

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 213506
Customer:
SHERIFF

Invoice Date: 05/25/2017 4:22:13 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: BKA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,393.40	201704104	BERWICK BORO
	Grantor - COLE, ROBERT P		05/25/17 4:22:15 PM	
	Grantee - DIPLOMAT PROPERTY MANAGER LLC			
	Consideration - \$1,879.00			
	Tax Basis - \$66,320.37			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$663.20		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BERWICK AREA SCHOOL REALTY TAX	\$331.60		
	BERWICK BORO	\$331.60		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$1,393.40		
	PAYMENTS			
	CHECK: 7830 - SHERIFF	\$67.00		
	CHECK: 868289 - SHERIFF	\$663.20		
	CHECK: 868290 - SHERIFF	\$663.20		
	TOTAL PAYMENTS	\$1,393.40		
	AMOUNT DUE	\$1,393.40		
	PAYMENT ON INVOICE	(\$1,393.40)		
	BALANCE DUE ON INVOICE	\$0.00		

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

US BANK NA

VS ROBERT COLE

NO. 27-2017

ED

NO. 1656-2014

JD

DATE/TIME OF SALE: MAY 3, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 1842.16

POUNDAGE - 2% OF BID

\$ 36.84

TRANSFER TAX - 2% OF FAIR MKT

\$ -

MISC. COSTS

\$ -

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 1879.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): B. D. Kelley

TOTAL DUE:

\$ 1879.00

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 529.00

KML LAW GROUP, P.C.

Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

May 4, 2017

SHERIFF OF COLUMBIA COUNTY

Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, C/O MFRESIDENTIAL ASSETS I LLC vs.
ROBERT P. COLE
Sale Book/Writ No.: /
Docket Number: 2014-CV-1656
Sale Date: 05/03/2017
Property Address: 1241 Ferris Avenue Berwick, PA 18603

To the Sheriff:

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

Diplomat Property Manager, LLC
350 Park Avenue, 20th FL
New York, NY 10022-0000

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

KML LAW GROUP, P.C.

Jacqui McCoy, Legal Assistant
FC Special Services/Post Sale
215-825-6495 (Direct Phone)
215-627-7734 (Fax)
jmccoy@kmlawgroup.com

Enclosed: (if applicable)

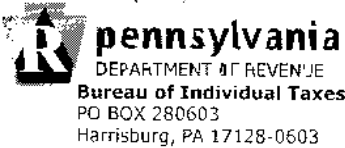
Sheriff's Costs Sheet showing Balance Due of \$ _____

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML # 1628451C



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Date of Acceptance of Document 5/8/2017			
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) Diplomat Property Manager, LLC	Telephone Number: 215-627-1322
Mailing Address Sheriff's Office, PO Box 380		Mailing Address 350 Park Avenue, 20th FL,	
City Bloomsburg	State PA	ZIP Code 17815	
		City New York	State NY
		ZIP Code 10022-0000	

C. REAL ESTATE LOCATION

Street Address 1241 Ferris Avenue		City, Township, Borough Berwick - Borough of Berwick	
County Columbia	School District Berwick Area	Tax Parcel Number 04D-08-279	

D. VALUATION DATA

Was transaction part of an assignment or relocation? O Y N		
1. Actual Cash Consideration =\$1,842.16	2. Other Consideration +0	3. Total Consideration =\$1,842.16
4. County Assessed Value \$17,973.00	5. Common Level Ratio Factor X3.69	6. Computed Value =\$66,320.37

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

1a. Amount of Exemption Claimed \$0	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	--	--

2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed.)

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

Signature of Correspondent or Responsible Party

Date

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

KML LAW GROUP, P.C.

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

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380/2360

05/15/2017

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY**\$ **529.00****FIVE HUNDRED TWENTY-NINE AND XX / 100**

DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



AUTHORIZED SIGNATURE

MEMO 162845/ Cole

⑈00868247⑈ ⑆236073801⑆ 80 00082795⑈

SHERIFF'S SALE COST SHEET

VS. Cole
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	—
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.66</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>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>480.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>890.16</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1140.16</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	\$	_____
DELINQUENT	20	\$	<u>5.00</u>
TOTAL *****		\$	<u>5.00</u>

MUNICIPAL FEES DUE:

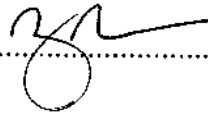
SEWER	20	\$	_____
WATER	20	\$	_____
TOTAL *****		\$	<u>—</u>

SURCHARGE FEE (DSTE)		\$	<u>140.00</u>
MISC. _____		\$	_____
_____		\$	_____
TOTAL *****		\$	<u>—</u>

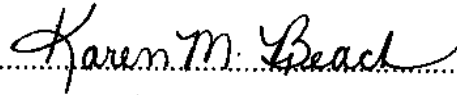
TOTAL COSTS (OPENING BID) \$ 1842.16

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 April 12, 19, 26, 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 26th day of April 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.

.....

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

April 4, 2017

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

RE: No. 2014-CV-1656/2017-ED-27
ROBERT P. COLE

Real Estate Division:

The above case may be sold on May 03, 2017. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Richard DeLarso
Legal Assistant

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

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE
FOR MFRA TRUST 2014-2, C/O
MFRESIDENTIAL ASSETS I LLC
350 Park Avenue, 20th FL
New York, NY 10022-0000

Plaintiff

vs.

ROBERT P. COLE,

Mortgagor(s) and Record Owner(s)

1241 Ferris Avenue
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2014-CV-1656/2017-ED-27

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129**

CODE:

FILED ON BEHALF OF:

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE
FOR MFRA TRUST 2014-2, C/O
MFRESIDENTIAL ASSETS I LLC

ATTORNEY FOR PLAINTIFF:

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

KML LAW GROUP, P.C.
Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
3129@kmlawgroup.com

162845FC
CF: 12/15/2014
SD: 05/03/2017
\$83,984.50

Attorney for Plaintiff

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE FOR
MFRA TRUST 2014-2, C/O MFRESIDENTIAL
ASSETS I LLC
350 Park Avenue, 20th FL
New York, NY 10022-0000

Plaintiff

vs.

ROBERT P. COLE
**Mortgagor(s) and
Record Owner(s)**

1241 Ferris Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1656/2017-ED-27

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

Richard DeLarso, an employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ☐ () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- ☐ () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ () Published in accordance with court order. Copy of publication attached.

Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. Copies of proofs of mailing attached.

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

DATED: April 4, 2017

Respectfully submitted,

BY: Richard DeLarso
Legal Assistant
KML Law Group, P.C.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
ROBERT P COLE

Case Number
2014CV1656

SHERIFF'S RETURN OF SERVICE

03/13/2017 06:00 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RODNEY COLE HIS FATHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ROBERT P COLE AT 1241 FERRIS AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

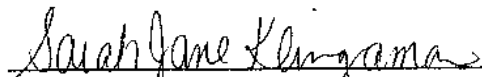
March 16, 2017

NOTARY

Affirmed and subscribed to before me this

16TH day of MARCH, 2017

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



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

(c) CountySite Sheriff, Teleosoft, Inc.

Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional copies
of this bill)

Postmark and
Date of Receipt

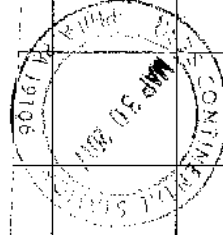
Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	TENANTS/OCCUPANTS 1241 Ferris Avenue Berwick, PA 18603										
2.	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	CAPITAL ONE BANK (USA), N.A. c/o Michael F. Ratchford, Esq. 120 N. Keyser Ave. Scranton, PA 18504										
3.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomersburg, PA 17815	BERWICK AREA JOINT SEWER AUTHORITY 1108 Freas Ave Berwick, PA 18603										
4.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675											
5.	LVNV FUNDING, LLC 55 Beattie Place Greenville, SC 29601											
6.	CAPITAL ONE BANK (USA), N.A. 4851 Cox Road Glen Allen, VA 23060											
7.	LVNV FUNDING, LLC C/O Michael F. Ratchford, Esquire 120 N. Keyser Ave. Scranton, PA 18504											
8.												



U.S. POSTAGE PITNEY BOWES



ZIP 19106 \$ 005.29⁰
02 1W
0001391829 MAR 30 2017



Total Number of Pieces Listed by Sender: 10

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

162845FC Columbia County Sale Date: 05/03/2017

ROBERT P. COLE

KML LAW GROUP, P.C.

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE
FOR MFRA TRUST 2014-2, C/O MFRESIDENTIAL ASSETS I
LLC

350 Park Avenue, 20th FL
New York, NY 10022-0000

Plaintiff

vs.

ROBERT P. COLE

Mortgagor(s) and Record Owner(s)

1241 Ferris Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2014-CV-1656/2017-ED-27

AFFIDAVIT PURSUANT TO RULE 3129

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, C/O MFRESIDENTIAL ASSETS I LLC, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1241 Ferris Avenue
Berwick, PA 18603

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

ROBERT P. COLE
1241 Ferris Avenue
Berwick, PA 18603

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

ROBERT P. COLE
1241 Ferris Avenue
Berwick, PA 18603

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

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

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

LVNV FUNDING, LLC
55 Beattie Place
Greenville, SC 29601

CAPITAL ONE BANK (USA), N.A.
4851 Cox Road
Glen Allen, VA 23060

LVNV FUNDING, LLC
C/O Michael F. Ratchford, Esquire
120 N. Keyser Ave.
Scranton, PA 18504

CAPITAL ONE BANK (USA), N.A.
c/o Michael F. Ratchford, Esq.
120 N. Keyser Ave.
Scranton, PA 18504

BERWICK AREA JOINT SEWER AUTHORITY
1108 Freas Ave
Berwick, PA 18603

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
1241 Ferris Avenue
Berwick, PA 18603

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

DATED: April 4, 2017


KML Law Group, P.C.
BY: Richard DeLarso
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
ROBERT P COLE

Case Number
2014CV1656

SHERIFF'S RETURN OF SERVICE

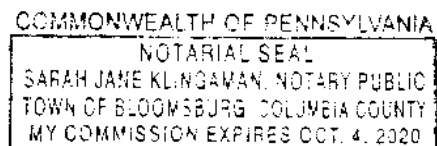
03/27/2017 05:40 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1241 FERRIS AVENUE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 28, 2017



NOTARY

Affirmed and subscribed to before me this

28TH day of MARCH, 2017

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
COLE, ROBERT P

Case Number
2014CV1656

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1241 FERRIS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3-27-17

Time:

17:40

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2014CV1656

1241 FERRIS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
ROBERT P COLE

Case Number
2014CV1656

SHERIFF'S RETURN OF SERVICE

03/13/2017 06:00 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RODNEY COLE HIS FATHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ROBERT P COLE AT 1241 FERRIS AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

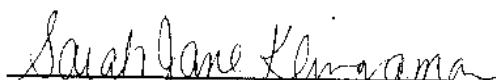
March 16, 2017

Affirmed and subscribed to before me this

NOTARY

16TH day of MARCH 2017

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
COLE, ROBERT P

Case Number
2014CV1656

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 27

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

231-9340

Serve To:

Name: ROBERT P COLE

Primary Address: 1241 FERRIS AVENUE
BERWICK, PA 18603

Phone: - OR - DOB:

Alternate Address: 301 MARY STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Rodney Cole

Relation: Father

Date: 3-13-17

Time: 18:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	2-24-17	2-27-17	3-8-17	3-9-17	3-10-17	
Time:	12:52	13:45	13:06 & 13:15	08:05		
Mileage:						
Deputy:	3	3	3	3	3	

Service Attempt Notes:

1. L/C back door & Parents house
2. L/C Front door, Card still in back door - card gone @ parents
3. called left message.
4. called left message
5. called back - works @ hazlet Honda - returned his call w/ answer.
- 6.

COLE, ROBERT P

2014CV1656

1241 FERRIS AVENUE, BERWICK, PA 18603

NO EXPIRATION

Columbia County
Columbia County Sheriff

35 West Main Street
PO Box 380

Bloomsburg PA 17815



71901140006000099674

MICHAEL RATCHFORD
CAPITAL ONE BANK
120 N KEYSER AVE

SCRANTON PA 18504

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



MICHAEL RATCHFORD
LVNV FUNDING LLC
120 NORTH KEYSER AVE

SCRANTON PA 18504

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

REAL ESTATE TAX CERTIFICATION

Date: 02/27/2017

Fee: \$5.00

Cert. NO: 26893

COLE ROBERT P
1241 FERRIS AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20000 -1502
Location: LOT 501
Parcel Id:04D-08 -279-00,000

Assessment: 17,973

Balances as of 02/27/2017

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

By: Columbia County Sheriff

Per: dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
COLE, ROBERT P

Case Number
2014CV1656

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

27

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1241 FERRIS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-27-17

Time: 13:31

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2014CV1656

1241 FERRIS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

US BANK NATIONAL ASSOCIATION
vs.
COLE, ROBERT P

Case Number
2014CV1656

SERVICE COVER SHEET

Service Details:

Category: Civil Action - Complaint in Mortgage Foreclosure (CIMF)

Zone: 27

Manner: Adult in Charge

Expires: 02/09/2017

Warrant:

Notes:

Serve To:

Name: OCCUPANT

Primary Address: 1241 FERRIS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-12-17

Time: 12:20

Deputy: 4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2014CV1656

1241 FERRIS AVENUE, BERWICK, PA 18603

EXP: 02/09/2017

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

US BANK NATIONAL ASSOCIATION
vs.
COLE, ROBERT P

Case Number
2014CV1656

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 27

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 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: 2-24-17

Time: 13:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2014CV1656

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
COLE, ROBERT P

Case Number
2014CV1656

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

27

Warrant:

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: Clerk

Date: 2-24-17

Time: 11:30

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2014CV1656

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

US BANK NATIONAL ASSOCIATION
vs.
COLE, ROBERT P

Case Number
2014CV1656

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 27

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 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:

DEB MILLER

Relation:

SELF

Date:

2/27/17

Time:

0800

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2014CV1656

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
COLE, ROBERT P

Case Number
2014CV1656

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

27

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 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:

MICHELLE J. JONES

Relation:

CLERK

Date:

2/27/17

Time:

0814

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV1656 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 02/24/17

Account:

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

SALE	Ad ID:	1099508
	Description:	ROBERT P COLE SHERIFF
	Run Dates:	04/12/17 to 04/26/17
	Class:	2
	Agate Lines:	162
	Blind Box:	

Total Ad Cost		\$890.16		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	04/12/17	04/26/17	3	\$890.16

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1656

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 03, 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 Parcel of Land in Borough of Berwick, Columbia County, Commonwealth Of Pennsylvania, As More Fully Described In Book 2000, Page 01501, ID#040-08-279, Being Known And Designated As Lot 501, Berwick Land And Improvement Company's Addition, And Being More Particularly Described As A Metes And Bonus Property.

TAX PARCEL #040-08-279.00,000

BEING KNOWN AS: 1241 Ferris Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 1241 FERRIS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 040-08-279.00,000

Seized and taken into execution to be sold as the property of ROBERT P COLE in suit of US BANK NATIONAL ASSOCIATION.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1656

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 03, 2017
AT 9:00 O'CLOCK A.M.

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TAX PARCEL #040-08-279.00,000

BEING KNOWN AS: 1241 Ferris Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 1241 FERRIS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 040-08-279.00,000

Seized and taken into execution to be sold as the property of ROBERT P COLE in suit of US BANK NATIONAL ASSOCIATION.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2017ED27

DATE RECEIVED 2/28/17
DOCKET AND INDEX 2014 CV 1654

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>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>861825</u>

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

SALE DATE May 3rd TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

KML Law Group, P.C.

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

WILMINGTON TRUST, NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY
AS TRUSTEE FOR MFRA TRUST 2014-2, C/O
MFRESIDENTIAL ASSETS I LLC
350 Park Avenue, 20th FL
New York, NY 10022-0000

Plaintiff

vs.

ROBERT P. COLE

Mortgagor(s) and Record Owner(s)

1241 Ferris Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2014-CV-1656

**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: COLE, ROBERT P.
ROBERT P. COLE
301 Mary Street
Berwick, PA 18603

Your house at 1241 Ferris Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on May 3rd 2017, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$83,984.50 obtained by WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, C/O MFRESIDENTIAL ASSETS I LLC 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 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, C/O MFRESIDENTIAL ASSETS I LLC, 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 homerclention@kmlawgroup.com (KML File Number 162845FC). 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
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760 or 877-515-7079
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

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

WILMINGTON TRUST, NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY
AS TRUSTEE FOR MFRA TRUST 2014-2, C/O
MFRESIDENTIAL ASSETS I LLC
350 Park Avenue, 20th FL
New York, NY 10022-0000

Plaintiff

vs.

ROBERT P. COLE
Mortgagor(s) and Record Owner(s)
1241 Ferris Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1656

2017-ED-27

FILED
PROTHONOTARY
20170322 P 12:06
CLERK OF COURT
COLUMBIA CO. PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$83,984.50

Interest from
2/22/2017 to Date of
Sale at 5.7500%

(Costs to be added)

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

✓ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Attorneys for Plaintiff

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

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE FOR
MFRA TRUST 2014-2, C/O MFRESIDENTIAL
ASSETS I LLC

350 Park Avenue, 20th FL
New York, NY 10022-0000

vs.

ROBERT P. COLE
1241 Ferris Avenue
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2014-CV-1656

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1241 Ferris Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE \$83,984.50

Interest From 2/22/2017
Through Date of Sale

(Costs to be added)

Dated: Feb. 23, 2017

Barbara N. Silvestri 188
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Stephanie J. Tracy

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



February 28, 2017

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

**WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA
TRUST 2014-2, C/O MFRESIDENTIAL ASSETS I LLC**

VS.

ROBERT P. COLE

NO: 2014-CV-1656

Dear Timothy:

The amount due on the sewer account #137672 for the property located at 1241 Ferris Avenue, Berwick Pa through June 30, 2017 is \$1665.82. This amount includes fees to satisfy a lien on the 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", is written over the typed name.

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

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

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE FOR
MFRA TRUST 2014-2, C/O MFRESIDENTIAL
ASSETS I LLC

350 Park Avenue, 20th FL
New York, NY 10022-0000

Plaintiff

vs.

ROBERT P. COLE
(Mortgagor(s) and Record Owner(s))
1241 Ferris Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1656

2017 - E D - 27

AFFIDAVIT PURSUANT TO RULE 3129

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, C/O MFRESIDENTIAL ASSETS I LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

1241 Ferris Avenue
Berwick, PA 18603

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

ROBERT P. COLE
301 Mary Street
Berwick, PA 18603

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

ROBERT P. COLE
301 Mary Street
Berwick, PA 18603

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

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

FILED
CLERK OF COURT
1000 N. SECOND ST
HARRISBURG, PA
17102
FEB 22 PM 12:05

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

LVNV FUNDING, LLC
55 Beattie Place
Greenville, SC 29601

CAPITAL ONE BANK (USA), N.A.
4851 Cox Road
Glen Allen, VA 23060

LVNV FUNDING, LLC
C/O Michael F. Ratchford, Esquire
120 N. Keyser Ave.
Scranton, PA 18504

CAPITAL ONE BANK (USA), N.A.
c/o Michael F. Ratchford, Esq.
120 N. Keyser Ave.
Scranton, PA 18504

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
1241 Ferris Avenue
Berwick, PA 18603

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

DATED: 2/21/17

By: 

KML LAW GROUP, P.C.

____ Michael McKee Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Alyk L. Oflazian Pa. ID 312912

✓ Matthew K. Fissel Pa. ID 314567

____ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

Attorneys for Plaintiff

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

WILMINGTON TRUST, NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY
AS TRUSTEE FOR MFRA TRUST 2014-2, C/O
MFRESIDENTIAL ASSETS I LLC
350 Park Avenue, 20th FL
New York, NY 10022-0000

Plaintiff

vs.

ROBERT P. COLE
Mortgagor(s) and Record Owner(s)
1241 Ferris Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2014-CV-1656

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

✓ ☒ Matthew K. Fissel Pa. ID 314567

____ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

____ Lauren B. Karl Pa. ID 88209

____ Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

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

WILMINGTON TRUST, NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY
AS TRUSTEE FOR MFRA TRUST 2014-2, C/O
MFRESIDENTIAL ASSETS I LLC
350 Park Avenue, 20th FL
New York, NY 10022-0000

Plaintiff

vs.

ROBERT P. COLE
Mortgagor(s) and Record Owner(s)

1241 Ferris Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2014-CV-1656

2017-ED-27

WAIVER OF WATCHMAN

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

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Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

ALL THAT CERTAIN Parcel of Land In Borough of Berwick, Columbia County,
Commonwealth Of Pennsylvania, As More Fully Described In Book 2000, Page 01502, ID#
040-08-279, Being Known And Designated As Lot 501, Berwick Land And Improvement
Company's Addition, And Being More Particularly Described As A Metes And Bonus Property.

TAX PARCEL # 040-08-279.00,000

BEING KNOWN AS: 1241 Ferris Avenue, Berwick, PA 18603

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 21, 2017
Docket #2014-CV-1656

ATTENTION: COLUMBIA COUNTY SHERIFF


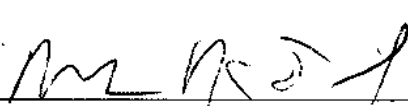
We would like to bring to your attention that defendant(s):

ROBERT P. COLE will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, C/O MFRESIDENTIAL ASSETS I LLC		COURT NUMBER 2014-CV-1656	
DEFENDANT/S/ ROBERT P. COLE		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE ROBERT P. COLE		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1241 Ferris Avenue, Berwick, PA 18603		
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) 825-6344	DATE February 21, 2017
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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

In Re:	: Bankruptcy No. 14-bk-05769 RNO
Robert P. Cole	: Chapter 13
	: : :
Wilmington Trust, National Association, not	: :
in its individual capacity, but solely as	: :
trustee for MFRA Trust 2014-2 c/o Fay	: :
Servicing	: :
Movant	: :
vs.	: :
Robert P. Cole	: :
Debtor/Respondent	: :
and	: :
Charles J. DeHart, III, Esquire	: :
Trustee/Respondent	: :

FILED
PROTHONOTARY
2015 FEB 22 PM 12:04
CLERK OF COURTS
MIDDLE DISTRICT OF PENNSYLVANIA

ORDER

AND NOW, upon the Motion of Movant, Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2 c/o Fay Servicing, and upon the concurrence of Debtor and the Chapter 13 Trustee, it is hereby:

ORDERED AND DECREED that the Motion is granted, and the Automatic Stay of all proceedings, as provided under 11 U.S.C. § 362 of the Bankruptcy Code is modified with respect to the premises located at 1241 Ferris Avenue, Berwick, PA 18603, as more fully set forth in the legal description attached to said mortgage, to allow Movant or its successors, if any, to exercise its rights under its loan documents, including any of the following: proceeding with foreclosure; offering and providing Debtor with information regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement, Deed in Lieu or other Loan Workout/Loss Mitigation Agreement, and entering into such agreement with Debtors.

By the Court,



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

Dated: December 2, 2015

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



US BANK NATIONAL ASSOCIATION
vs.
ROBERT P COLE

Case Number
2014CV1656

SHERIFF'S RETURN OF SERVICE

01/19/2017 02:55 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) UPON THE WITHIN NAMED DEFENDANT, TO WIT: OCCUPANT, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1241 FERRIS AVENUE, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


SCOTT MAYERNICK, DEPUTY

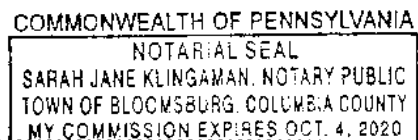
01/19/2017 03:18 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROBERT P COLE AT 301 MARY STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

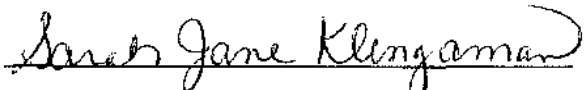
January 20, 2017



NOTARY

Affirmed and subscribed to before me this

20TH day of JANUARY, 2017



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

(St. County/State/Street, Telephone, Etc.)

Document Receipt

Trans #	10017	Carrier / service:	USPS Server	First-Class Mail®	2/24/2017 12:00:00 AM
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Ship to:

LVNV FUNDING LLC

MICHAEL RATCHFORD

120 NORTH KEYSER AVE

Tracking #: 71901140006000099667

Doc Ref #: 2017ED27

Postage 5.1300

SCRANTON PA 18504

Document Receipt

Trans #	10017	Carrier / service	USPS Server	First-Class Mail®	2/24/2017 12:00:00 AM
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Ship to:

LVNV FUNDING LLC
120 NORTH KEYSER AVE

MICHAEL RATCHFORD

Tracking #:	71901140006000099667
Doc Ref #:	2017ED27
Postage	5.1300

SCRANTON PA 18504

Document Receipt

Trans #	10016	Carrier / service:	USPS Server	First-Class Mail®	2/24/2017 12:00:00 AM
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Ship to:

LVNV FUNDING

55 BEATTIE PLACE

Tracking #: 7190114000600099650

Doc Ref #: 2017ED27

Postage 5.1300

GREENVILLE SC 29601

Document Receipt

Trans #	10016	Carrier / service:	USPS Server	First-Class Mail®	2/24/2017 12:00:00 AM
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Ship to:

LVNV FUNDING

55 BEATTIE PLACE

Tracking #: 71901140006000099650

Doc Ref #: 2017ED27

Postage 5.1300

GREENVILLE SC 29601

Document Receipt

Trans #	10015	Carrier / service:	USPS Server	First-Class Mail®	2/24/2017 12:00:00 AM
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Ship to:

PA DEPT OF LABOR & INDUSTRY

661 BOAS STREET

Tracking #: 71901140006000099643

Doc Ref #: 2017ED27

Postage 5.1300

HARRISBURG PA 17121

Document Receipt

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Ship to:

PA DEPT OF LABOR & INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000099643

Doc Ref #: 2017ED27

Postage 5.1300

HARRISBURG PA 17121

Document Receipt

Trans #	10014	Carrier / service:	USPS Server	First-Class Mail®	2/24/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000099636

Doc Ref #: 2017ED27

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	10013	Carrier / service:	USPS Server	First-Class Mail®	2/24/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000099629

Doc Ref #: 2017ED27

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10012	Carrier / service:	USPS Server	First-Class Mail®	2/24/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000099612

Doc Ref #: 2017ED27

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	10011	Carrier / service	USPS Server	First-Class Mail®	2/24/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000099605

Doc Ref #: 2017ED27

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	10011	Carrier / service:	USPS Server	First-Class Mail®	2/24/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000099605

Doc Ref #: 2017ED27

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	10018	Carrier / service:	USPS Server	First-Class Mail®	2/24/2017 12:00:00 AM
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Ship to:

CAPITAL ONE BANK

MICHAEL RATCHFORD

120 N KEYSER AVE

Tracking #: 71901140006000099674

Doc Ref #: 2017ED27

Postage 5.1300

SCRANTON PA 18504

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER. HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT. DETECTION CIRCLE REVEALS A LOCK WHEN TESTED.

861825

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

02/21/2017

Y TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$1,350.00**

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



[Signature]
AUTHORIZED SIGNATURE

MEMO

162845/Cole

00861825 236073801 80 00082795

Security features. Details on back.