Email: [selia@wglaw.com](mailto:selia@wglaw.com)

RE: Manufacturers & Traders Trust Co. v. Frank D. Stenko, et al.;  
Docket No.: 2016-CV-1252  
Address: 232 South Poplar Street, Berwick, PA 18603

Dear Sir/Madam:

Please stay the above Sheriff's sale scheduled for May 3, 2016. Thank you.

Very truly yours,



Sarah A. Elia

SAE/mar

**Weber  Gallagher**



2000 Market Street, Suite 1300  
Philadelphia, PA 19103

T (215) 972-7900  
F (215) 564-7699

**Date: April 11, 2017**

**Send To: Attn: Real Estate Division**

**Company: Columbia County Sheriff's Office**

**File: 0088874 - M&T Bank v. Frank Stenko and Georgene Stenko**

**Facsimile #: 570-389-5625**

**Main Phone #:**

**No. of Pages: 2**  
**(Including Cover Sheet)**

**From: Sarah A. Elia/mar**

**Direct Dial: (267) 295-3364**

**IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (215) 972-7900 AND ASK FOR THE FAX OPERATOR.**

**Comments: Please see attached.**

**\*\*\*\*Confidentiality Note\*\*\*\***

The documents accompanying this telecopy transmission contain information from the law firm of Weber Gallagher Simpson Stapleton Fires & Newby LLP which is confidential and/or legally privileged. The information is intended only for the use of the individuals or entities named on this transmission sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited, and that the documents should be returned to this Firm immediately. In this regard, if you have received this telecopy in error, please notify us by telephone immediately so that we may arrange for the return of the original documents to us at no cost to you.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
M & T BANK

vs.

**Defendant**  
FRANK D STENKO  
GEORGENE L STENKO  
OCCUPANTS

**Attorney for the Plaintiff:**  
WEBER GALLAGHER SIMPSON STAPLETON &  
NEWBY  
2000 MARKET STREET  
13TH FLOOR  
PHILADELPHIA, PA 19103

**Sheriff's Sale Date:** Wednesday, April 5, 2017

**Writ of Execution No. :** 2016CV1252

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

**Location of the real estate:** 232 SOUTH POPLAR STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Other	\$84.00
Surcharge	\$130.00
<b>Total Sheriff Costs</b>	<b>\$1,944.27</b>

## Municipal Costs

Delinquent Taxes	\$36,182.61
Sewer	\$350.84
<b>Total Municipal Costs</b>	<b>\$36,533.45</b>

## Distribution Costs

Recording Fees	\$67.00
----------------	---------

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

Location of the real estate: 232 SOUTH POPLAR STREET, BERWICK, PA 18603

Total Distribution Costs	\$67.00
Grand Total:	\$38,544.72

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

**WEBER GALLAGHER SIMPSON STAPLETON  
FIRES & NEWBY, LLP**

By: Peter E. Meltzer, Esquire

Identification No.: 39828

By: Sarah A. Elia, Esquire

Identification No.: 206946

2000 Market Street, 13<sup>th</sup> Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

---

MANUFACTURERS AND TRADERS TRUST CO.:COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Plaintiff,

v.

NO. 2016-CV-1252

FRANK D. STENKO

GEORGENE L. STENKO

Defendants.

---

**Certificate of Filing**

On the below date, I filed with the Prothonotary of Columbia County a copy of the  
Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

WEBER GALLAGHER SIMPSON  
STAPLETON FIRES & NEWBYBy: 

Sarah Elia, Esquire

Dated: April 5, 2017

# Weber Gallagher



2000 Market Street, Suite 1300  
Philadelphia, PA 19103

T(215) 972-7900  
F(215) 564-7699

**Date:** April 7, 2017

**Send To:** Attn: Real Estate Division

**Company:** Columbia County Sheriff's Office

**Facsimile #:** 570-389-5625

**File:** 0088874 - M&T Bank v. Frank Stenko and Georgene Stenko

**Main Phone #:**

**No. of Pages:** 2  
(Including Cover Sheet)

**From:** Sarah A. Elia/mar

**Direct Dial:** (267) 295-3364

**IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (215) 972-7900 AND ASK FOR THE FAX OPERATOR.**

**Comments:** Please see attached.

**\*\*\*\*Confidentiality Note\*\*\*\***

The documents accompanying this telecopy transmission contain information from the law firm of Weber Gallagher Simpson Stapleton Fires & Newby LLP which is confidential and/or legally privileged. The information is intended only for the use of the individuals or entities named on this transmission sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited, and that the documents should be returned to this Firm immediately. In this regard, if you have received this telecopy in error, please notify us by telephone immediately so that we may arrange for the return of the original documents to us at no cost to you.

# Weber Gallagher

2000 Market Street, Suite 1300  
Philadelphia, PA 19103

T(215) 972-7900  
F(215) 564-7699

April 3, 2017

**VIA FACSIMILE 570-389-5625**

Columbia County Sheriff's Department  
Real Estate Division

Direct Dial: (267) 295-3364  
Email: selia@wglaw.com

**RE:** Manufacturers and Traders Trust Co. v. Stenko, et al.; Columbia County Court of  
Common Pleas; No. 2016-CV-1252  
Address: 232 South Poplar Street, Berwick, PA 18603

Dear Sir/Madam:

Please postpone the above Sheriff's sale from April 5, 2017 to May 3, 2017 pursuant to the  
attached Court Order. Thank you.

Very truly yours,



Sarah A. Elia

SAE/mar



2000 Market Street, Suite 1300  
Philadelphia, PA 19103

T(215) 972-7900  
F(215) 564-7699

**Date:** April 3, 2017

**Send To:** Attn: Real Estate Division

**Company:** Columbia County Sheriff's Office

**File:** 0088874 - M&T Bank v. Frank Stenko and Georgene Stenko

**Facsimile #:** 570-389-5625

**Main Phone #:**

**No. of Pages:** 2  
(Including Cover Sheet)

**From:** Sarah A. Elia/mar

**Direct Dial:** (267) 295-3364

**IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (215) 972-7900 AND ASK FOR THE FAX OPERATOR.**

**Comments:** Please see attached.

**\*\*\*\*Confidentiality Note\*\*\*\***

The documents accompanying this telecopy transmission contain information from the law firm of Weber Gallagher Simpson Stapleton Fires & Newby LLP which is confidential and/or legally privileged. The information is intended only for the use of the individuals or entities named on this transmission sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited, and that the documents should be returned to this Firm immediately. In this regard, if you have received this telecopy in error, please notify us by telephone immediately so that we may arrange for the return of the original documents to us at no cost to you.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

*MAT Bank*

VS *Frank + Georgene Stenko*

NO. *11* ED *2017*

NO. *1252* JD *2016*

DATE/TIME OF SALE: @ 9:00 AM *April 5, 2017*

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX – 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>433.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1286.77</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$ <u>3137.88</u>	
DELINQUENT 20	\$ <u>36182.61</u>	
TOTAL *****		\$ <u>36182.61</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>350.84</u>	
WATER 20	\$	
TOTAL *****		\$ <u>350.84</u>

SURCHARGE FEE (DSTE)		\$ <u>130.00</u>
MISC. <u>Luz. Co.</u>	\$ <u>84.00</u>	
	\$	
TOTAL *****		\$ <u>84.00</u>

TOTAL COSTS (OPENING BID) \$ 38544.72

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
FRANK D STENKO (et al.)

Case Number  
2016CV1252

## SHERIFF'S RETURN OF SERVICE

02/28/2017 12:27 PM - DEPUTY SCOTT MAYERNICK, 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 232 SOUTH POPLAR STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

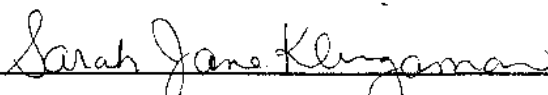
March 01, 2017

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

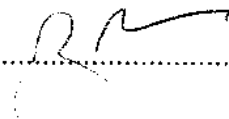
1ST day of MARCH, 2017



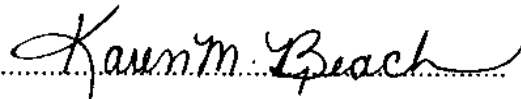
Attorney: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR, PHILADELPHIA,

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice March 15, 22, 29, 2017 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 29<sup>th</sup> day of March, 2017.....

.....  
(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.

.....

# Weber Gallagher

2000 Market Street, Suite 1300  
Philadelphia, PA 19103

T(215) 972-7900  
F(215) 564-7699

**Date:** March 31, 2017

**Send To:** Attn: Real Estate Division

**Company:** Columbia County Sheriff's  
Office

**File:** 0088874 - M&T Bank v. Frank Stenko  
and Georgene Stenko

**Facsimile #:** (570) 389-5625

**Main Phone #:**

**No. of Pages:** 10  
**(Including Cover Sheet)**

**From:** Sarah A. Elia/mar

**Direct Dial:** (267) 295-3364

**IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (215) 972-7900 AND ASK  
FOR THE FAX OPERATOR.**

**Comments:** Please see attached.

**\*\*\*\*Confidentiality Note\*\*\*\***

The documents accompanying this telecopy transmission contain information from the law firm of Weber Gallagher Simpson Stapleton Fires & Newby LLP which is confidential and/or legally privileged. The information is intended only for the use of the individuals or entities named on this transmission sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited, and that the documents should be returned to this Firm immediately. In this regard, if you have received this telecopy in error, please notify us by telephone immediately so that we may arrange for the return of the original documents to us at no cost to you.

**WEBER GALLAGHER SIMPSON STAPLETON  
FIRES & NEWBY, LLP**

By: Peter E. Meltzer, Esquire

Identification No.: 39828

By: Sarah A. Elia, Esquire

Identification No.: 206946

2000 Market Street, 13<sup>th</sup> Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

---

MANUFACTURERS AND TRADERS TRUST CO.:COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Plaintiff,

v.

NO. 2016-CV-1252

FRANK D. STENKO

GEORGENE L. STENKO

Defendants.

---

**AFFIDAVIT OF SERVICE PURSUANT TO PA.R.CIV.P 3129.1**

I, Sarah A. Elia, hereby certify that I am the attorney for the plaintiff in this action and further certify that I have mailed or caused to be served copies of the Notice of the April 5, 2017 Sheriff's Sale to all lien holders, judgment creditors and other interested parties listed below as required by Pa.R.Civ.P. 3129.1 by certified mail or by first class U.S. mail, proof of mailing, or by hand delivery on the dates set for on Exhibit "A" attached hereto.

Frank D. Stenko  
1108 Ruthann Drive  
Berwick, PA 18603.

Georgene L. Stenko  
1108 Ruthann Drive  
Berwick, PA 18603

Michael Whitmire, d/b/a  
MW Welding & Fabricating  
230 South Poplar Street  
Berwick, PA 18603

Michael Whitmire, d/b/a  
MW Welding & Fabricating  
c/o Alicia C. Marinos, Esquire  
120 Rear E. Third Street  
Berwick, PA 18603

Columbia County Tax Claim Bureau  
11 West Main Street  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815

Commonwealth of PA Dept of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

Commonwealth of PA  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128-0946

Occupant  
232 South Poplar Street  
Berwick, PA 18603  
PA Dept. of Revenue  
Bureau of Compliance  
Attn: Sheriff Sales  
P.O. Box 281230  
Harrisburg, Pennsylvania 17128-1230

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

Dated: March 31, 2017

BY: /s/ Sarah A. Elia  
Sarah A. Elia

## SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski  
Sheriff



C. David Pedri  
County Manager

Joan Hoggarth  
Director of Judicial Services & Records

MANUFACTURERS & TRADERS TRUST CO  
vs.  
FRANK D STENKO (et al.)

Case Number  
2016-CV-1252

## SHERIFF'S RETURN OF SERVICE

02/01/2017 10:52 AM - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON FEBRUARY 01, 2017 AT 10:52 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON FRANK D STENKO, THE WITHIN NAMED, BY HANDING TO GEORGENE L STENKO (WIFE), THE PERSON FOR THE TIME BEING IN CHARGE AT 1108 RUTH ANN DR, BERWICK, PA 18603 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.

*[Signature]*  
JOSEPH CHRISTINO, DEPUTY

02/01/2017 10:52 AM - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON FEBRUARY 01, 2017 AT 10:52 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON GEORGENE L STENKO, THE WITHIN NAMED, BY HANDING TO GEORGENE L STENKO PERSONALLY, AT 1108 RUTH ANN DR, BERWICK, PA 18603 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.

*[Signature]*  
JOSEPH CHRISTINO, DEPUTY

SO ANSWERS,

*[Signature]*  
BRIAN M. SZUMSKI, SHERIFF

February 03, 2017



NOTARY  
Affirmed and subscribed to before me this  
3RD day of FEBRUARY, 2017

*[Signature]*

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy




M & T BANK  
vs.  
FRANK D STENKO (et al.)

Case Number  
2016CV1252

## SHERIFF'S RETURN OF SERVICE

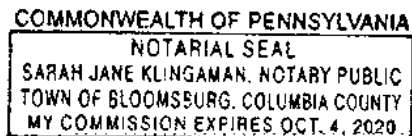
02/28/2017 12:27 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 232 SOUTH POPLAR STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

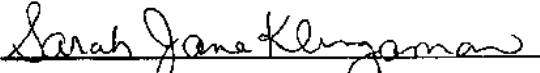
March 01, 2017



## NOTARY

Affirmed and subscribed to before me this

1ST day of MARCH, 2017



Attorney: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR, PHILADELPHIA, PA 19103  
(or) County Suite Shared, Telereport, Inc.

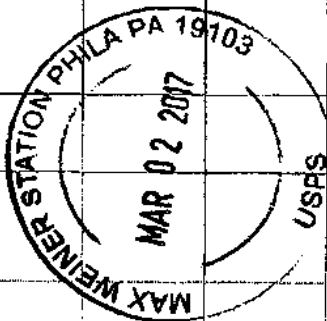
Name and Address of Sender  
 Sarah Elia, Esquire 008874  
 Weber Gallagher Simpson  
 Stapleton Fires & Newby, LLP  
 2000 Market Street, Suite 1300  
 Philadelphia, PA 19103

## Check type of mail or service:

- ☐ Adult Signature Required  
☐ Certified Mail  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Adult Signature Restricted Delivery  
☐ 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 if Registered	Value	RD	RR	Fee	Fee
1.	Michael Whitmire, db/a MW Welding & Fabricating 230 South Poplar Street Berwick, PA 18603									
2.	Michael Whitmire, db/a MW Welding & Fabricating c/o Alicia C. Marinos, Esquire 120 Reat E. Third Street Berwick, PA 18603									
3.	Columbia County Tax Claim Bureau 11 West Main Street Bloomsburg, PA 17815									
4.	Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815									
5.	Commonwealth of PA Dept of Welfare P.O. Box 2675 Harrisburg, PA 17105									
6.	Commonwealth of PA Bureau of Compliance Dept. 280946 Harrisburg, PA 17128-0946									
7.	Occupant 232 South Poplar Street Berwick, PA 18603									
8.	PA Dept. of Revenue Bureau of Compliance, Attn: Sheriff Sales P.O. Box 281230 Harrisburg, Pennsylvania 17128-1230									
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office									



See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, June 2011 (page 1 of 2)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
STENKO, FRANK D (et al.)

Case Number  
2016CV1252

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

Zone:

Expires:

Warrant:

### Serve To:

Name: (POSTING)

Primary Address: 232 SOUTH POPLAR STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2-28-17

Time:

12:27

Deputy:

3

Mileage:

### Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2016CV1252

232 SOUTH POPLAR STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski  
Sheriff



C. David Pedri  
County Manager

Joan Hoggarth  
Director of Judicial Services & Records

MANUFACTURERS & TRADERS TRUST CO  
vs.  
FRANK D STENKO (et al.)

Case Number  
2016-CV-1252

## SHERIFF'S RETURN OF SERVICE

02/01/2017 10:52 AM - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON FEBRUARY 01, 2017 AT 10:52 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON FRANK D STENKO, THE WITHIN NAMED, BY HANDING TO GEORGENE L STENKO (WIFE), THE PERSON FOR THE TIME BEING IN CHARGE AT 1108 RUTH ANN DR, BERWICK, PA 18603 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.

  
JOSEPH CHRISTINO, DEPUTY

02/01/2017 10:52 AM - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON FEBRUARY 01, 2017 AT 10:52 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON GEORGENE L STENKO, THE WITHIN NAMED, BY HANDING TO GEORGENE L STENKO PERSONALLY, AT 1108 RUTH ANN DR, BERWICK, PA 18603 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.

  
JOSEPH CHRISTINO, DEPUTY

SO ANSWERS,

  
BRIAN M. SZUMSKI, SHERIFF

February 03, 2017

## NOTARY

Affirmed and subscribed to before me this

3RD

day of

FEBRUARY

2017



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
STENKO, FRANK D (et al.)

Case Number  
2016CV1252

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 11

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: FRANK D STENKO

Primary Address: 1108 RUTH ANN DRIVE  
BERWICK, PA 18603

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: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Notes / Special Instructions:

Now, January 19, 2017 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

### Return To:

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

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

STENKO, FRANK D

2016CV1252

1108 RUTH ANN DRIVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



M & T BANK  
vs.  
STENKO, FRANK D (et al.)

Case Number  
2016CV1252

## SERVICE COVER SHEET

### Service Details:

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

**Zone:** 11

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 04/05/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

164.00 25.00 Per Deputy Jinks 1/19/17

### Serve To:

**Name:** GEORGENE L STENKO

**Primary Address:** 1108 RUTH ANN DRIVE  
BERWICK, PA 18603

**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:** WEBER GALLAGHER SIMPSON STAPLETO

**Phone:**

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Notes / Special Instructions:

Now, January 19, 2017 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

### Return To:

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

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

STENKO, GEORGENE L

2016CV1252

1108 RUTH ANN DRIVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski  
Sheriff



C. David Pedri  
County Manager

Joan Hoggarth  
Director of Judicial Services & Records

MANUFACTURERS & TRADERS TRUST CO  
vs.  
FRANK D STENKO (et al.)

Case Number  
2016-CV-1252

## DEPOSIT RECEIPTS

Printed: 1/31/2017 12:22:49PM

Receipt No: (see below)

Date: 01/31/2017

Type: Civil Action - OC

<u>Rcpt. No:</u>	<u>Check No:</u>	<u>Check Date:</u>	<u>Paid By / Description:</u>	<u>Dep. Amount:</u>
19140	7673	01/19/2017	COLUMBIA COUNTY SHERIFF OFFICE Advance Fee	\$64.00
19141	7688	01/27/2017	COLUMBIA COUNTY SHERIFF OFFICE Advance Fee	\$20.00
<b>Total:</b>				<b>\$84.00</b>

Mail To: COLUMBIA COUNTY SHERIFF OFFICE

Origin: Foreign County Columbia

Received by: SW

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

(c) CountySuite Sheriff. Teleosoft, Inc.

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

DATE:13-FEB-17

FEE:\$5.00

CERT. NO26404

STENKO FRANK D & GEORGENE L  
1108 RUTHAN DR  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 0330-0989  
LOCATION: 232 S POPLAR ST BERWICK  
PARCEL: 04D-04 -014-05,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2016	PRIM	9,605.91	214.19	30.00	9,850.10
2015	PRIM	25,745.62	526.89	55.00	26,327.51
TOTAL DUE :					\$36,177.61

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2017

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2016

REQUESTED BY: COLUMBIA COUNTY SHERIFF

**LUZERNE COUNTY SHERIFF'S DEPARTMENT  
CIVIL LUZERNE COUNTY COURTHOUSE  
CIVIL DIVISION**



200 NORTH RIVER STREET

WILKES-BARRE, PA 18711

Returned by the sheriff's office of Luzerne County for the following correction(s):

**\*\* REMINDER: A MINIMUM OF 15 BUSINESS DAYS IS REQUIRED FOR ALL SERVICE.**



For doc, please call for exact fees.

Required fee: \$84.00

Amount Sent: \$164.00 + 5.00 to notary

Acceptable forms of payment: Attorney's Check, Cashier's Check, Certified Check, or Money Order.

We are unable to accept Cash, Credit/Debit Card, or Personal Check.

When calling for feed, you will need to know the following information:

The County/State where the documents are filed.

Type of Document to be served.

Number of documents and defendants to be served.

Location(s) of where documents are to be served.

☐

Wrong county:

☐

Complete address needed and/or further directions needed (no post office boxes accepted)

☐

A copy is required for each defendant & each address being served.

☐

A Luzerne County Service Form is required for each defendant to be served.

☐

A self-addressed stamped envelope is required.



Document(s) must be reinstated or reissued.

☐

Other:

Date Returned:

1/24/17

Per:

SLN

*Corrected  
w/ check  
7688 - 20.00  
7689 - 5.00*

BERWICK BORO  
MAKE CHECKS PAYABLE TO:

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS  
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County			DATE 03/01/2016	BILL NO. 6195		
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY	
GENERAL	125,095	10.491	1,286.12	1,312.37	1,443.61	
SINKING		1	122.60	125.10	137.61	
FIRE		1.25	153.24	156.37	164.19	
LIGHT		1.75	214.54	218.92	229.87	
BORO RE		11.1	1,360.78	1,388.55	1,457.98	
The discount & penalty have been calculated for your convenience		PAY THIS AMOUNT		3,137.28 April 30 If paid on or before	3,201.31 June 30 If paid on or before	3,433.26 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STENKO FRANK D & GEORGENE L  
1108 RUTHAN DR  
BERWICK PA 18603

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04D-04 -014-05,000			
232 S POPLAR ST			
4 Acres		Land	30,000
		Buildings	95,095
Total Assessment			125,095

This tax returned  
to courthouse on:  
January 1, 2017

If you desire a receipt, send a self-addressed stamped envelope with your payment.  
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY

2016 SCHOOL REAL ESTATE TAX NOTICE  
Berwick Area School District-A185  
Berwick Borough

Make Check Payable To:

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

Telephone: 570-752-7442 Email: jimcon@pa.metrocast.net

Taxes are due and payment is requested from:

013964 C04  
STENKO FRANK D & GEORGENE L  
1108 RUTHANN DR  
BERWICK, PA 18603-2428

Bill Date: 7/1/2016

Bill #: 3813

TAXPAYER COPY

Parcel #: 04D04 01405000

Prop. Type

Property Location and Description:

232 S POPLAR ST  
4.000

Assessment:

L= 30,000  
B= 95,095  
T= 125,095

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	5,532.95
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	5,422.29
If Paid By 10/31/2016	FACE Amount	5,532.95
If Paid After 10/31/2016	10% Penalty Amount	6,086.25

Last Day to Pay: 12/31/2016

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

Office Hours:

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
STENKO, FRANK D (et al.)

Case Number  
2016CV1252

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 11

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 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: *Robert Shelly Evans*

Relation: *Clerk*

Date: *1/20/17*

Time: *0834*

Deputy: *5*

Mileage:

### Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2016CV1252

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.  
STENKO, FRANK D (et al.)

Case Number  
2016CV1252

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 11

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

POST

### Serve To:

Name: OCCUPANTS

Primary Address: 232 SOUTH POPLAR STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-23-17

Time: 13:45

Deputy: 3

Mileage:

### Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

OCCUPANTS

2016CV1252

232 SOUTH POPLAR STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
STENKO, FRANK D (et al.)

Case Number  
2016CV1252

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 11

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 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:

MICHELLE SHUTOR

Relation:

CURR

Date:

1/20/17

Time:

0840

Deputy:

5

Mileage:

### Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETON

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV1252 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1252

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

**WEDNESDAY, APRIL 05, 2017**  
**AT 9:00 O'CLOCK A.M.**

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

---

All that certain piece of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake corner on the east side of South Poplar Street which has a width of 55 feet, and said point being on line of land of Bryson C. Longenberger; thence south 89 degrees 50 minutes east for a distance of 498.28 feet to a stake corner; being the southeast corner of lands of the aforesaid Bryson C. Longenberger and being also the northeast corner of the parcel of land being conveyed herein and being also on line of land of the D. A. Michael Addition; thence south 13 degrees 42 minutes west 360.10 feet to a stake corner in line of lands of the D. A. Michael Addition and being in line of other lands of Berwick Industrial Plan Inc.; thence north 89 degrees 50 minutes west 497.96 feet to an iron pin corner on the easterly boundary line of South Poplar street; thence along the easterly boundary line of South Poplar Street north 13 degrees 39 minutes east 359.8 feet to a stake corner the place of beginning. CONTAINING 4 acres of land.

BEING the same premises conveyed by Komar Properties, Inc. to Frank D. Stenko and Georgene L. Stenko, his wife, by deed dated August 13, 1998, recorded in the Columbia County Recorder of Deeds Office in Record Book 697, Page 482.

PROPERTY ADDRESS: 232 SOUTH POPLAR STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-04-015-05,000

Seized and taken into execution to be sold as the property of FRANK D STENKO, GEORGENE L STENKO,  
OCCUPANTS 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:  
WEBER GALLAGHER SIMPSON STAPLETON & NEWBY  
PHILADELPHIA, PA

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

**WRIT OF EXECUTION — (MORTGAGE FORECLOSURE)**  
**Pa. R.C.P. 3180 to 3183 and Rule 3257**

<u>MANUFACTURERS AND TRADERS TRUST CO.:</u>	:	COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY
Plaintiff,	:	
v.	:	NO. 2016-CV-1252
	:	
FRANK D. STENKO	:	2017 - ED -11
GEORGENE L. STENKO	:	
Defendants.	:	

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 (specifically described property below):

232 South Poplar Street, Berwick, PA 18603

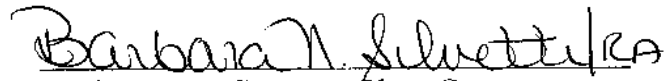
Amount Due: \$405,769.12

Per diem interest from and  
after 1/6/17 at \$61.73 per day: \$ \_\_\_\_\_

**TOTAL:** \$ \_\_\_\_\_ Plus costs

as endorsed

Dated: 1/13/2017  
(SEAL)

  
Prothonotary, Common Pleas Court  
Columbia County, Pennsylvania

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

No: 2016-CV-1252

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PA**

Manufacturers and Traders Trust Co.

vs.

FRANK D. STENKO  
GEORGENE L. STENKO

**Writ of Execution  
(Mortgage Foreclosure)**

**Real Debt:** \$405,769.12

**Int. from 1/6/17  
at \$61.73 per day:** \$

**Costs:** \$

**Prothy. Pd.:** \$

**Sheriff:** \$

**Weber Gallagher Simpson Stapleton**

**Fires & Newby, LLP**

**Sarah A. Elia, Esquire**

**Attorney for Plaintiff**

2000 Market Street, 13<sup>th</sup> Floor

Philadelphia, PA 19103

267-295-3364

Property Address:  
232 South Poplar Street, Berwick, PA 18603



January 20, 2017

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

**MANUFACTURERS AND TRADERS TRUST CO.**

**VS.**

**FRANK D. STENKO  
GEORGENE L. STENKO**

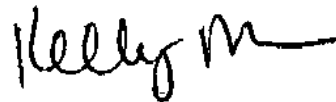
**NO: 2016-CV-1252**

Dear Timothy:

The amount due on the sewer account #138724 for the property located at 232 South Poplar Street, Berwick Pa through April 30, 2017 is \$350.84.

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

Sincerely,



Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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

**BEGINNING** at a stake corner on the east side of South Poplar Street which has a width of 55 feet, and said point being on line of land of Bryson C. Longenberger; thence south 89 degrees 50 minutes east for a distance of 498.28 feet to a stake corner; being the southeast corner of lands of the aforesaid Bryson C. Longenberger and being also the northeast corner of the parcel of land being conveyed herein and being also on line of land of the D. A. Michael Addition; thence south 13 degrees 42 minutes west 360.10 feet to a stake corner in line of lands of the D. A. Michael Addition and being in line of other lands of Berwick Industrial Plan Inc.; thence north 89 degrees 50 minutes west 497.96 feet to an iron pin corner on the easterly boundary line of South Poplar Street; thence along the easterly boundary line of South Poplar Street north 13 degrees 39 minutes east 359.8 feet to a stake corner the place of beginning. CONTAINING 4 acres of land.

**BEING** the same premises conveyed by Komar Properties, Inc. to Frank D. Stenko and Georgene L. Stenko, his wife, by deed dated August 13, 1998, recorded in the Columbia County Recorder of Deeds Office in Record Book 697, Page 482.

**WEBER GALLAGHER SIMPSON STAPLETON  
FIRES & NEWBY, LLP**

By: Peter E. Meltzer, Esquire

Identification No.: 39828

By: Sarah A. Elia, Esquire

Identification No.: 206946

2000 Market Street, 13<sup>th</sup> Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Plaintiff,

v.

NO. 2016-CV-1252

FRANK D. STENKO

GEORGENE L. STENKO

Defendants.

**CERTIFICATE OF ADDRESS AND NON-MILITARY SERVICE**

The undersigned hereby certifies that, upon information and belief:

Defendant, Frank D. Stenko, has an address at 1108 Ruthann Drive, Berwick, PA 18603.

Defendant, Georgene L. Stenko, has an address at 1108 Ruthann Drive, Berwick, PA 18603.

Deponent further avers that, upon information and belief, the above Defendants are not within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with amendments thereto.

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

  
\_\_\_\_\_  
Sarah A. Elia

FILED  
NOTARY  
JUL 13 AM 10:37  
JUL 13 2016  
COLUMBIA, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
STENKO, FRANK D (et al.)

Case Number  
2016CV1252

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 11

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: Secretary

Date: 1-19-17

Time: 16:00

Deputy: 4

Mileage:

### Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

BERWICK AREA JOINT SE

2016CV1252

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

M & T BANK  
vs.  
STENKO, FRANK D (et al.)

Case Number  
2016CV1252

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 11

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-19-17

Time: 15:25

Deputy: 4

Mileage:

### Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2016CV1252

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

232 S. Poplar St.

040-04-015-05,000

## REAL ESTATE OUTLINE

ED # 2017 ED 11

DATE RECEIVED 1-13-2017  
DOCKET AND INDEX 2016 CV 1252

### CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>  O  </u>	<i>email search</i>
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>059509</u>

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

SALE DATE April 5<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

2000 Market Street, Suite 1400  
Philadelphia, PA 19103

T(215) 972-7900  
F(215) 564-7699

January 10, 2017

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

Direct Dial: (267) 295-3364  
Email: [selia@wglaw.com](mailto:selia@wglaw.com)

**RE: M&T Bank v. Frank Stenko and Georgene Stenko**  
**Our File No.: 0088874**

Dear Sir/Madam:

Enclosed are the following: (1) Writ of Execution, (2) Rule 3129.1 Affidavit, (3) Affidavit of Act 6 and Act 91 Compliance, (4) Legal Description, (5) Notice of Sheriff's Sale (extra copy for our office), (6) Check for \$1,350.00 for Sheriff's costs, (7) Two self-addressed stamped envelope to me as the attorney on the Writ, for the return of Service and a copy of the Notice of Sheriff's Sale.

✶ (8) *Waiver of Watchman.*

Kindly serve the Notice of Sale upon Defendants listed below.

1. Defendant, Frank D. Stenko, has an address at 1108 Ruthann Drive, Berwick, PA 18603 (Deputize Luzerne County).
2. Defendant, Georgene L. Stenko, has an address at 1108 Ruthann Drive, Berwick, PA 18603 (Deputize Luzerne County).

If anything is missing or if I can be of any assistance, please do not hesitate to contact me.  
Thank you for your help.

Very truly yours,



Sarah A. Elia

SAE/mar  
Enclosures

**WEBER GALLAGHER SIMPSON STAPLETON  
FIRES & NEWBY, LLP**

By: Peter E. Meltzer, Esquire

Identification No.: 39828

By: Sarah A. Elia, Esquire

Identification No.: 206946

2000 Market Street, 13<sup>th</sup> Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Plaintiff,

v.

NO. 2016-CV-1252

FRANK D. STENKO

GEORGENE L. STENKO

Defendants.

2017 - ED - 11

**Affidavit Pursuant to Rule 3129.1**

Manufacturers and Traders Trust Co., Plaintiff in the above action, sets forth as of the date that the Praecipe for Writ of Execution was filed the following information concerning the real property located at 232 South Poplar Street, Berwick, PA 18603:

1. Name and address of owner(s) or reputed owner(s):

<u>Name</u>	<u>Address</u>
Frank D. Stenko	1108 Ruthann Drive Berwick, PA 18603

Georgene L. Stenko	1108 Ruthann Drive Berwick, PA 18603
--------------------	---

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

<u>Name</u>	<u>Address</u>
Frank D. Stenko	1108 Ruthann Drive Berwick, PA 18603

Georgene L. Stenko	1108 Ruthann Drive Berwick, PA 18603
--------------------	---

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

Name  
Michael Whitmire

Address  
t/b/d

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

Name  
Manufacturers and Traders Trust Co.

Address  
475 Crosspoint Pkwy  
Getzville, NY 14068

5. Name and address of every other person who has any record lien on the property:

Name  
Columbia County Tax Claim Bureau

Address  
11 West Main Street  
Bloomsburg, PA 17815

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

Name  
Columbia County Domestic Relations

Address  
11 West Main Street  
Bloomsburg, PA 17815

Commonwealth of PA Dept of Welfare

P.O. Box 2675  
Harrisburg, PA 17105

Commonwealth of PA  
Bureau of Compliance

Dept. 280946  
Harrisburg, PA 17128-0946

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:

Name  
Occupant

Address  
232 South Poplar Street  
Berwick, PA 18603

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

Dated: January 5, 2017

  
\_\_\_\_\_  
Sarah A. Elia

**WEBER GALLAGHER SIMPSON STAPLETON  
FIRES & NEWBY, LLP**

By: Peter E. Meltzer, Esquire

Identification No.: 39828

By: Sarah A. Elia, Esquire

Identification No.: 206946

2000 Market Street, 13<sup>th</sup> Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Plaintiff,

v.

NO. 2016-CV-1252

FRANK D. STENKO

GEORGENE L. STENKO

Defendants.

2017 - ED - 11

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

I hereby certify that I am the attorney for the plaintiff in this action and further certify  
that:

X Act 6 and Act 91 are complied with.



Sarah A. Elia, Esquire  
Attorney for Plaintiff

**WEBER GALLAGHER SIMPSON STAPLETON  
FIRES & NEWBY, LLP**

By: Peter E. Meltzer, Esquire

Identification No.: 39828

By: Sarah A. Elia, Esquire

Identification No.: 206946

2000 Market Street, 13<sup>th</sup> Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Plaintiff,

v.

NO. 2016-CV-1252

FRANK D. STENKO

GEORGENE L. STENKO

Defendants.

2017-ED-11

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FRANK D. STENKO  
GEORGENE L. STENKO

Your real estate at 232 South Poplar Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on April 5<sup>th</sup>, 2017 at 9:00 am, at the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$405,769.12 obtained by Manufacturers and Traders Trust Co. against you.

NOTICE OF OWNERS 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 canceled if you pay to Sarah A. Elia the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may contact Sarah A. Elia at 267-295-3364.
2. You may be able to stop the sale by filing a petition asking a Court to strike or open the 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 stop the sale through other legal proceedings.

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 of 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 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 Sarah A. Elia at 267-295-3364.
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 the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Sarah A. Elia at 267-295-3364.
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 the right to remain in the property until the full amount 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 approximately 30 days after 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 10 days.
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.

Court Administrator  
Columbia County Courthouse  
Bloomsburg, PA 17815  
(717) 784-1991, ext. 267

**WEBER GALLAGHER SIMPSON STAPLETON  
FIRES & NEWBY, LLP**

By: Peter E. Meltzer, Esquire

Identification No.: 39828

By: Sarah A. Elia, Esquire

Identification No.: 206946

2000 Market Street, 13<sup>th</sup> Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

MANUFACTURERS AND TRADERS TRUST CO.:

COURT OF COMMON  
PLEAS

COLUMBIA COUNTY

Plaintiff,

v.

FRANK D. STENKO

GEORGENE L. STENKO

Defendants.

:  
:  
:  
:  
:  
:  
:  
:

NO. 2016-CV-1252

Waiver of Watchman

I, Attorney Sarah A. Elia, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



## Document Receipt

---

Trans #	9729	Carrier / service	USPS Server	First-Class Mail®	1/19/2017 12:00:00 AM
---------	------	-------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000097250

Doc Ref #: 2017ED11

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

---

Trans #	9728	Carrier / service:	USPS Server	First-Class Mail®	1/19/2017 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000097243

Doc Ref #: 2017ED11

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

---

Trans #	9727	Carrier / service:	USPS Server	First-Class Mail®	1/19/2017 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

## Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000097236

Doc Ref #: 2017ED11

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

---

Trans #	9726	Carrier / service:	USPS Server	First-Class Mail®	1/19/2017 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000097229

Doc Ref #: 2017ED11

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

---

Trans #	9730	Carrier / service:	USPS Server	First-Class Mail®	1/19/2017 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

---

Ship to:

MANUFACTURERS AND TRADERS  
TRUST CO

475 CROSSPOINT PKWY

Tracking #: 71901140006000097267

Doc Ref #: 2017ED11

Postage 5.1300

GETZVILLE NY 14068

## Document Receipt

---

Trans #	9730	Carrier / service	USPS Server	First-Class Mail®	1/19/2017 12:00:00 AM
---------	------	-------------------	-------------	-------------------	-----------------------

---

Ship to:

MANUFACTUERS AND TRADERS  
TRUST CO

475 CROSSPOINT PKWY

Tracking #: 71901140006000097267

Doc Ref # 2017ED11

Postage 5.1300

GETZVILLE NY 14068

**Weber Gallagher Simpson  
Stapleton Fires & Newby LLP**

OPERATING ACCOUNT  
2000 Market Street, 13th Floor  
Philadelphia, PA 19103

FIRST TRUST BANK  
800.220.BANK / firsttrust.com

3-7380/2360

PAY

\*\*ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

DATE

Jan 10, 2017

AMOUNT

\$1,350.00

TO THE  
ORDER  
OF

Columbia County Sheriff

Shield

CHECK ACCOUNT OR \$5001.00 REQUIRES TWO SIGNATURES

*[Signature]*

AUTHORIZED SIGNATURE

⑈059509⑈ ⑆23807380⑆ ⑈000909567⑈

059509