

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MID AMERICA MORTGAGE  
vs.  
LAWRENCE STRADNICK (et al.)

Case Number  
2017CV627

PROPERTY ADDRESS  
1314 1ST AVE, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
09/18/2017	Advance Fee	Advance Fee	53574	\$0.00	\$1,350.00
09/18/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/18/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/18/2017	Crying Sale			\$10.00	\$0.00
09/18/2017	Docketing			\$15.00	\$0.00
09/18/2017	Levy			\$15.00	\$0.00
09/18/2017	Mailing Costs			\$48.00	\$0.00
09/18/2017	Posting Handbill			\$15.00	\$0.00
09/18/2017	Press Enterprise Inc.			\$1,118.22	\$0.00
09/18/2017	Sheriff Automation Fund			\$50.00	\$0.00
09/18/2017	Web Posting			\$100.00	\$0.00
11/01/2017	Continued or Cancelled Sale	Postponed to: 1/31/2018		\$10.00	\$0.00
01/24/2018	Service			\$210.00	\$0.00
01/24/2018	Service Mileage			\$24.00	\$0.00
01/24/2018	Copies			\$7.00	\$0.00
01/24/2018	Notary Fee			\$10.00	\$0.00
01/24/2018	Tax Claim Search			\$5.00	\$0.00
01/24/2018	Surcharge			\$150.00	\$0.00
01/24/2018	Other			\$76.00	\$0.00
01/31/2018	Continued or Cancelled Sale	Postponed to: 2/28/2018		\$10.00	\$0.00

**\$1,905.72    \$1,350.00**

<b>TOTAL BALANCE:</b>	<b>\$(555.72)</b>
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# TX Result Report

P 1  
02/22/2018 16:39  
Serial No. A6VF011029028  
TC:00012382

Addressee	Start Time	Time	Prints	Result	Note
912155725025	02-22 16:38	00:00:43	002/002	OK	ORG

**Result** OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused  
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full  
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

**Note** TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX  
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Natalie Daniel FROM: Sheriff Timothy Chamberlain  
FAX: PAGES: 2  
PHONE: DATE: February 22, 2018  
RE: Stradnick CC:

Urgent  For Review  Please Comment  Please Reply  Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$555.72.

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025

February 22, 2018

VIA TELECOPY TO: (570) 389-5625  
Sheriff's Office of Columbia  
35 West Main Street  
Bloomsburg, PA 17815

RE: Mid America Mortgage, Inc. v. Lawrence J. Stradnick  
Docket No. 2017-CV-627  
Writ # or Sale # 0  
Premises: 1314 1st Avenue , Berwick , PA 18603

Dear Sir or Madam:

Kindly **STAY** the sheriff's sale scheduled for February 28, 2018 for the above referenced Premises. No Consideration has been received.

Thank you.

Very truly yours,  
*Natalie Daniel*  
Legal Assistant  
STERN &

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Natalie Daniel FROM: Sheriff Timothy Chamberlain

---

FAX: PAGES: 2

---

PHONE: DATE: February 22, 2018

---

RE: Stradnick CC:

---

Urgent  For Review  Please Comment  Please Reply  Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$555.72.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
MID AMERICA MORTGAGE

vs.

Defendant  
LAWRENCE STRADNICK  
LAWRENCE STRADNICK

**Attorney for the Plaintiff:**  
STERN & EISENBERG, PC  
1581 MAIN STREET  
SUITE 200  
WARRINGTON, PA 18976

**Sheriff's Sale Date:** Wednesday, February 28, 2018

**Writ of Execution No. :** 2017CV627

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

**Location of the real estate:** 1314 1ST AVE, 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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.22
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
Continued or Cancelled Sale	\$10.00
Service	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
Other	\$76.00
Continued or Cancelled Sale	\$10.00
	<b>Total Sheriff Costs</b>
	<b>\$2,100.72</b>

## Municipal Costs

Sewer	\$1,246.06
	<b>Total Municipal Costs</b>
	<b>\$1,246.06</b>

## Distribution Costs

Recording Fees	\$71.75
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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: 1314 1ST AVE, BERWICK, PA 18603

Total Distribution Costs	\$71.75
<hr/>	
Grand Total:	\$3,418.53

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



M. Troy Freedman, Esquire  
Andrew J. Marley, Esquire  
Edward J. McKee, Esquire  
William E. Miller, Esquire  
Steven P. Kelly, Esquire  
Jessica N. Manis, Esquire  
Christopher M. McMonagle, Esquire  
Daniel Jones, Esquire  
Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
Phone: (215) 572-8111  
Fax: (215) 572-5025

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Mid America Mortgage, Inc.

v.

Lawrence J. Stradnick

Docket No.: 2017-CV-627

**Notice of the Date of Continued Sheriff's Sale**

The sheriff's sale scheduled for January 31, 2018 at 09:00 AM in the above-captioned matter has been continued to February 28, 2018 at 09:00 AM.

**Certificate of Filing**

On or about January 29, 2018, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: January 29, 2018

STERN & EISENBERG, P.C.

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

- Steven K. Eisenberg, Esquire
- M. Troy Freedman, Esquire
- Jessica N. Manis, Esquire
- Edward J. McKee, Esquire
- Andrew J. Marley, Esquire
- William E. Miller, Esquire



**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: M. Troy Freedman

Attorney No. (if applicable): 85165

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025

January 29, 2018

Prothonotary of Columbia County  
35 West Main Street  
Bloomsburg, PA 17815

RE: Mid America Mortgage, Inc. v. Lawrence J. Stradnick  
Docket No. 2017-CV-627  
Writ # or Sale # 0  
Premises: 1314 1st Avenue , Berwick , PA 18603

Dear Sir or Madam:

Enclosed please find a Notice of the Date of Continued Sheriff's Sale / Certificate of Filing in connection with the above referenced matter to be filed by your office.

Thank you for your consideration to this matter.

Very truly yours,

  
Legal Assistant

STERN & EISENBERG PC

Enclosure

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025

January 29, 2018

VIA TELECOPY TO: (570) 389-5625  
Sheriff's Office of Columbia  
35 West Main Street  
Bloomsburg, PA 17815

RE: Mid America Mortgage, Inc. v. Lawrence J. Stradnick  
Docket No. 2017-CV-627  
Writ # or Sale # 0  
Premises: 1314 1st Avenue , Berwick , PA 18603

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for January 31, 2018 to February 28, 2018 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,  
*Natalie Daniel*  
Legal Assistant  
STERN & EISENBERG PC

17-607  
1350

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>476.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1118.22</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1368.22</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

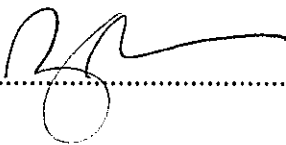
SEWER 20	\$ <u>1246.06</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>1246.06</u>

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
MISC. <u>Luzerne Co</u>	\$ <u>76.00</u>	
TOTAL *****		\$ <u>76.00</u>

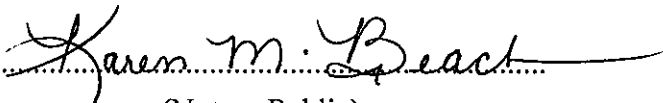
TOTAL COSTS (OPENING BID) \$ 3398.53

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 25 and November 1, 8, 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 .....<sup>8<sup>th</sup></sup>.....day of November 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.

.....

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025

November 1, 2017

Prothonotary of Columbia County  
35 West Main Street  
Bloomsburg, PA 17815

RE: Mid America Mortgage, Inc. v. Lawrence Stradnick  
Docket No. 2017-CV-627  
Writ # or Sale # 0  
Premises: 1314 1st Avenue , Berwick , PA 18603

Dear Sir or Madam:

Enclosed please find a Notice of the Date of Continued Sheriff's Sale / Certificate of Filing in connection with the above referenced matter to be filed by your office.

Thank you for your consideration to this matter.

Very truly yours,  
*Natalie Daniel*  
Legal Assistant  
STERN & EISENBERG PC

Enclosure

M. Troy Freedman, Esquire  
Andrew J. Marley, Esquire  
Edward J. McKee, Esquire  
William E. Miller, Esquire  
Steven P. Kelly, Esquire  
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Daniel Jones, Esquire  
Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
Phone: (215) 572-8111  
Fax: (215) 572-5025

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

Mid America Mortgage, Inc.  
  
v.  
  
Lawrence Stradnick

Docket No.: 2017-CV-627

**Notice of the Date of Continued Sheriff's Sale**

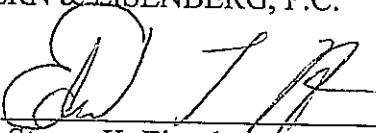
The sheriff's sale scheduled for November 15, 2017 at 9 a.m. in the above-captioned matter has been continued to January 31, 2018 at 9 a.m.

**Certificate of Filing**

On or about November 1, 2017, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: November 1, 2017

STERN & EISENBERG, P.C.

By:   
 Steven K. Eisenberg, Esquire  
 M. Troy Freedman, Esquire  
 Jessica N. Manis, Esquire  
 Edward J. McKee, Esquire  
 Andrew J. Marley, Esquire  
 William E. Miller, Esquire

STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025

November 1, 2017

VIA TELECOPY TO: (570) 389-5625  
Sheriff's Office of Columbia  
35 West Main Street  
Bloomsburg, PA 17815

RE: Mid America Mortgage, Inc. v. Lawrence Stradnick  
Docket No. 2017-CV-627  
Writ # or Sale # 0  
Premises: 1314 1st Avenue, Berwick, PA 18603

Dear Sir or Madam:

Kindly POSTPONE the sheriff's sale scheduled for November 15, 2017 to January 31, 2018 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,  
*Natalie Daniel*  
Legal Assistant  
STERN & EISENBERG PC



SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski  
Sheriff



C. David Pedri  
County Manager

Joan Hoggarth  
Director of Judicial Services & Records

MID AMERICA MORTGAGE INC  
vs.  
LAWRENCE J STRADNICK

Case Number  
2017-ED-119

SHERIFF'S RETURN OF SERVICE

10/05/2017 01:50 PM - DEPUTY BRYAN FEDDOCK, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, AN ATTEMPT TO SERVE THE NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON LAWRENCE J STRADNICK, AT 41 MACES RD, DRUMS, PA 18222, WAS UNSUCCESSFUL. NO SUCH HIUSE NUMBER 911 MIGHT HAVE CHANGED HOUSE NUMBERS SOME TIME AGO. NOTICE OF SHERIFF SALE & WRIT OF EXECUTION RETURNED AS NOT FOUND.

*Bryan Feddock*  
BRYAN FEDDOCK, DEPUTY

SO ANSWERS,

*Brian M. Szumski*  
BRIAN M. SZUMSKI, SHERIFF

October 06, 2017

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
PATRICK J. BENEY, Notary Public  
Kingston Baro., Luzerne County  
My Commission Expires December 24, 2017

.....  
Affirmed and subscribed to before me this  
6TH day of OCTOBER, 2017  
NOTARY

*Patrick J. Beney*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MID AMERICA MORTGAGE  
vs.  
STRADNICK, LAWRENCE (et al.)

Case Number  
2017CV627

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

**Manner:** Deputize

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 11/15/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** LAWRENCE STRADNICK

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Primary Address:** 41 MACES ROAD  
DRUMS, PA 18222

**Adult In Charge:**

**Phone:** **DOB:**

**Relation:**

**Alternate Address:**

**Date:**

**Time:**

**Phone:**

**Deputy:**

**Mileage:**

**Attorney / Originator:**

**Name:** STERN AND EISENBERG PC

**Phone:**

**Service Attempts:**

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

**Notes / Special Instructions:**

Now, September 18, 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

STRADNICK, LAWRENCE

2017CV627

41 MACES ROAD, DRUMS, PA 18222

NO EXPIRATION

# SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski  
Sheriff



C. David Pedri  
County Manager

Joan Hoggarth  
Director of Judicial Services & Records

MID AMERICA MORTGAGE INC  
vs.  
LAWRENCE J STRADNICK

Case Number  
2017-ED-119

## DEPOSIT RECEIPT

Printed: 10/3/2017 12:06:20PM

Receipt No: 28299

Date: 10/03/2017

Type: Civil Action - OC

Paid By: STERN & EISENBERG, PC

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
54245	10/02/2017	Advance Fee	\$76.00

Mail To: STERN & EISENBERG, PC  
1581 MAIN ST  
STE 200  
WARRINGTON, PA 18976

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.

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

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY,  
PENNSYLVANIA  
NO. 2017-CV-627

Mid America Mortgage, Inc.  
v.

2017 - ED - 119

Lawrence J. Stradnick

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:  
County of Columbia

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

1314 1st Avenue , Berwick , PA 18603  
See full legal description attached

Amount due.....\$148,409.44

Interest from 03/01/2013 at the per  
diem rate of \$8.86 until  
judgment is paid in full.....\$ \_\_\_\_\_

Total..... \$ \_\_\_\_\_ plus costs \$ \_\_\_\_\_.

Dated: 9.15.2017  
(SEAL)

Barbara N. Wilentz ISB  
Prothonotary, Common Pleas Court of  
Columbia County, PA

By: Stephanie [Signature]  
Deputy

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

M. TROY FREEDMAN, ESQUIRE (85165)  
ANDREW J. MARLEY, ESQUIRE (312314)  
EDWARD J. MCKEE, ESQUIRE (316721)  
WILLIAM E. MILLER, ESQUIRE (308951)  
STEVEN P. KELLY, ESQUIRE (308573)  
JESSICA N. MANIS, ESQUIRE (318705)  
BRANDON P. ACCARDI, ESQUIRE (320169)  
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY

Mid America Mortgage, Inc. Plaintiff	Civil Action: 2017-CV-627
v. Lawrence J. Stradnick Defendant(s)	MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Lawrence J. Stradnick  
41 Maces Road  
Drums, PA 18222

Your real estate at **1314 1st Avenue , Berwick , PA 18603** is scheduled to be sold at Sheriff's Sale at the Columbia County 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on Nov 15 at 9 AM to enforce the court judgment of \$148,409.44 obtained by Mid America Mortgage, Inc. 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 canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the 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 to stop the sale through other legal proceedings.



Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
Warrington, Pennsylvania 18976  
(215) 572-8111  
Facsimile: (215) 572-5025

October 16, 2017

Columbia County Prothonotary  
35 West Main Street  
Bloomsburg, PA 17815

RE: Mid America Mortgage, Inc.  
v.  
Lawrence J. Stradnick

C.C.P. COLUMBIA COUNTY NO. 2017-CV-627


Premises: 1314 1st Avenue , Berwick , PA 18603

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to this matter.

Sincerely,

  
Legal Assistant  
STERN & EISENBERG, PC

Enclosure

EDWARD J. MCKEE, ESQUIRE  
STERN & EISENBERG, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
(215) 572-8111  
I.D. #316721

COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION-LAW

Mid America Mortgage, Inc.	Plaintiff(s)
v.	
Lawrence J. Stradnick	Defendant(s)

Civil Action: 2017-CV-627

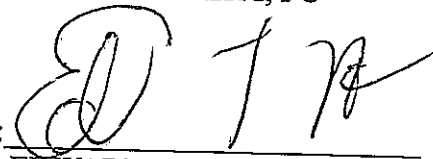
MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, EDWARD J. MCKEE, ESQUIRE, attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed additional lienholder by regular, first-class, postage prepaid mail on October 5, 2017, as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

BY:



EDWARD J. MCKEE, ESQUIRE  
Attorney for Plaintiff

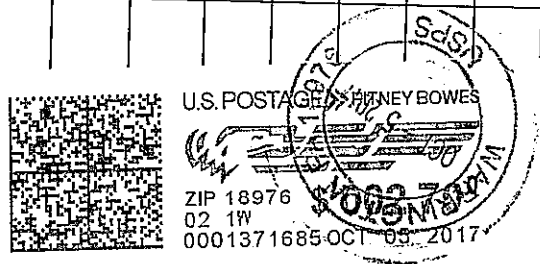
10/16/2017

Name and Address of Sender

STERN & EISENBERG, PC  
 1581 Main Street, Suite 200, The Shops at Valley Square  
 Warrington, PA 18976

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603		
2		Berwick Area Joint Sewer Authority c/o Anthony J. McDonald, Esquire 120 Rear E. 3rd Street Berwick, PA 18603		
3				
4				
5				
6				
7				
8				
Total Number of Pieces Listed by Sender		RE: LOANNCARE - STRADNICK - NOS PA-801.008648-16		
Total Number of Pieces Received at Post Office				
Postmaster, Per (Name of Receiving Employee)				

NATALIE





# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MID AMERICA MORTGAGE  
vs.  
LAWRENCE STRADNICK (et al.)

Case Number  
2017CV627

## SHERIFF'S RETURN OF SERVICE

10/12/2017 09:42 AM - 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 1314 1ST AVE, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 13, 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

13TH day of OCTOBER, 2017



Plaintiff Attorney: STERN AND EISENBERG PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MID AMERICA MORTGAGE  
vs.  
STRADNICK, LAWRENCE (et al.)

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## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 11/15/2017 AT 9:00 AM SHERIFF'S SALE BILL		
<b>Warrant:</b>			

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 1314 1ST AVE  
BERWICK, PA 18603

**Phone:** \_\_\_\_\_ **DOB:** \_\_\_\_\_

**Alternate Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** \_\_\_\_\_

**Relation:** \_\_\_\_\_

**Date:** 10-12-17 **Time:** 09:42

**Deputy:** 3 **Mileage:** \_\_\_\_\_

**Attorney / Originator:**

**Name:** STERN AND EISENBERG PC **Phone:** \_\_\_\_\_

**Service Attempts:**

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

**Service Attempt Notes:**

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

POSTING

2017CV627

1314 1ST AVE, BERWICK, PA 18603

NO EXPIRATION



October 10, 2017

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

**MID AMERICA MORTGAGE, INC.**

**VS.**

**LAWRENCE J. STRADNICK**

**NO: 2017-CV-627**

Dear Timothy:

The amount due on the sewer account #137810 for the property located at 1314 1<sup>st</sup> Avenue Berwick, Pa through December 31, 2017 is \$1246.06. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", with a horizontal line extending to the right.

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