

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
LINDA KESSLER

Case Number
2017CV876

PROPERTY ADDRESS
2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/22/2018	Advance Fee	Advance Fee	4763	\$0.00	\$1,350.00
01/22/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/22/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/22/2018	Crying Sale			\$10.00	\$0.00
01/22/2018	Docketing			\$15.00	\$0.00
01/22/2018	Levy			\$15.00	\$0.00
01/22/2018	Mailing Costs			\$60.00	\$0.00
01/22/2018	Posting Handbill			\$15.00	\$0.00
01/22/2018	Press Enterprise Inc.			\$1,236.00	\$0.00
01/22/2018	Sheriff Automation Fund			\$50.00	\$0.00
01/22/2018	Web Posting			\$100.00	\$0.00
01/22/2018	Advance Fee	Advance Fee	14225	\$0.00	\$650.00
03/28/2018	Service			\$225.00	\$0.00
03/28/2018	Service Mileage			\$29.00	\$0.00
03/28/2018	Copies			\$7.50	\$0.00
03/28/2018	Notary Fee			\$10.00	\$0.00
03/28/2018	Tax Claim Search			\$5.00	\$0.00
03/28/2018	Surcharge			\$160.00	\$0.00
04/02/2018	Continued or Cancelled Sale	Postponed to: 6/6/2018		\$10.00	\$0.00
05/17/2018	Continued or Cancelled Sale	Postponed to: 7/25/2018		\$10.00	\$0.00
07/24/2018	Continued or Cancelled Sale	Postponed to: 9/5/2018		\$10.00	\$0.00
				\$2,000.00	\$2,000.00

TOTAL BALANCE:	\$0.00
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**Hladik, Onorato
& Federman, LLP**
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454-1489
Phone: (215) 855-9521
Fax: (215) 855-9121
jmcvittie@hoflawgroup.com

August 14, 2018

Columbia County Sheriff's Department
Attn: Real Estate Division
Via Fax 570-389-5625

Re: The Bank of New York Mellon, Trustee v. Linda Kessler
Columbia County CCP Docket No: 2017-CV-0000876-MF
Property Address: 2820 White Birch Lane, Bloomsburg, PA 17815

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on September 25, 2018. Please **STAY** the Sheriff Sale. This stay is requested due to Defendants' ongoing Bankruptcy case. No funds have been received to settle the matter.

Should you require any additional information, please contact our office.

Thank you for your assistance in this matter.

Very truly yours,


Jessica McVittie, Paralegal

File No. 16-00870 SPG

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON,
F/K/A THE BANK OF NEW YORK, AS
TRUSTEE FOR THE HOLDERS OF THE
EQCC ASSET BACKED CERTIFICATES,
SERIES 2001-1F

Plaintiff

v.

LINDA KESSLER

Defendant.

DOCKET NO. 2017-CV-0000876-MF

FILED
NOTARIAL
2018 JUL 24 P 3 12
CLERK OF COURT
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 24 day of July, 2018 upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for July 25, 2018, it is hereby:

ORDERED that the Sheriff's Sale of the property known as 2820 White Birch Lane, Bloomsburg, PA 17815, is adjourned to September 5, 2018; and it is

FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa. R.C.P. 3129 is required except for an announcement to be made at the Sheriff's Sale currently scheduled for July 25, 2018. A copy of this Court Order shall be provided to the Sheriff's Office and served upon Defendants by first-class mail.

BY THE COURT:

151 Thomas A. James, Jr.
J.

cc. Linda Kessler Defendant.
Columbia County Sheriff's Department
Jonathan M. Etkowicz, Esquire, Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Jonathan M. Etkowicz., Esq. ID No. 208786
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 16-00870 SPS

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F
Plaintiff

v.

LINDA KESSLER
Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

CIVIL DIVISION

DOCKET NO. 2017-CV-0000876-MF

MOTION TO POSTPONE SHERIFF'S SALE

Plaintiff, The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F, by and through its attorneys, Hladik, Onorato & Federman, LLP, moves this Honorable Court for an Order postponing the Sheriff's Sale scheduled for July 25, 2018 and avers as follows:

1. Plaintiff's counsel filed a Writ of Execution, as well as the Affidavit required by Pa. R.C.P. 3129, in order to list the property known as 2820 White Birch Lane, Bloomsburg, PA 17815 for the April 4, 2018 Sheriff's Sale.
2. Plaintiff postponed the April 4, 2018 Sheriff's Sale until June 6, 2018 due to Defendant filing a Chapter 13 Bankruptcy in the United States Bankruptcy Court for the Middle District of Pennsylvania at Docket No. 18-01340 on April 1, 2018.
3. Plaintiff postponed the June 6, 2018 Sheriff's Sale until July 25, 2018 due to the Defendant's ongoing Bankruptcy.


4. Plaintiff now seeks to postpone the July 25, 2018 Sheriff Sale to September 5, 2018 as Defendant's Bankruptcy remains active.

5. Plaintiff has complied with all the pertinent statutory and procedural rules of court governing the listing of real property for Sheriff's Sale.

6. Neither the parties hereto nor the parties previously set forth in the Affidavit Pursuant to Rule 3129 will be prejudiced by the adjournment of the Sheriff's Sale.

WHEREFORE, Plaintiff prays that this Honorable Court grant an Order postponing the Sheriff's Sale of the property known as 2820 White Birch Lane, Bloomsburg, PA 17815 until the September 5, 2018 Sheriff's Sale, with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa. R.C.P. 3129 being required, except by United States Mail, first class, postage prepaid.

Respectfully submitted,
HLADIK, ONORATO & FEDERMAN, LLP



Jonathan M. Etkowicz, Esquire
Attorney ID No. 208786
Attorney for Plaintiff

Date:

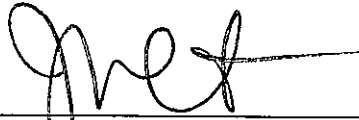
7/18/18

VERIFICATION

The undersigned, Jonathan M. Etkowicz, Esquire, hereby certifies that he is the attorney for the Plaintiff in the within action and that he is authorized to make this verification and that the foregoing facts are true and correct to the best of his knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. §4904 relating to unsworn falsification to authorities.

Date:

7/18/18

A handwritten signature in black ink, appearing to read 'JME', written over a horizontal line.

Jonathan M. Etkowicz, Esquire
Attorney ID No. 208786
Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068

Stephen M. Hladik, Esq., ID No. 66287

Jonathan M. Etkowicz, Esq. ID No. 208786

Anthony L. Ciuca, Esq., ID No. 307869

Lauren L. Schuler, Esq., ID No. 321536

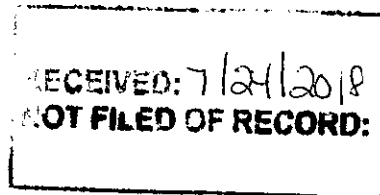
298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Attorneys for Plaintiff

File No. 16-00870 SPS



THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F

Plaintiff

v.

LINDA KESSLER

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

CIVIL DIVISION

DOCKET NO. 2017-CV-0000876-MF

MEMORANDUM OF LAW

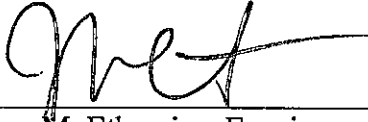
Plaintiff requests that the Sheriff's Sale scheduled for July 25, 2018 be postponed to September 5, 2018. Defendant filed a Chapter 13 Bankruptcy in the United States Bankruptcy Court for the Middle District of Pennsylvania at Docket No. 18-01340 on April 1, 2018. As a result, the Sheriff's Sale was postponed from April 4, 2018 until June 6, 2018; and from June 6, 2018 until July 25, 2018.

Pursuant to Pa. R.C.P. 3129.3, the Court has the discretion to adjourn a Sheriff's Sale and dispense the requirement of new notice. Plaintiff respectfully requests that the Court exercise its discretion and postpone the Sheriff's Sale as Defendant remains protected by the automatic bankruptcy stay. The stay prevents Plaintiff from proceeding to Sheriff's Sale.

WHEREFORE, Plaintiff prays that a special order of court be granted and the Sheriff's Sale of the property known as 2820 White Birch Lane, Bloomsburg, PA 17815 be adjourned to the September 5, 2018 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa. R.C.P. 3129 being required, except by United States Mail, first class, postage prepaid.

Respectfully submitted,
HLADIK, ONORATO & FEDERMAN, LLP

Date: 7/18/18



Jonathan M. Etkowicz, Esquire
Attorney ID No. 208786
Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Jonathan M. Etkowicz, Esq. ID No. 208786
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 16-00870 SPS

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F
Plaintiff

v.

LINDA KESSLER
Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

CIVIL DIVISION

DOCKET NO. 2017-CV-0000876-MF

CERTIFICATION OF SERVICE

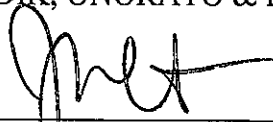
I, Jonathan M. Etkowicz, Esquire, attorney for the Plaintiff, hereby certify that I served a true and correct copy of the foregoing Motion to Postpone the Sheriff Sale, by United States Mail, first class, postage prepaid, on the 18th of July, 2018, upon the following:

Linda Kessler
2820 White Birch Lane
Bloomsburg, PA 17815

Date:

7/18/18

HLADIK, ONORATO & FEDERMAN, LLP



Jonathan M. Etkowicz, Esquire
Attorney ID No. 208786
Attorney for Plaintiff

HLADIK ONORATO & FEDERMAN LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454

Master

07/18/2017

US RECEIPT 8000.682



ZIP 19454

011D11651205

Linda Kessler
2820 White Birch Lane
Bloomsburg, PA 17815

Jmev. 16-0070SPS mppsale 9-5-08

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068

Stephen M. Hladik, Esq., ID No. 66287

Jonathan M. Etkowicz, Esq. ID No. 208786

Anthony L. Ciuca, Esq., ID No. 307869

Lauren L. Schuler, Esq., ID No. 321536

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Attorneys for Plaintiff

File No. 16-00870 /SPS

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F

Plaintiff

v.

LINDA KESSLER

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

CIVIL DIVISION

DOCKET NO. 2017-CV-0000876-MF

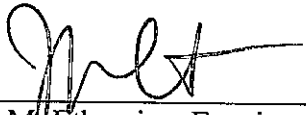
CERTIFICATE OF COMPLIANCE

I certify that this Motion to Postpone Sheriff's Sale complies with the provisions of the *Public Access Policy of the Unified Judicial Systems of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

HLADIK, ONORATO & FEDERMAN, LLP

Date:

7/18/18


Jonathan M. Etkowicz, Esquire

Attorney ID No. 208786

Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
THE BANK OF NEW YORK MELLON	vs.	LINDA KESSLER

Attorney for the Plaintiff:
HLADIK ONORATO AND FEDERMAN LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454

Sheriff's Sale Date: Wednesday, July 25, 2018

Writ of Execution No. : 2017CV876

Advance Sheriff Costs: \$650.00

Location of the real estate: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

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	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,236.00
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	\$225.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
Continued or Cancelled Sale	Postponed to: 6/6/2018 \$10.00
Continued or Cancelled Sale	Postponed to: 7/25/2018 \$10.00

Total Sheriff Costs \$2,164.00

Municipal Costs

Sewer \$230.81

Total Municipal Costs \$230.81

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$2,466.56

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

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

THE BANK OF NEW YORK MELLON VS LINDA KESSLER

NO. 7-2018 ED

NO. 876-2017 JD

DATE/TIME OF SALE: *July 25*, 2018 @ 9:00 AM

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

17-876

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>483.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1236.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1486.00</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>230.81</u>	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID)

\$ 2215.75
230.81
2446.56

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F

Plaintiff

v.

LINDA KESSLER

Defendant.

DOCKET NO. 2017-CV-0000876-MF

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for June 6, 2018 at 9:00AM in the above-captioned matter has been continued until July 25, 2018 at 9:00AM.

CERTIFICATE OF FILING

On this 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.

CERTIFICATE OF SERVICE

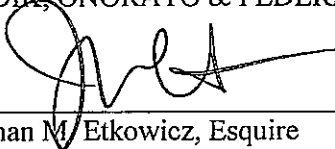
I hereby certify that on this date I served a true and correct copy of the notice of the Date of Continued Sheriff's Sale by regular mail on the person(s) listed below:

Linda Kessler
2520 White Birch Lane
Bloomsburg, PA 17815

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 5/18/18


Jonathan M. Etkowicz, Esquire
Attorney for Plaintiff
Attorney ID No. 208786
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521
File No. 16-00870 SPS

cc. Columbia County Sheriff's Department

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

May 29, 2018

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

Reference Docket # 2017-CV-876-MF
2820 White Birch Lane, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Linda Kessler, for the property located at 2820 White Birch Lane, Bloomsburg, PA 17815, Columbia County in the amount of \$230.81. The total amount due takes it up to the date of the Sale on June 6, 2018

If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File



**Hladik, Onorato
& Federman, LLP**
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454-1489
Phone: (215) 855-9521
Fax: (215) 855-9121
jmcvittie@hoflawgroup.com

May 17, 2018

Columbia County Sheriff's Department
Attn: Real Estate Division
Via Fax 570-389-5625

Re: The Bank of New York Mellon, Trustee v. Linda Kessler
Columbia County CCP Docket No: 2017-CV-0000876-MF
Property Address: 2820 White Birch Lane, Bloomsburg, PA 17815

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on June 6, 2018. Please **POSTPONE** the Sheriff Sale to July 25, 2018.

Should you require any additional information, please contact our office.

Thank you for your assistance in this matter.

Very truly yours,


Jessica McVittie, Paralegal

File No. 16-00676 SFS

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F

Plaintiff

v.

LINDA KESSLER

Defendant.

DOCKET NO. 2017-CV-0000876-MF

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for April 4, 2019 at 9:00AM in the above-captioned matter has been continued until June 6, 2018 at 9:00AM.

CERTIFICATE OF FILING

On this 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.

CERTIFICATE OF SERVICE

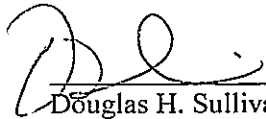
I, Douglas H. Sullivan, Esquire, hereby certify that on this date I served a true and correct copy of the notice of the Date of Continued Sheriff's Sale by regular mail on the person(s) listed below:

Linda Kessler
2520 White Birch Lane
Bloomsburg, PA 17815

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 4-2-18



Douglas H. Sullivan, Esquire
Attorney for Plaintiff
Attorney ID No. 321060
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521
File No. 16-00870 SPS

cc. Columbia County Sheriff's Department



**Hladik, Onorato
& Federman, LLP**
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454-1489
Phone: (215) 855-9521
Fax: (215) 855-9121
jmcvittie@hoflawgroup.com

April 2, 2018

Columbia County Sheriff's Department
Attn: Real Estate Division
Via Fax 570-389-5625

Re: The Bank of New York Mellon, Trustee v. Linda Kessler
Columbia County CCP Docket No: 2017-CV-0000876-MF
Property Address: 2820 White Birch Lane, Bloomsburg, PA 17815

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on April 4, 2018. Please **POSTPONE** the Sheriff Sale to June 6, 2018.

Should you require any additional information, please contact our office.

Thank you for your assistance in this matter.

Very truly yours,


Jessica McVittie, Paralegal

File No. 16-00876 SPS

*cc. Andrew Carroll, Esq.
856-997-1031*

United States Bankruptcy Court
Middle District of Pennsylvania**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 04/01/2018 at 10:55 AM and filed on 04/01/2018.

Linda KESSLER
2820 White Birch Lane
Bloomsburg, Pa 17815
SSN / ITIN: xxx-xx-3870

The case was filed by the debtor's attorney:

Andrew M. Carroll
Law Office of Andrew M. Carroll
285 Chestnut Street
Hammononton, NJ 08037
8564269815

The case was assigned case number 5:18-bk-01340.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Terrence S. Miller
Clerk, U.S. Bankruptcy Court



PACER Service Center		
Transaction Receipt		
04/01/2018 10:58:05		
PACER Login:	Acarro03:4122047:0	Client Code:

Description:	Notice of Filing	Search Criteria:	5:18-bk-01340
Billable Pages:	1	Cost:	0.10

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

March 29, 2018

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

Reference Docket # 2017-CV-876-MF
2820 White Birch Lane, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

Scott Township Sewer Authority will have an outstanding balance for the home owner – Linda Kessler for the property located at 2820 White Birch Lane, Bloomsburg, PA 17815, Columbia County in the amount of \$112.48. The total amount due takes it up to the date of the Sale on April 4, 2018.

If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

TX Result Report

P 1
03/29/2018 14:02
Serial No. A6VF011029028
TC:00015879

Addressee	Start Time	Time	Prints	Result	Note
5703083231	03-29 14:01	00:00:30	001/001	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

3/29/2018 13:11

From: 5703083231 Mariner Finance

Page: 1/3



Mariner Finance, LLC
340 South Lycoming Mall Road
Suite 40
Muncy, PA 17756
Tel: 570-308-3230
Fax: 570-308-3231

5-9
16 10


March 29, 2018

Sheriff Chamberlain
35 W Main St
Bloomsburg, PA 17815

Sheriff Chamberlain,

I am requesting a 30 day continuance on the Sheriff Sale for John Mazurkiewicz No: MJ-26301-MD-0000053-2017 that was scheduled for April 4, 2018 at 11:00 am. The customer has payment arrangements in place to get the account caught up with the legal fees. If you could please send us confirmation of the extension that would be greatly appreciated. If you have any questions please contact the number listed below. I do thank you for your help in this matter.

Sincerely,


Kelly M. Shuman
Assistant Manager
Mariner Finance, LLC
340 S Lycoming Mall Rd, Ste 40
Muncy, PA 17756
Ph 570-308-3230
Fax 570-308-3231

*Sale will be
May 16, 2018 10:00 AM*

HLADIK, ONORATO & FEDERMAN, LLP
Stephen M. Hladik, Esq., ID No. 66287
Pamela J. Cunningham, Esq., ID No. 312388
Daniel P. Muklewicz, Esq., ID No. 320322
Douglas H. Sullivan, Esq., ID No. 321060
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 16-00870 SPS

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F,
Plaintiff,
v.
LINDA KESSLER,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA


DOCKET NO. 2017-CV-0000876-MF
2018-ED-7

AFFIDAVIT OF SERVICE PURSUANT TO
Pa. R.C.P. 3129.2(c)(1)(iii) AND CERTIFICATE OF COMPLIANCE

I, Stephen M. Hladik, Esquire, attorney for Plaintiff, hereby state that on March 2, 2018, consistent with the provisions of Pennsylvania Rule of Civil Procedure 3129.2(c)(1)(iii), I caused written notice of the scheduled Sheriff's Sale to be served by first class mail, postage prepaid, with Certificate of Mailing, on all persons named in Plaintiff's Affidavit Pursuant to Rule 3129.1, at their respective addresses set forth in that Affidavit. A true and correct copy of Plaintiff's Affidavit Pursuant to Rule 3129.1 is attached hereto as **Exhibit "A"** and is made a part of it. A true and correct copy of U.S. Postal Service Form 3877 - Certificates of Mailing for each notice mailed is attached to this Affidavit as **Exhibit "B"**, and is made a part of it.

I hereby verify that the statements made in this Affidavit are true and correct, to the best of my knowledge, information and belief, and that the statements are made pursuant to 18 Pa. C.S.A. § 4904, relating to unsworn falsifications to authorities.

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



Stephen M. Hladik, Esquire
Attorney for Plaintiff

cc. Columbia County Sheriff's Department

HLADIK, ONORATO & FEDERMAN, LLP

By: Thomas M. Federman, Esq., ID No. 64068

By: Stephen M. Hladik, Esq., ID No. 66287

By: Pamela J. Cunningham, Esq., ID No. 312388

By: Daniel P. Muklewicz, Esq., ID No. 320322

By: Douglas H. Sullivan, Esq., ID No. 321060

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Attorneys for Plaintiff

File No. 16-00870

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F,

Plaintiff,

v.

LINDA KESSLER,

Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2018-ED-7

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F, Plaintiff in the above-captioned action, sets forth as of the date of the Praecipe for Writ of Execution (Mortgage Foreclosure) was filed, the following was information concerning the real property situate at 2820 White Birch Lane, Bloomsburg, Township of Scott, Columbia County, PA 17815, being more particularly described on Exhibit "A" attached hereto and incorporated by reference.

1. Names and Addresses of Owner or Reputed Owner:

Name:

Linda Kessler

Address:

2520 White Birch Lane
Bloomsburg, PA 17815

2. Name and address of Defendant to the judgment:

Name:

Linda Kessler

Address:

2520 White Birch Lane
Bloomsburg, PA 17815

EXHIBIT

"A"

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

Name:

The Bank of New York Mellon, f/k/a
The Bank of New York, as trustee for
the holders of the EQCC Asset Backed
Certificates, Series 2001-1F, Plaintiff

Address:

c/o Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Bank of New York, as Trustee

c/o Goldbeck McCafferty & McKeever
Suite 5000, Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

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

Name:

The Bank of New York Mellon, f/k/a
The Bank of New York, as trustee for
the holders of the EQCC Asset Backed
Certificates, Series 2001-1F, Plaintiff

Address:

c/o Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Pennsylvania Housing Finance Agency

211 North Front Street
P.O. Box 15530
Harrisburg, PA 17105

P.O. Box 8029
Harrisburg, PA 17105-8029

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

N/A

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:

N/A

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:

Tenant / Occupant

Address:

2820 White Birch Lane
Bloomsburg, PA 17815

HLADIK, ONORATO & FEDERMAN, LLP

Stephen M. Hladik, Esq., ID No. 66287
 Pamela J. Cunningham, Esq., ID No. 312388
 Daniel P. Muklewicz, Esq., ID No. 320322
 Douglas H. Sullivan, Esq., ID No. 321060
 298 Wissahickon Avenue
 North Wales, PA 19454
 (215) 855-9521

Attorneys for Plaintiff
 File No. 16-00870 SPS

THE BANK OF NEW YORK MELLON, F/K/A
 THE BANK OF NEW YORK, AS TRUSTEE
 FOR THE HOLDERS OF THE EQCC ASSET
 BACKED CERTIFICATES, SERIES 2001-1F,
Plaintiff,

v.
 LINDA KESSLER,
Defendant.

COURT OF COMMON PLEAS
 COLUMBIA COUNTY, PA


DOCKET NO. 2017-CV-0000876-MF
 2018-ED-7

AFFIDAVIT OF SERVICE PURSUANT TO
Pa. R.C.P. 3129.2(c)(1)(iii) AND CERTIFICATE OF COMPLIANCE

I, Stephen M. Hladik, Esquire, attorney for Plaintiff, hereby state that on March 2, 2018, consistent with the provisions of Pennsylvania Rule of Civil Procedure 3129.2(c)(1)(iii), I caused written notice of the scheduled Sheriff's Sale to be served by first class mail, postage prepaid, with Certificate of Mailing, on all persons named in Plaintiff's Affidavit Pursuant to Rule 3129.1, at their respective addresses set forth in that Affidavit. A true and correct copy of Plaintiff's Affidavit Pursuant to Rule 3129.1 is attached hereto as **Exhibit "A"** and is made a part of it. A true and correct copy of U.S. Postal Service Form 3877 - Certificates of Mailing for each notice mailed is attached to this Affidavit as **Exhibit "B"**, and is made a part of it.

I hereby verify that the statements made in this Affidavit are true and correct, to the best of my knowledge, information and belief, and that the statements are made pursuant to 18 Pa. C.S.A. § 4904, relating to unsworn falsifications to authorities.

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



 Stephen M. Hladik, Esquire
 Attorney for Plaintiff

cc. Columbia County Sheriff's Department

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 2820 WHITE BIRCH LANE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV876

2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

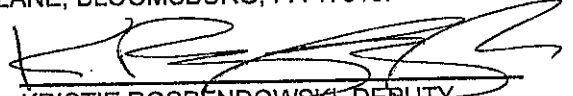


THE BANK OF NEW YORK MELLON
vs.
LINDA KESSLER

Case Number
2017CV876

SHERIFF'S RETURN OF SERVICE

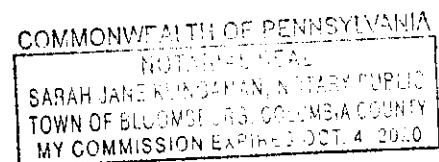
02/27/2018 09:45 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

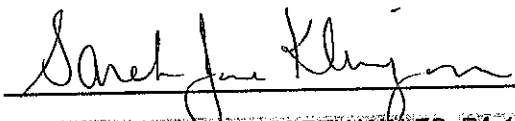
February 27, 2018



NOTARY

Affirmed and subscribed to before me this

27TH day of FEBRUARY, 2018



Plaintiff Attorney: HLADIK, ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
LINDA KESSLER

Case Number
2017CV876

SHERIFF'S RETURN OF SERVICE

01/23/2018 06:29 PM - DEPUTY MICHAEL BEYER, 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 ALLEN KESSLER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LINDA KESSLER AT 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 25, 2018

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

Affirmed and subscribed to before me this

25TH day of JANUARY, 2018

Balena D. Silvette

Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

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

REAL ESTATE TAX CERTIFICATION

Date: 02/20/2018

Fee: \$5.00

Cert. NO: 31161

KESSLER ALBERT J & LINDA
2820 WHITE BIRCH LANE
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 0253 -1149
Location: 2820 WHITE BIRCH LN
Parcel Id:31 -04A-094-00,000

Assessment: 36,520
Balances as of 02/20/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	SCOTT TOWNSHIP SEWER AUTHORITY
Primary Address:	350 TENNY STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	DELORES HOCK
Relation:	OFFICE ASST.
Date:	1/29/18
Time:	1432
Deputy:	4
Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SCOTT TOWNSHIP SEWER

2017CV876

350 TENNY STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	LINDA KESSLER
Primary Address:	2820 WHITE BIRCH LANE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Allen Kessler		
Relation:	SON		
Date:	1-23-18	Time:	6:29 PM
Deputy:	5	Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

KESSLER, LINDA

2017CV876

2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	H. James Hock		
Primary Address:	2626 Old Berwick Road Bloomsburg, PA 17815		
Phone:	570-784-7823	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other		
Adult In Charge:			
Relation:	TAX OFFICE		
Date:	1-23-18	Time:	6:24 pm
Deputy:	5	Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

HOCK, H. JAMES

2017CV876

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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: MICHELE SANTOR

Relation: CLERK

Date: 1/23/18

Time: 1101

Deputy: 4

Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV876 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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 <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	ELIZABETH WHITTENIGHT
Relation:	CLERK
Date:	11/23/18
Time:	1055
Deputy:	4
Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV876

PO BOX 380, BLOOMSBURG, PA 17815

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 01/23/18

Account:

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

Ad ID: 1127817
Description: Kessler Sheriff Sale
Run Dates: 03/14/18 to 03/28/18
Class: 2
Agate Lines: 204
Blind Box:

Total Ad Cost \$1,236.00
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	03/14/18	03/28/18	3	\$1,236.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV876

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 04, 2018
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, parcel and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a stake on the Southerly side of White Birch Lane; thence along the dividing line of Lots No. 16 and 17, South 0 degrees 24 minutes East, 158 feet to a stake; thence along land of William Perigo, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of the said Grantors and Lot No. 18, North 16 degrees 18 minutes West, 184 feet to a stake; thence along the Southern side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southern side of White Birch Lane, by a curve, 15 feet to a stake the place of beginning. CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said description being taken from a survey prepared by A. Carl Wolfe, R. S.

BEING THE SAME PREMISES which Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, by Deed dated November 12, 1971 and recorded on November 15, 1971, in the Office of the Columbia County Recorder of Deeds in Deed Book Volume 253 at

Page 1149, granted and conveyed unto Albert J. Kessler and Linda Kessler, husband and wife. The Said Albert J. Kessler having departed this life on or about June 21, 2016 where by operation of law title vested in serving tenant Linda Kessler.

Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815
Parcel I.D. No. 31-04-094

PROPERTY ADDRESS: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04A-094

Seized and taken into execution to be sold as the property of LINDA KESSLER in suit of THE BANK OF NEW YORK MELLON.

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:
HLADIK ONORATO AND FEDERMAN LLP
NORTH WALES, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV876

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 04, 2018
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, parcel and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southerly side of White Birch Lane; thence along the dividing line of Lots No. 16 and 17, South 0 degrees 24 minutes East, 158 feet to a stake; thence along land of William Perrige, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of the said Grantors and Lot No. 18, North 16 degrees 18 minutes West, 184 feet to a stake; thence along the Southern side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southern side of White Birch Lane, by a curve, 15 feet to a stake the place of beginning.

CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said description being taken from a survey prepared by A. Carl Wolfe, R. S.

BEING THE SAME PREMISES which Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, by Deed dated November 12, 1971 and recorded on November 15, 1971, in the Office of the Columbia County Recorder of Deeds in Deed Book Volume 253 at Page 1149, granted and conveyed unto Albert J. Kessler and Linda Kessler, husband and wife. The Said Albert J. Kessler having departed this life on or about June 21, 2016 where by operation of law title vested in surviving tenant, Linda Kessler.

Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815

Parcel I.D. No. 31-04-094

PROPERTY ADDRESS: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04A-094

Seized and taken into execution to be sold as the property of LINDA KESSLER in suit of THE BANK OF NEW YORK MELLON.

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:
HLADIK ONORATO AND FEDERMAN LLP
NORTH WALES, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

HLADIK, ONORATO & FEDERMAN, LLP

By: Thomas M. Federman, Esq., ID No. 64068
By: Stephen M. Hladik, Esq., ID No. 66287
By: Pamela J. Cunningham, Esq., ID No. 312388
By: Daniel P. Muklewicz, Esq., ID No. 320322
By: Douglas H. Sullivan, Esq., ID No. 321060
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 16-00870

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F,
Plaintiff,

v.

LINDA KESSLER,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2018-ED-7

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Linda Kessler
2520 White Birch Lane
Bloomsburg, PA 17815

Real estate situate at 2820 White Birch Lane, Bloomsburg, Township of Scott, Columbia County,
PA 17815, as more fully set forth on Exhibit "A" attached hereto, is scheduled to be sold on:

Wednesday, April 4, 2018, at 9:00AM

in the Columbia County Sheriff's Department, 35 West Main Street, Bloomsburg, PA 17815, to
enforce the Court Judgment of \$82,025.97 (plus any additional interest and costs) obtained by The
Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the holders of the EQCC
Asset Backed Certificates, Series 2001-1F, against you.

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

To prevent this Sale you must take immediate action.

The Sale will be stopped if you pay The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F, back payments, late charges, costs, and reasonable attorneys' fees due. To find out how much you must pay, you may call:

Stephen M. Hladik, Esquire
298 Wissahickon Avenue
North Wales, PA 19454-1489
Telephone number 215-855-9521

1. 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.
2. You may be able to stop the Sale through other legal proceedings.
3. 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 below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND 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 price bid 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 paid the Sheriff the full amount due in the Sale. To find out if this 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 on or before thirty (30) days from the date of Sheriff's Sale. This schedule will state who will be receiving the 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 filing the Schedule of Distribution.
7. You may also have other rights and defenses, or ways of getting your property 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

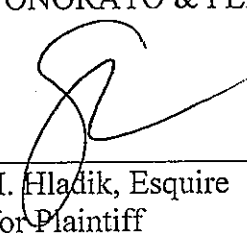
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

**NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

**PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
1-800-692-7375**

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP



Stephen M. Hladik, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

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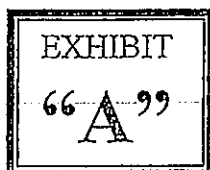
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Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815

Parcel I.D. No. 31-04A-094



COPY

HLADIK, ONORATO & FEDERMAN, LLP

By: Thomas M. Federman, Esq., ID No. 64068
By: Stephen M. Hladik, Esq., ID No. 66287
By: Pamela J. Cunningham, Esq., ID No. 312388
By: Daniel P. Muklewicz, Esq., ID No. 320322
By: Douglas H. Sullivan, Esq., ID No. 321060
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 16-00870

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F,
Plaintiff,

v.

LINDA KESSLER,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2018-ED-7

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F, Plaintiff in the above-captioned action, sets forth as of the date of the Praecipe for Writ of Execution (Mortgage Foreclosure) was filed, the following was information concerning the real property situate at 2820 White Birch Lane, Bloomsburg, Township of Scott, Columbia County, PA 17815, being more particularly described on Exhibit "A" attached hereto and incorporated by reference.

1. Names and Addresses of Owner or Reputed Owner:

Name:
Linda Kessler

Address:
2520 White Birch Lane
Bloomsburg, PA 17815

2. Name and address of Defendant to the judgment:

Name:
Linda Kessler

Address:
2520 White Birch Lane
Bloomsburg, PA 17815

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

Name:

The Bank of New York Mellon, f/k/a
The Bank of New York, as trustee for
the holders of the EQCC Asset Backed
Certificates, Series 2001-1F, Plaintiff

Address:

c/o Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Bank of New York, as Trustee

c/o Goldbeck McCafferty & McKeeever
Suite 5000, Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

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

Name:

The Bank of New York Mellon, f/k/a
The Bank of New York, as trustee for
the holders of the EQCC Asset Backed
Certificates, Series 2001-1F, Plaintiff

Address:

c/o Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Pennsylvania Housing Finance Agency

211 North Front Street
P.O. Box 15530
Harrisburg, PA 17105

P.O. Box 8029
Harrisburg, PA 17105-8029

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

N/A

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:

N/A

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:

Tenant / Occupant

Address:

2820 White Birch Lane
Bloomsburg, PA 17815

Commonwealth of PA
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Columbia County Domestic Relations

11 W. Main Street
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue
Inheritance Tax Division

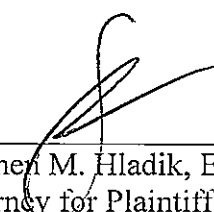
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 1-12-2018



Stephen M. Hladik, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

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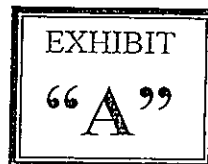
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Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815

Parcel I.D. No. 31-04A-094



REAL ESTATE OUTLINE

ED # 7-18

DATE RECEIVED 1-22-18
DOCKET AND INDEX 1-22-18

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<input checked="" type="checkbox"/>	CK# <u>4763</u> <u>14225</u>

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

SALE DATE Apr 4 TIME 0900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____



Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454
Phone (215)855-9521
Fax (215)855-9121
jmcvittie@hoflawgroup.com

January 11, 2018

Columbia County Sheriff's Department

RE: The Bank of New York Mellon, as trustee v. Linda Kessler
Columbia County Court of Common Pleas No. 2017-CV-0000876-MF
Property situated at: 2820 White Birch Lane, Bloomsburg, PA 17815

Dear Sir/Madam:

In order to schedule the above referenced property for Sheriffs' Sale enclosed please find the following documents:

- Original Writ of Execution plus 2 extra copies;
- Notices of Sheriff's Sale (one for each Defendant and 3 extra);
- Instructions for service and posting;
- A copy of the 3129 Affidavit, the original having been filed with the Prothonotary;
- An Affidavit of Non-Military Service;
- A Waiver of Watchman;
- A Certification of Addresses; and
- Five (5) copies of the legal description.

We will be forwarding the Notices of Sale to the necessary lienholders, and an Affidavit of Service of same will be filed and presented to you prior to sale.

Please feel free to contact me if you need any clarification or additional information. Thank you for your assistance.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'J. McVittie', is written in black ink.
Jessica McVittie, Paralegal

HLADIK, ONORATO & FEDERMAN, LLP

By: Thomas M. Federman, Esq., ID No. 64068

By: Stephen M. Hladik, Esq., ID No. 66287

By: Pamela J. Cunningham, Esq., ID No. 312388

By: Daniel P. Muklewicz, Esq., ID No. 320322

By: Douglas H. Sullivan, Esq., ID No. 321060

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Attorneys for Plaintiff

File No. 16-00870

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F,
Plaintiff,

v.

LINDA KESSLER,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2018-ED-7

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

2820 White Birch Lane, Bloomsburg, Township of Scott, Columbia County, PA 17815.
(SEE LEGAL DESCRIPTION ATTACHED AS Exhibit "A")

Amount Due. \$ 82,025.97

Plus Interest to be added from November 3, 2017
through the date on which the property is sold at
Sheriff's Sale at the *per diem* rate of \$7.26

\$ _____

Costs to be added

\$ _____

Date: 1/19/18

Barbara N. Silvestri
Prothonotary

BY

Rosalie Antonello

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

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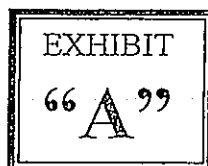
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Parcel I.D. No. 31-04A-094





Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454
Phone (215)855-9521
Fax (215)855-9121

January 11, 2018

Columbia County Sheriff's Department

RE: The Bank of New York Mellon v. Linda Kessler
Columbia County Court of Common Pleas No. 2017-CV-0000876-MF
Property situated at: 2820 White Birch Lane, Bloomsburg, PA 17815

Dear Sir/Madam:

Our Law Firm represents the Plaintiff in the above entitled matter. On our client's behalf, we have scheduled a Sheriff's Sale of the Mortgaged Premises. In accordance with Pennsylvania statutes, kindly effectuate service of the Notice of Sheriff's Sale and Writ of Execution upon the parties specified below (i.e., upon the persons named or adults in charge of residence):

- Linda Kessler
2520 White Birch Lane, Bloomsburg, PA 17815
- Handbill -- Please Post
2820 White Birch Lane, Bloomsburg, PA 17815

Please also advertise the Sheriff's Sale

Thank you for your anticipated assistance. Please feel free to contact me if you have

Very truly yours,

A handwritten signature in cursive script that reads 'McVittie'.
Jessica McVittie, Paralegal

HLADIK, ONORATO & FEDERMAN, LLP

By: Thomas M. Federman, Esq., ID No. 64068

By: Stephen M. Hladik, Esq., ID No. 66287

By: Pamela J. Cunningham, Esq., ID No. 312388

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Defendant.

COURT OF COMMON PLEAS
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Bloomsburg, PA 17815

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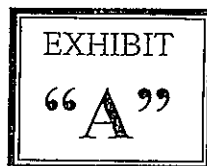
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Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815

Parcel I.D. No. 31-04A-094



Commonwealth of Pennsylvania – Notary Seal
JESSICA MCVITTIE – Notary Public
Montgomery County
My Commission Expires Jan 11, 2022
Commission Number 1186033

HLADIK, ONORATO & FEDERMAN, LLP

By: Thomas M. Federman, Esq., ID No. 64068
By: Stephen M. Hladik, Esq., ID No. 66287
By: Pamela J. Cunningham, Esq., ID No. 312388
By: Daniel P. Muklewicz, Esq., ID No. 320322
By: Douglas H. Sullivan, Esq., ID No. 321060
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 16-00870

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F,
Plaintiff,

v.

LINDA KESSLER,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2018-ED-7

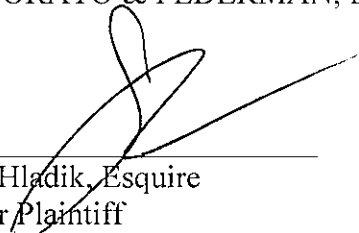
WAIVER OF WATCHMAN

I, Stephen M. Hladik, Attorney for Plaintiff, hereby certify on behalf of the Plaintiff that it waives any liability or responsibility as against the Sheriff of Columbia County, his deputies or agents, whomsoever, who levy against the subject property of this action, and further certifies that the Plaintiff acknowledges and understands that the Sheriff or Deputy is not liable in any way for protecting the property before the Sheriff's Sale.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 1-12-2018



Stephen M. Hladik, Esquire
Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP

By: Thomas M. Federman, Esq., ID No. 64068

By: Stephen M. Hladik, Esq., ID No. 66287

By: Pamela J. Cunningham, Esq., ID No. 312388

By: Daniel P. Muklewicz, Esq., ID No. 320322

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THE BANK OF NEW YORK MELLON, F/K/A
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Plaintiff,

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COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2018-ED-7

AFFIDAVIT OF LAST KNOWN ADDRESS OF DEFENDANTS

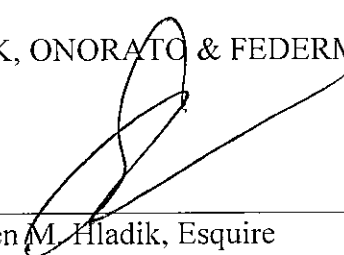
Stephen M. Hladik, Esquire, attorney for the Plaintiff in the above-captioned action, hereby certify that the last known address of each of the Defendants is as follows:

Linda Kessler
2520 White Birch Lane
Bloomsburg, PA 17815

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 1-12-18



Stephen M. Hladik, Esquire
Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP

By: Thomas M. Federman, Esq., ID No. 64068

By: Stephen M. Hladik, Esq., ID No. 66287

By: Pamela J. Cunningham, Esq., ID No. 312388

By: Daniel P. Muklewicz, Esq., ID No. 320322

By: Douglas H. Sullivan, Esq., ID No. 321060

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Attorneys for Plaintiff

File No. 16-00870

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F,

Plaintiff,

v.

LINDA KESSLER,

Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2018-ED-7

ACT 91 CERTIFICATION

Stephen M. Hladik, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that:

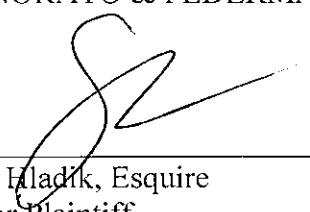
- ☐ the premises are not subject to the provisions of Act 91 because
 - ☐ an FHA Mortgage
 - ☐ non-owner occupied
 - ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 1-12-18



Stephen M. Hladik, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southerly side of White Birch Lane; thence along the dividing line of Lots No. 16 and 17, South 0 degrees 24 minutes East, 158 feet to a stake; thence along land of Willian Perrige, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of the said Grantors and Lot No. 18, North 16 degrees 18 minutes West, 184 feet to a stake; thence along the Southern side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southern side of White Birch Lane, by a curve, 15 feet to a stake the place of beginning.

CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said description being taken from a survey prepared by A. Carl Wolfe, R. S.

BEING THE SAME PREMISES which Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, by Deed dated November 12, 1971 and recorded on November 15, 1971, in the Office of the Columbia County Recorder of Deeds in Deed Book Volume 253 at Page 1149, granted and conveyed unto Albert J. Kessler and Linda Kessler, husband and wife. The Said Albert J. Kessler having departed this life on or about June 21, 2016 where by operation of law title vested in surviving tenant, Linda Kessler.

Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815

Parcel I.D. No. 31-04A-094

Document Receipt

Trans #	12319	Carrier / service:	USPS Server	First-Class Mail®	1/22/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000121405

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PHILADELPHIA PA 19106

Document Receipt

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000121399

Doc Ref #: 7ED2018

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PHILADELPHIA PA 19107-4214

Document Receipt

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000121382

Doc Ref #: 7ED2018

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000121375

Doc Ref #: 7ED2018

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

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Ship to:

PA DEPT OF REVENUE

PO BOX 280603

Tracking #: 71901140006000121368

Doc Ref #: 7ED2018

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HARRISBURG PA 17128

Document Receipt

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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901140006000121351

Doc Ref #: 7ED2018

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Ship to:

PA HOUSING FINANCE

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HARRISBURG PA 17105

Document Receipt

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Ship to:

PA HOUSING FINANCE

PO BOX 15530

Tracking #: 71901140006000121337

Doc Ref #: 7ED2018

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	12311	Carrier / service:	USPS Server	First-Class Mail®	1/22/2018 12:00:00 AM
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Ship to:

BANK OF NEW YORK

C/O GOLDBECK MCCAFFERTY &
MCKEEVER

701 MARKET STREET, STE 5000

PHILADELPHIA PA 19106

Tracking #: 71901140006000121320

Doc Ref #: 7ED2018

Postage 5.4200

Document Receipt

Trans #	12310	Carrier / service:	USPS Server	First-Class Mail®	1/22/2018 12:00:00 AM
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Ship to:

THE BANK OF NEW YORK MELLON
C/O SELECT PORTFOLIO SERVICING
3217 S. DECKER LAKE DRIVE

SALT LAKE CITY UT 84119

Tracking #: 71901140006000121313
Doc Ref #: 7ED2018
Postage 5.4200

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

7

HLADIK ONORATO FEDERMAN, LLP
DEFAULT SERVICES IOLTA
298 WISSAHICKON AVE
NORTH WALES, PA 19454

DATE

AMOUNT

01/12/2018

*****1,350.00

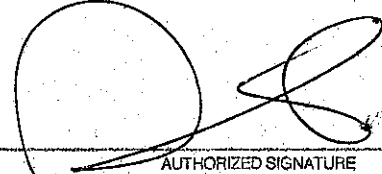
One Thousand Three Hundred Fifty and 00/100*****

PAY

TO THE
ORDER
OF

Columbia County Sheriff's Office
35 W. Main Street
P.O. Box 380
Bloomsburg, PA 17815

Kessler File: 16-00870 / Sale Deposit


AUTHORIZED SIGNATURE

⑈004763⑈ ⑆036001808⑆ 4270962941⑈

HLADIK ONORATO AND FEDERMAN, LLP
DEFAULT SERVICES ACCOUNT
298 WISSAHICKON AVE.
NORTH WALES, PA 19454

DATE

AMOUNT

01/12/2018

*****650.00

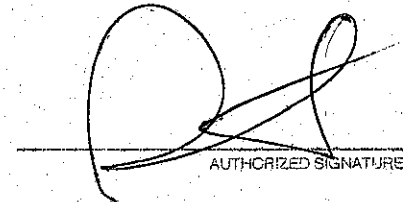
Six Hundred Fifty and 00/100*****

PAY

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ORDER
OF

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Kessler File: 16-00870 / Sale Deposit


AUTHORIZED SIGNATURE

⑈014225⑈ ⑆036001808⑆ 4270962553⑈