

SHERIFF'S SALE

Distribution Sheet

Mid America Mortgage, Inc. vs. Lawrence Stradnick

NO. 627-2017 JD

DATE OF SALE: Sept. 5, 2018

NO. 34-2018 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) September 5, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to PA Discount Homes LLC for the price or sum of \$68,595.00 Dollars. PA Discount Homes LLC being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>67,250.00</u>	
Poundage	<u>1,345.00</u>	
Transfer Taxes	<u>-</u>	
Total Needed to Purchase		\$ <u>68,595.00</u>
Amount Paid Down		<u>68,595.50</u>
Balance Needed to Purchase		<u>61,735.50</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>514.00</u>	
Poundage	<u>1,345.00</u>	\$ <u>1,859.00</u>
Newspaper		<u>1164.00</u>
Printing		<u>-</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>1,079.34</u>
	State stamps	<u>1,079.34</u>
Tax Collector ()		<u>-</u>
Columbia County Tax Assessment Office		<u>5.00</u>
State Treasurer		<u>140.00</u>
Other: <u>Web</u>		<u>100.00</u>
<u>Sawyer</u>		<u>1,711.33</u>
<u>Lien Search</u>		<u>250.00</u>
TOTAL EXPENSES:		\$ <u>7,569.76</u>

Total Needed to Purchase	\$ <u>68,595.00</u>
Less Expenses	<u>7,569.76</u>
Net to First Lien Holder	<u>61,025.24</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>62,375.24</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 224722	Invoice Date: 10/03/2018 3:10:13 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$2,230.43	201807692	BERWICK BORO
	Grantor - STRADNICK, LAWRENCE J		10/03/18 3:10:16 PM	
	Grantee - PA DISCOUNT HOMES LLC			
	Consideration - \$68,595.00			
	Tax Basis - \$107,933.84			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,079.34		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BERWICK AREA SCHOOL REALTY TAX	\$539.67		
	BERWICK BORO	\$539.67		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$2,230.43		
	PAYMENTS			
	CHECK: 8314 - SHERIFF	\$1,079.34		
	CHECK: 8313 - SHERIFF	\$1,079.34		
	CHECK: 8312 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$2,230.43		
	AMOUNT DUE	\$2,230.43		
	PAYMENT ON INVOICE	(\$2,230.43)		
	BALANCE DUE ON INVOICE	\$0.00		

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

MID AMERICA MORTGAGE VS LAWRENCE STRADNICK

NO. 34-2018 ED

NO. 627-2017 JD

DATE/TIME OF SALE: Sept. 4 , 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 67256.00

POUNDAGE – 2% OF BID \$ 1345.00

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 68595.00

PURCHASER(S): Michael Knause

ADDRESS: PO Box 951 Berwick, PA 18603

NAMES(S) ON DEED: PA Discount Homes LLC

PURCHASER(S) SIGNATURE(S): MKnause

TOTAL DUE: \$ 68595.00

LESS DEPOSIT: \$ 6859.50

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 61735.50

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT

First
keystone
COMMUNITY BANK
PO Box 289
111 West Front Street
Berwick, PA 18603-0289

-0712
0313

No. 84926

Date: September 24, 2018

Pay to the
Order of Columbia County Sheriff

Amount \$*****61,735.50

Sixty-One Thousand Seven Hundred Thirty-Five and 50/100*****

DOLLARS

CASHIERS CHECK

1314 First Ave
Minto

Mandy E. Keen
Authorized Signature

⑈084926⑈ ⑆0313071251⑆ 5000100053⑈

First
Keystone

P.O. Box 289
111 West Front Street
Columbia County, PA 18603-0289

-0712
0313

No. 84521

Date: September 05, 2018

Pay to the
Order of Columbia County Sheriff

Amount \$*****8,542.50

Eight Thousand Five Hundred Forty-Two and 50/100*****

DOLLARS

CASHIERS CHECK

9/5/18 Sheriff sale

Memo

Denise F. Ignan
Authorized Signature

⑈084521⑈ ⑆031307125⑆ 5000100053⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
MID AMERICA MORTGAGE

vs.

Defendant
LAWRENCE STRADNICK
LAWRENCE STRADNICK

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

Sheriff's Sale Date: Wednesday, September 5, 201

Writ of Execution No. : 2017CV627

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1314 1ST AVENUE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$36.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,164.00
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
Continued or Cancelled Sale	Postponed to: 7/25/2018	\$10.00
Service		\$195.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$6.50
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$140.00
Continued or Cancelled Sale	Postponed to: 9/5/2018	\$10.00
Total Sheriff Costs		\$2,033.00

Municipal Costs

Sewer	\$1,711.33
Total Municipal Costs	\$1,711.33

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

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

Location of the real estate: 1314 1ST AVENUE, BERWICK, PA 18603

Grand Total:

\$3,816.08

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

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

July 25, 2018

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

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

Dear Sir or Madam:

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

Thank you for your consideration to this matter.

Very truly yours,


Legal Assistant

STERN & EISENBERG PC

Enclosure

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

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

Mid America Mortgage, Inc.

v.

Lawrence J. Stradnick

Docket No.: 2017-CV-627

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for July 25, 2018 at 09:00 AM in the above-captioned matter has been continued to September 05, 2018 at 09:00 AM.

Certificate of Filing

On or about July 25, 2018, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: July 25, 2018

STERN & EISENBERG, P.C.

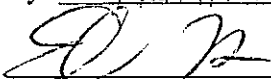
By: 

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

CERTIFICATE OF COMPLIANCE

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

Submitted by: Plaintiff

Signature: 

Name: Edward J. McKee, Esquire

Attorney No. (if applicable): 316721

17-627

SHERIFF'S SALE COST SHEET

VS. _____
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>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>444.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1164.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1414.00</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>1711.33</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1711.33</u>

SURCHARGE FEE (DSTE)	\$	<u>146.00</u>
MISC. <u>Car, Co.</u>	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 3796.08

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

May 21, 2018

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

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

Dear Sir or Madam:

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

Thank you for your consideration to this matter

Very truly yours,

Legal Assistant

STERN & EISENBERG PC

Enclosure

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY

Mid America Mortgage, Inc.

v.

Lawrence J. Stradnick

Docket No.: 2017-CV-627

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for June 06, 2018 at 09:00 AM in the above-captioned matter has been continued to July 25, 2018 at 09:00 AM.

Certificate of Filing

On or about May 21, 2018, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: May 21, 2018

STERN & EISENBERG, P.C.

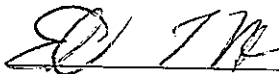
By: 

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

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

Submitted by: Plaintiff

Signature: 

Name: Edward J. McKee, Esquire

Attorney No. (if applicable): 316721

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

May 21, 2018

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

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

Dear Sir or Madam:

Kindly POSTPONE the sheriff's sale scheduled for June 06, 2018 to July 25, 2018 for
the above referenced Premises.

Thank you for your consideration.

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

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

May 21, 2018

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

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

Dear Sir or Madam:

Kindly POSTPONE the sheriff's sale scheduled for June 06, 2018 to July 25, 2018 for the above referenced Premises.

Thank you for your consideration.

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



Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
May 1, 2018

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

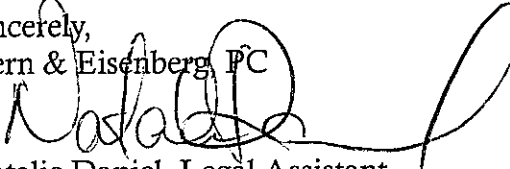
Re: Mid America Mortgage, Inc. v. Lawrence J. Stradnick
Columbia County Court of Common Pleas Docket No. 2017-CV-627
SALE SCHEDULED FOR June 6, 2018

Premises: 1314 1st Avenue , Berwick , PA 18603

Dear Madam/Sir:

Enclosed please find a Certificate of Service for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,
Stern & Eisenberg, PC

Natalie Daniel, Legal Assistant

;ND
Encl.

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL JONES, ESQUIRE (321876)
JENNIE TSAI, ESQUIRE (315213)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Mid America Mortgage, Inc.
Plaintiff

v.

Lawrence J. Stradnick
Defendant

Civil Action No.: 2017-CV-627

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Edward J. McKee, Esq., attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Lawrence J. Stradnick, Defendant, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on April 18, 2018.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on April 18, 2018., as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By: 

Edward J. McKee, Esq.
Attorney for Plaintiff

Date: May 1, 2018

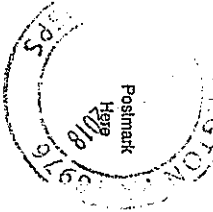
Name and Address of Sender **STERN & EISENBERG**
 1581 Main Street, Suite 200
 Warrington, PA 18976

Line	
1	Lawrence J. Stradnick 41 Maces Road Drums, PA 18222
2	United Security Financial 1 Corporate Drive Suite 360 Lake Zurich, IL 60047
3	United Security Financial c/o Milstead & Associates, LLC 1 E. Stow Road Marlton, NJ 08053
4	Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603
5	Berwick Area Joint Sewer Authority c/o Anthony J. McDonald, Esquire 120 Rear E. 3 rd Street Berwick, PA 18603
6	PA Department of Revenue Bureau of Compliance - Lien Section P.O. Box 280948 Harrisburg, PA 17128-0948
7	Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815
8	Tenants/Occupants 1314 1st Avenue Berwick, PA 18603
9	PA Department of Revenue Bureau of Individual Taxes P.O. Box 280601 Harrisburg, PA 17128-0502
10	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE



Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ _____

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

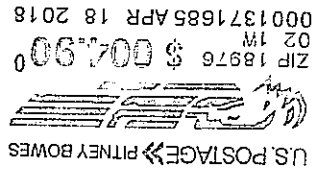
Total Postage and Fees \$ _____

Sent to Lawrence J Stradnick

Street and Apt. No., or PO Box No. 41 Maces Road

City, State, ZIP+4® Drums, PA 18222

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Postage: \$6.67 \$0.47 \$0.00

LW

CERTIFICATE OF COMPLIANCE

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

Submitted by: Plaintiff

Signature: 

Name: Edward J. McKee, Esq

Attorney No. (if applicable): 316721

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV627

SHERIFF'S RETURN OF SERVICE

05/02/2018 11:08 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1314 1ST AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 2018

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2018

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



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

(c) CountySuite Sheriff, Teleosoft, Inc.



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0169



Mid America Mortgage, Inc.

: COURT

Court of Common Pleas of
Pennsylvania
of Luzerne County

-VS-

Lawrence J. Stradnick

: CASE NUMBER

2017-CV-627

State of Pennsylvania

AFFIDAVIT

County of Snyder

B&R Control # CS148435.01

Reference Number

SERVICE INFORMATION

On 5/11/2018, we received the
Notice of Sheriff Sale
For service upon: Lawrence J. Stradnick
At 425 E. Front Street, Berwick, PA 18603

☒ Served Date 05/16/18 Time 8:20 pm Accepted By: Lawrence J. Stradnick

In the manner described below.

☒ Personally served.

☐ Adult in charge of residence, relationship is _____

☐ Adult in charge of residence who refused to give name and/or relationship. _____

☐ Manager/Clerk of place of residence lodging _____

☐ Agent or person in charge of office or usual place of business _____

☐ Other _____

Description of Person Age 55 Height 5'08" Weight 170 Race White Sex Male
Other White hair

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Process Server/Sheriff
Nathan Morgan

Sworn to and subscribed before me this

22 day of MAY, 2018

Matthew C. Smith
Notary Public

Client Phone (215) 572-8111

Sale Date: 06/06/2018 Filed Date: _____ BR Serve By: 05/18/2018

Kristin McStravog, Legal Assistant
Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, PA 18976



COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
MATTHEW C SMITH
Notary Public

MONROE TWP, SNYDER COUNTY
My Commission Expires Oct 23, 2020

ORIGINAL



Stern & Eisenberg, PC

Stern & Eisenberg, PC

1581 Main Street, Suite 200
Warrington, Pennsylvania 18976

Phone: (215) 572-8111

Facsimile: (215) 572-5025

July 5, 2018

Columbia County Prothonotary

35 West Main Street

Bloomsburg, PA 17815

Phone: (570) 389-5614

Re: Mid America Mortgage, Inc. v. Lawrence J. Stradnick
Columbia County Court of Common Pleas Docket No. 2017-CV-627

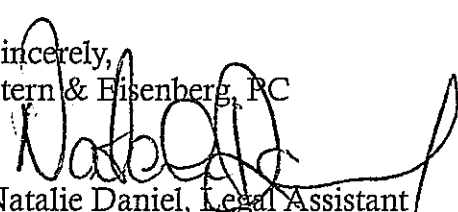
Premises: 1314 1st Avenue , Berwick , PA 18603

Dear Madam/Sir:

Enclosed please find an original Affidavit of Service. Kindly file the original of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,
Stern & Eisenberg, PC


Natalie Daniel, Legal Assistant

;ND
Encl.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1314 1ST AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-2-18

Time:

11:08

Deputy:

3

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV627

1314 1ST AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LAWRENCE STRADNICK

Primary Address: 1314 1ST AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 425 EAST FRONT STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-11-18

Time: 12:05

Deputy: 3

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

STRADNICK, LAWRENCE

2017CV627

1314 1ST AVE, BERWICK, PA 18603

NO EXPIRATION



SINCE 1844

Hello,

We are unable to identify a mortgage loan with the information provided in this correspondence

And it is being returned to you.

If you would like to resend this information, please be sure to provide the borrower's name and/ or the full property address.

Thank You,

Research Department

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



71901140006000126622

UNITED SECURITY FINANCIAL
1 CORPORATE DRIVE SUITE 360

LAKE ZURICH IL 60047

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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Mid America Mortgage, Inc.
Plaintiff

v.

Lawrence J. Stradnick
Defendant(s)

Civil Action: 2017-CV-627

2018-ED-34

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your real estate at 1314 1st Avenue , Berwick , PA 18603 is scheduled to be sold at Sheriff's Sale at the Columbia County 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on June 18 at 9:00am to enforce the court judgment of \$148,409.44 obtained by Mid America Mortgage, Inc. against you.

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

To prevent this Sheriff's Sale you must take **immediate action**:

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

reach



May 30, 2018

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

MID AMERICA MORTGAGE, INC.

VS.

LAWRENCE J. STRADNICK

NO: 2017-CV-627

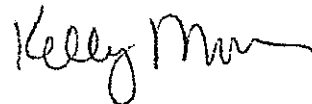
NO: 2018-ED-34

Dear Timothy:

The amount due on the sewer account #137810 for the property located at 1314 1st Avenue Berwick, Pa through September 30, 2018 is \$1711.33. 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,



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

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

REAL ESTATE TAX CERTIFICATION

Date: 04/17/2018

Fee: \$5.00

Cert. NO: 32033

STRADNICK LAWRENCE J
1314 FIRST AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20100 -5352
Location: 1314 FIRST AVE LOT 54
Parcel Id:04D-08 -272-01,000

Assessment: 27,818
Balances as of 04/17/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS

NO PERSONAL CHECKS AFTER DEC.1, 2018

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2018

BILL NO.
6222

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	27,818	11.385	310.38	316.71	348.38
SINKING		1	27.26	27.82	30.60
FIRE		1.25	34.07	34.77	36.51
LIGHT		1.25	34.07	34.77	36.51
BORO RE		14.1	384.39	392.23	411.84
The discount & penalty have been calculated for your convenience			790.17 April 30 If paid on or before	806.30 June 30 If paid on or before	863.84 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STRADNICK LAWRENCE J
1314 FIRST AVENUE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-08 -272-01,000
1314 FIRST AVE
.3306 Acres Land 5,760
Buildings 22,058
Total Assessment 27,818

This tax returned
to courthouse on:
January 1, 2019

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 06/06/2018 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: 4-11-18

Time: 12:59

Deputy: 3

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2017CV627

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 34

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 06/06/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Kristy hart

Relation:

Clerk

Date:

4-11-18

Time:

12:10

Deputy:

3

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2017CV627

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	34
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: right; margin-top: 10px;"><i>Scott See Sarah</i></div>		
Warrant:			

Serve To:

Name:	OCCUPANT
Primary Address:	1314 1ST AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	4-11-18
Time:	12:05
Deputy:	3
Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2017CV627

1314 1ST AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	34
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK AREA JOINT SEWER AUTH.
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Kristy Hart
Relation:	Clerk
Date:	4-11-18
Time:	12:18
Deputy:	3
Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2017CV627

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 34

Warrant:

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:

MICHELLE SALTER

Relation:

CLERK

Date:

4/6/18

Time:

1245

Deputy:

4

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2017CV627

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



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

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	34
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 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 WHITENIGHT
Relation:	CLERK
Date:	4/6/18
Time:	1243
Deputy:	L
Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV627

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 04/05/18

Account:

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

Ad ID: 1133690
Description: STRADNICK SHERIFFS
SALE NO. 2017CV627
Run Dates: 05/16/18 to 05/30/18
Class: 2
Agate Lines: 192
Blind Box:

Total Ad Cost \$1,164.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/16/18	05/30/18	3	\$1,164.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV627

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, JUNE 06, 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. PARCEL NO.: 04D-08-272-01 ALL THOSE TWO CERTAIN lots lying and being situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the South side First Avenue, said point being at the Northwest corner of Lot No. 547 as shown on plot or plan of the Berwick Land and Improvement Company's Addition to Berwick as of recorded in Columbia County Miscellaneous Book No. 8 page 367; thence in a Westerly direction along the Southern boundary of First Avenue a distance of ninety (90) feet to a point at the Northeast corner of Lot No. 550 as shown on said plot or plan; THENCE Southerly along the Eastern boundary of Lot No. 550 aforementioned one hundred sixty-five (165) feet to a fifteen (15) foot alley; THENCE Easterly along the Northerly side of said alley ninety (90) feet to a point at the Southwestern corner of Lot No. 547 aforementioned; THENCE Northerly along the Western boundary of Lot No. 547 aforementioned a distance of one hundred sixty-five (165) feet to a point, the place of BEGINNING. This description is intended to cover and this Deed to convey Lots numbered 548 and 549 of the Berwick Land and Improvement Company as shown on plot recorded in Columbia County Miscellaneous Book 8 at page 367 in the office for the recording of deeds in and for Columbia County. Fee Simple Title Vested in Lawrence J. Stradnick by deed from Joseph E. Hidvegi and Susan Hidvegi, husband and wife, dated May 19, 2010, recorded June 23, 2010, in the County Recorder of Deeds Office in Deed Instrument Number 201005352.

PROPERTY ADDRESS: 1314 1ST AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-08-272-01

Seized and taken into execution to be sold as the property of LAWRENCE STRADNICK, LAWRENCE STRADNICK in suit of MID AMERICA MORTGAGE. 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:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV627

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, JUNE 06, 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.

PARCEL NO.: 04D-08-272-01

ALL THOSE TWO CERTAIN lots lying and being situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side First Avenue, said point being at the Northwest corner of Lot No. 547 as shown on plot or plan of the Berwick Land and Improvement Company's Addition to Berwick as of recorded in Columbia County Miscellaneous Book No. 8 page 367; thence in a Westerly direction along the Southern boundary of First Avenue a distance of ninety (90) feet to a point at the Northeast corner of lot No. 550 as shown on said plot or plan; THENCE Southerly along the Eastern boundary of Lot No. 550 aforementioned one hundred sixty-five (165) feet to a fifteen (15) foot alley; THENCE Easterly along the Northerly side of said alley ninety (90) feet to a point at the Southwestern corner of Lot No. 547 aforementioned; THENCE Northerly along the Western boundary of Lot No. 547 aforementioned a distance of one hundred sixty-five (165) feet to a point, the place of BEGINNING.

This description is intended to cover and this Deed to convey Lots numbered 548 and 549 of the Berwick Land and Improvement Company as shown on plot recorded in Columbia County Miscellaneous Book 8 at page 367 in the office for the recording of deeds in and for Columbia County.

Fee Simple Title Vested in Lawrence J. Stradnick by deed from Joseph E. Hidvegi and Susan Hidvegi, husband and wife, dated May 19, 2010, recorded June 23, 2010, in the County Recorder of Deeds Office in Deed Instrument Number 201005352.

PROPERTY ADDRESS: 1314 1ST AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-272-01

Seized and taken into execution to be sold as the property of LAWRENCE STRADNICK, LAWRENCE STRADNICK in suit of MID AMERICA MORTGAGE.

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:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

PRAECIPE FOR WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Mid America Mortgage, Inc.
Plaintiff

v.

Lawrence J. Stradnick
Defendant(s)

Civil Action No. 2017-CV-627

2018-ED-34

FILE AGAINST LAWRENCE J.
STRADNICK ONLY

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)


TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Judgment Amount..... \$148,409.44

Interest from September 14, 2017 at the per diem rate
of \$8.86 until judgment is paid in full \$

TOTAL \$ _____ plus costs \$ _____


Attorney for Plaintiff
Jessica N. Manis, Esq. 318705

FILED
PROTHONOTARY
2018 APR - 2 P 1:01
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

FILED
PROTHONOTARY

2018 APR -2 P 1:02

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Mid America Mortgage, Inc.
Plaintiff

v.

Lawrence J. Stradnick
Defendant(s)

Civil Action: 2017-CV-627

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1314 1st Avenue, Berwick, PA 18603.

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

Lawrence J. Stradnick
41 Maces Road
Drums, PA 18222

Dep Long Co

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

Lawrence J. Stradnick
41 Maces Road
Drums, PA 18222

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

United Security Financial
1 Corporate Drive
Suite 360
Lake Zurich, IL 60047

United Security Financial
c/o Milstead & Associates, LLC
1 E. Stow Road
Marlton, NJ 08053

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

N/A

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

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esquire
120 Rear E. 3rd Street
Berwick, PA 18603

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:

PA Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128-0948

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:

Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815	PA Department of Revenue Bureau of Individual Taxes P.O. Box 280601 Harrisburg, PA 17128-0502
---	--

Tenants/Occupants 1314 1st Avenue Berwick, PA 18603	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815
---	---

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.

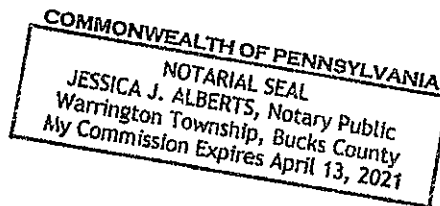
Date: 3/28/18

STERN & EISENBERG, PC

By: Jessica N. Manis
Jessica N. Manis, Esq.
Attorney for Plaintiff

Sworn to and subscribed before me
This 28th Day of March, 2018.

Jessica J. Alberts
Notary Public



M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
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THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Mid America Mortgage, Inc.
Plaintiff

v.

Lawrence J. Stradnick
Defendant(s)

Civil Action: 2017-CV-627

2018-ED-34

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your real estate at 1314 1st Avenue , Berwick , PA 18603 is scheduled to be sold at Sheriff's Sale at the Columbia County 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on June 18 at 9:00am to enforce the court judgment of \$148,409.44 obtained by Mid America Mortgage, Inc. against you.

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

To prevent this Sheriff's Sale you must take **immediate action**:

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

PARCEL NO.: 04D-08-272-01

ALL THOSE TWO CERTAIN lots lying and being situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side First Avenue, said point being at the Northwest corner of Lot No. 547 as shown on plot or plan of the Berwick Land and Improvement Company's Addition to Berwick as of recorded in Columbia County Miscellaneous Book No. 8 page 367; thence in a Westerly direction along the Southern boundary of First Avenue a distance of ninety (90) feet to a point at the Northeast corner of lot No. 550 as shown on said plot or plan; THENCE Southerly along the Eastern boundary of Lot No. 550 aforementioned one hundred sixty-five (165) feet to a fifteen (15) foot alley; THENCE Easterly along the Northerly side of said alley ninety (90) feet to a point at the Southwestern corner of Lot No. 547 aforementioned; THENCE Northerly along the Western boundary of Lot No. 547 aforementioned a distance of one hundred sixty-five (165) feet to a point, the place of BEGINNING.

This description is intended to cover and this Deed to convey Lots numbered 548 and 549 of the Berwick Land and Improvement Company as shown on plot recorded in Columbia County Miscellaneous Book 8 at page 367 in the office for the recording of deeds in and for Columbia County.

Fee Simple Title Vested in Lawrence J. Stradnick by deed from Joseph E. Hidvegi and Susan Hidvegi, husband and wife, dated May 19, 2010, recorded June 23, 2010, in the County Recorder of Deeds Office in Deed Instrument Number 201005352.

No. 2017-CV-627

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Mid America Mortgage, Inc.
Plaintiff

v.

Lawrence J. Stradnick

Defendant(s)

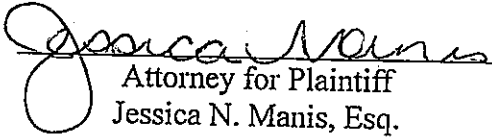
Civil Action No. 2017-CV-627

2018-ED-34

Premises: 1314 1st Avenue, Berwick, PA 18603
UPI/Parcel No.: 04D-08-272-01


WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Filed:


Attorney for Plaintiff
Jessica N. Manis, Esq.

4-2-2018

Date


Prothonotary

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

No. 2017-CV-627

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Mid America Mortgage, Inc.
Plaintiff

v.

Lawrence J. Stradnick

Defendant(s)

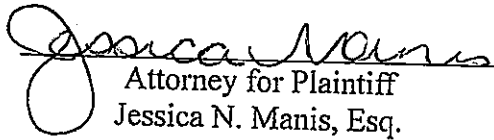
Civil Action No. 2017-CV-627

2018-ED-34

Premises: 1314 1st Avenue, Berwick, PA 18603
UPI/Parcel No.: 04D-08-272-01

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Filed:


Attorney for Plaintiff
Jessica N. Manis, Esq.

4-2-2018
Date

Barbara W. Willett 188
Prothonotary

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

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
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WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Mid America Mortgage, Inc.
Plaintiff

v.

Lawrence J. Stradnick
Defendant(s)

Civil Action: 2017-CV-627

2018-ED-34

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your real estate at 1314 1st Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale at the Columbia County 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on 6/6 at 9:00 to enforce the court judgment of \$148,409.44 obtained by Mid America Mortgage, Inc. against you.

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

To prevent this Sheriff's Sale you must take **immediate action**:

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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 on page two 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 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 Stern & Eisenberg, PC, at telephone number (215) 572-8111.
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 Stern & Eisenberg, PC, at telephone number (215) 572-8111.
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 a date specified by the Sheriff no later than 30 days after the sale date. 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 date of filing of said schedule. You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of filing of said schedule.
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 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

PARCEL NO.: 04D-08-272-01

ALL THOSE TWO CERTAIN lots lying and being situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side First Avenue, said point being at the Northwest corner of Lot No. 547 as shown on plot or plan of the Berwick Land and Improvement Company's Addition to Berwick as of recorded in Columbia County Miscellaneous Book No. 8 page 367; thence in a Westerly direction along the Southern boundary of First Avenue a distance of ninety (90) feet to a point at the Northeast corner of lot No. 550 as shown on said plot or plan; THENCE Southerly along the Eastern boundary of Lot No. 550 aforementioned one hundred sixty-five (165) feet to a fifteen (15) foot alley; THENCE Easterly along the Northerly side of said alley ninety (90) feet to a point at the Southwestern corner of Lot No. 547 aforementioned; THENCE Northerly along the Western boundary of Lot No. 547 aforementioned a distance of one hundred sixty-five (165) feet to a point, the place of BEGINNING.

This description is intended to cover and this Deed to convey Lots numbered 548 and 549 of the Berwick Land and Improvement Company as shown on plot recorded in Columbia County Miscellaneous Book 8 at page 367 in the office for the recording of deeds in and for Columbia County.

Fee Simple Title Vested in Lawrence J. Stradnick by deed from Joseph E. Hidvegi and Susan Hidvegi, husband and wife, dated May 19, 2010, recorded June 23, 2010, in the County Recorder of Deeds Office in Deed Instrument Number 201005352.

REAL ESTATE OUTLINE

ED # 2018 ED 34

DATE RECEIVED 4/4/18
DOCKET AND INDEX 2017 CV 627

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> </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>60857</u>

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

SALE DATE June 6th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

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

WAIVER OF WATCHMAN

Any Deputy Sheriff leaving upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of leave 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.


Attorney for Plaintiff

Now this 28th day of March, 2017, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


Attorney for Plaintiff

PARCEL NO.: 04D-08-272-01

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



71901140006000126592

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12848	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
Ship to:					
UNITED SECURITY FINANCIAL					
1 CORPORATE DRIVE SUITE 360			Tracking #:	71901140006000126622	
			Doc Ref #:	2018ED34	
			Postage	5.4200	
LAKE ZURICH IL 60047					

Document Receipt

Trans #	12848	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
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Ship to:

UNITED SECURITY FINANCIAL

1 CORPORATE DRIVE SUITE 360

Tracking #: 71901140006000126622

Doc Ref #: 2018ED34

Postage 5.4200

LAKE ZURICH IL 60047

Document Receipt

Trans #	12847	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
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Ship to:

PA DEPT OF REV LIEN SECTION

BUREAU OF COMPLIANCE

P.O. BOX 280948

Tracking #: 71901140006000126615

Doc Ref #: 2018ED34

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	12847	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
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Ship to:

PA DEPT OF REV LIEN SECTION

BUREAU OF COMPLIANCE

P.O. BOX 280948

Tracking #: 71901140006000126615

Doc Ref #: 2018ED34

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	12846	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000126608		
		Doc Ref #:	2018ED34		
		Postage	5.4200		
PHILADELPHIA PA 19106					

Document Receipt

Trans #	12846	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000126608		
		Doc Ref #:	2018ED34		
		Postage	5.4200		
PHILADELPHIA PA 19106					

Document Receipt

Trans #	12845	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #:		71901140006000126592	
		Doc Ref #:		2018ED34	
		Postage		5.4200	
PHILADELPHIA PA		19107-4214			

Document Receipt

Trans #	12844	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000126585

Doc Ref #: 2018ED34

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	12844	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
Ship to:					
OFFICE OF F.A.I.R.		DEPARTMENT OF PUBLIC WELFARE			
PO BOX 8016		Tracking #:		71901140006000126585	
		Doc Ref #:		2018ED34	
		Postage		5.4200	
HARRISBURG PA 17105					

Document Receipt

Trans #	12843	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
Ship to:					
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA			
DEPARTMENT 281230		Tracking #: 71901140006000126578			
		Doc Ref #: 2018ED34			
		Postage 5.4200			
HARRISBURG PA 17128					

Document Receipt

Trans #	12849	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
Ship to:					
UNITED SECURTY FINANCIAL		C/O MILESTEAD & ASSOC LLC			
1 E. STOW ROAD		Tracking #: 71901140006000126639			
		Doc Ref #: 2018ED34			
		Postage 5.4200			
MARLTON	NJ	08053			

Document Receipt

Trans #	12849	Carrier / service:	USPS Server	First-Class Mail®	4/5/2018 12:00:00 AM
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Ship to:

UNITED SECURTY FINANCIAL

C/O MILESTEAD & ASSOC LLC

1 E. STOW ROAD

Tracking #: 71901140006000126639

Doc Ref #: 2018ED34

Postage 5.4200

MARLTON NJ 08053

STERN & EISENBERG PC

ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

KEYBANK
50-7044/2223

DATE	CHECK	AMOUNT
03/28/18		\$1,350.00


PAY
TO THE
ORDER
OF

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

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

GENERAL ACCOUNT
VOID AFTER 180 DAYS

Memo: XXXXXX0458, Stradnick, Lawrence J.


AUTHORIZED SIGNATURE

⑈060857⑈ ⑆222370440⑆007901126255⑈