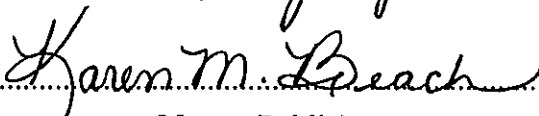


STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA) SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 4, 11, 18, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this 18th day of July 2018.

.....

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Karen M. Beach, Notary Public
Columbia County
My commission expires May 13, 2022
Commission number 1283596

Member, Pennsylvania Association of Notaries

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

REAL ESTATE OUTLINE

ED # 2018 ED39

DATE RECEIVED 4-18-18

DOCKET AND INDEX 2017 CV 669

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X

COPY OF DESCRIPTION X

WHEREABOUTS OF LKA X

NON-MILITARY AFFIDAVIT ✓ - faxed 4/20/18 got on 4/24/18

NOTICES OF SHERIFF SALE X

WAIVER OF WATCHMAN X

AFFIDAVIT OF LIENS LIST X

CHECK FOR \$1,350.00 OR X CK# 61515

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

SALE DATE July 25th TIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER 1ST WEEK _____

2ND WEEK _____

3RD WEEK _____

2018 ED 39
Recid 4/24/18

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**

M&T Bank
Plaintiff

v.

Jason A. Keiper, Sr.
Defendant

Civil Action No. : 2017-CV-669

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
: S.S. :
COUNTY OF BUCKS :

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendant(s):

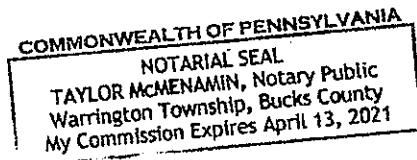
1. Last-known address is 480 Main Street, P.O. Box 684, Benton, PA 17814; and
2. Is over the age of twenty-one; and
3. Is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

STERN & EISENBERG, PC

Sworn to and subscribed before me
this 13th Day of April, 2018.

Taylor McMnamin
Notary Public

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





Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-1798
 Birth Date:
 Last Name: KEIPER, SR.
 First Name: JASON
 Middle Name: A
 Status As Of: Apr-13-2018
 Certificate ID: 3C9692PD00C1K7B

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

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 04/24/18

Account:

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

Ad ID:	1135109
Description:	JASON KEIPER SALE
2017CV669	
Run Dates:	07/04/18 to 07/18/18
Class:	2
Agate Lines:	183
Blind Box:	

Total Ad Cost	\$1,110.00
Amount Paid	\$0.00
<u>Publication</u>	<u>Start</u> <u>Stop</u> <u>Inserts</u> <u>Cost</u>
Press Enterprise	07/04/18 07/18/18 3 \$1,110.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
 No. 2017CV669

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, JULY 25, 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 lot of land situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows: BEGINNING at a point on the Westerly side of Main Street, said point being in the dividing line between land now or late of Buddy A. Savage and Alverna E. Smith; THENCE along said dividing line, North 57 1/4 degrees West, a distance of two hundred twenty (220) feet to an alley; THENCE along said alley, South 29 1/2 degrees West, a distance of sixty-four and thirty-five hundredths (64.35) feet to a point on the property line between land now or late of Buddy A. Savage and the parsonage lot of the Methodist Episcopal Church of Benton; THENCE along property line, South 57 1/4 degrees East, a distance of two hundred twenty (220) feet to a point on Main Street; THENCE along the Westerly side of Main Street, North 29 1/2 degrees East, a distance of sixty-four and thirty-five hundredths (64.35) feet to the place of BEGINNING. UPON WHICH is erected a frame dwelling house. BEING THE SAME PREMISES AS Dennis E. Ribbie and Sharon L. Ribbie, Husband and Wife, by Deed dated October 8, 2015, and recorded on October 13, 2015, by the Columbia County Recorder of Deeds as Deed Instrument No. 201508298, granted and conveyed unto Jason A. Keiper, Sr., an Individual. BEING KNOWN AND NUMBERED AS 480 Main Street, Benton, PA 17814. PARCEL NO.: 02-01-117.

PROPERTY ADDRESS: 480 MAIN STREET, BENTON, PA 17814
 UPI / TAX PARCEL NUMBER: 02-01-117

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

Attorney for the Plaintiff:
 STERN & EISENBERG, PC
 WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
 COLUMBIA COUNTY, Pennsylvania

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 TSAL, 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**

M&T Bank Plaintiff
v.
Jason A. Keiper, Sr. Defendant

Civil Action No. : 2017-CV-669

2018-ED-39

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jason A. Keiper, Sr.
480 Main Street
P.O. Box 684
Benton, PA 17814

Your real estate at 480 Main Street, Benton, PA 17814 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on July 25th 2018 9:00 at ~~10:00~~ AM to enforce the court judgment of \$148,380.03 obtained by M&T Bank 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.

Legal Description

ALL THAT CERTAIN lot of land situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly side of Main Street, said point being in the dividing line between land now or late of Buddy A. Savage and Alverna E. Smith; THENCE along said dividing line, North 57 ¼ degrees West, a distance of two hundred twenty (220) feet to an alley; THENCE along said alley, South 29 ½ degrees West, a distance of sixty-four and thirty-five hundredths (64.35) feet to a point on the property line between land now or late of Buddy A. Savage and the parsonage lot of the Methodist Episcopal Church of Benton; THENCE along property line, South 57 ¼ degrees East, a distance of two hundred twenty (220) feet to a point on Main Street; THENCE along the Westerly side of Main Street, North 29 ½ degrees East, a distance of sixty-four and thirty-five hundredths (64.35) feet to the place of BEGINNING.

UPON WHICH is erected a frame dwelling house.

BEING THE SAME PREMISES AS Dennis E. Ribble and Sharon L. Ribble, Husband and Wife, by Deed dated October 8, 2015, and recorded on October 13, 2015, by the Columbia County Recorder of Deeds as Deed Instrument No. 201508298, granted and conveyed unto Jason A. Keiper, Sr., an Individual.

BEING KNOWN AND NUMBERED AS 480 Main Street, Benton, PA 17814.

PARCEL NO.: 02-01-117.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV669

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, JULY 25, 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 lot of land situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows:

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PARCEL NO.: 02-01-117.

PROPERTY ADDRESS: 480 MAIN STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-01-117

Seized and taken into execution to be sold as the property of JASON A KEIPER, SR in suit of M & T BANK.

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

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA
NO: 2017-CV-669

2018-ED-39

M&T Bank
(Plaintiff)
v.
Jason A. Keiper, Sr.
(Defendant)

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania :
: S.S. :
County of Columbia :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

480 Main Street, Benton, PA 17814 (see full legal description attached)

Amount due.....	\$ 148,380.03
Interest from April 14, 2018, at the per diem rate of \$14.77 until judgment is paid in full.....	\$ _____ plus Costs
Total.....	\$ _____

Dated: 4/18/2018
(SEAL)

Barbara N. Jewett ISS
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania
Clerk of Sev. Courts
By: Stephanie [Signature]
Deputy
My Comm. Ex. 1st Monday in 2020

Legal Description

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BEING KNOWN AND NUMBERED AS 480 Main Street, Benton, PA 17814.

PARCEL NO.: 02-01-117.

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

M&T Bank Plaintiff	Civil Action No. : 2017-CV-669
v.	2018-ED-39
Jason A. Keiper, Sr. Defendant	MORTGAGE FORECLOSURE

RE: PREMISES: 480 Main Street, Benton, PA 17814

Dear Sir or Madam:


Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on _____ at **10:00 AM** at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$148,380.03 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

April 13, 2018

STERN & EISENBERG, PC

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

Short/Advertising Legal Description

By virtue of Writ of Execution No. 2017-CV-669 2018-ED-39

M&T Bank v. Jason A. Keiper, Sr., 480 Main Street, Borough of Benton, PA 17814, Tax Parcel No. 02-01-117. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$148,380.03.

Attorneys for Plaintiff:
Jessica N. Manis, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

Legal Description

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BEING KNOWN AND NUMBERED AS 480 Main Street, Benton, PA 17814.

PARCEL NO.: 02-01-117.

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA
NO: 2017-CV-669

2018-ED-39

M&T Bank
(Plaintiff)
v.
Jason A. Keiper, Sr.
(Defendant)

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania :
: S.S. :
County of Columbia :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

480 Main Street, Benton, PA 17814 (see full legal description attached)

Amount due..... \$ 148,380.03
Interest from April 14, 2018,
at the per diem rate of \$14.77
until judgment is paid in full..... \$ _____ plus Costs
Total..... \$ _____

Dated: 4/18/2018
(SEAL)

Barbara D. Johnson ISS
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania
By: Stephanie Stoy Deputy
My Comm. Exp. 1st Monday in 2020

Legal Description

ALL THAT CERTAIN lot of land situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly side of Main Street, said point being in the dividing line between land now or late of Buddy A. Savage and Alverna E. Smith; THENCE along said dividing line, North 57 ¼ degrees West, a distance of two hundred twenty (220) feet to an alley; THENCE along said alley, South 29 ½ degrees West, a distance of sixty-four and thirty-five hundredths (64.35) feet to a point on the property line between land now or late of Buddy A. Savage and the parsonage lot of the Methodist Episcopal Church of Benton; THENCE along property line, South 57 ¼ degrees East, a distance of two hundred twenty (220) feet to a point on Main Street; THENCE along the Westerly side of Main Street, North 29 ½ degrees East, a distance of sixty-four and thirty-five hundredths (64.35) feet to the place of BEGINNING.

UPON WHICH is erected a frame dwelling house.

BEING THE SAME PREMISES AS Dennis E. Ribble and Sharon L. Ribble, Husband and Wife, by Deed dated October 8, 2015, and recorded on October 13, 2015, by the Columbia County Recorder of Deeds as Deed Instrument No. 201508298, granted and conveyed unto Jason A. Keiper, Sr., an Individual.

BEING KNOWN AND NUMBERED AS 480 Main Street, Benton, PA 17814.

PARCEL NO.: 02-01-117.

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

M&T Bank
Plaintiff

Civil Action No. : 2017-CV-669

v.

2018-ED-39

Jason A. Keiper, Sr.
Defendant

MORTGAGE FORECLOSURE

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 13th day of April, 2018, 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



Stern & Eisenberg PC

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

April 13, 2018

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

RE: M&T Bank v. Keiper
Columbia County Court of Common Pleas Docket No. 2017-CV-669

Dear Sir or Madam:

I represent the plaintiff in the above matter and I am enclosing herewith the following:

3129.1 Affidavit
Writ of Execution
Directions for Service of Notice of Sale and Handbill Posting
Three (3) copies of Notice of Sale per Defendant
Full name and address of Plaintiff
Five (5) copies of the Long Legal Description
Five (5) copies of the Short/Advertisement Legal Description
Check to the Columbia County Sheriff for \$1,350.00

Kindly schedule the sale for the next available listing and thereafter, advise.

Thank you for your time and courtesies with respect to this matter.

Sincerely,
Stern & Eisenberg, PC

Terri Hliwski, Paralegal

;tlh
enclosures

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

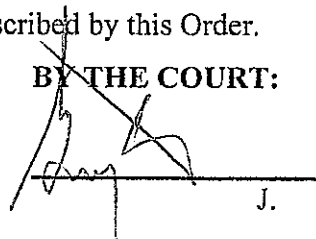
M & T Bank
(Plaintiff)
v.
Jason A. Keiper, Sr.
(Defendant(s))

Civil Action Number: 2017-CV-669

ORDER

AND NOW, this 21st day of August, 2017, upon consideration of Plaintiff's Motion for Special Order Directing Service of its Civil Action By Posting and Certified Mail Pursuant to Pa. R.C.P. 430(a), it is hereby **ORDERED AND DECREED** that the defendant, Jason A. Keiper, Sr., shall be served by posting a copy of Plaintiff's original process on premises 480 MAIN STREET, BENTON, PA 17814 and by sending a copy of same to the defendant at his last known address being 480 MAIN STREET, PO BOX 684, BENTON, PA 17814 by certified mail, return receipt requested and regular mail and by PUBLICATION in accordance with the procedures set forth in Pa.R.C.P.430 (b)(1). It is further **ORDERED AND DECREED** that all further notices requiring personal service in the above-captioned matter, shall be served upon defendant in the manner prescribed by this Order.

BY THE COURT:


J.

FILED
CLERK OF COURT
2017 AUG 23 A 9:40
OFFICE OF CLERK OF COURT
COLUMBIA COUNTY, PA

Document Receipt

Trans # 12969 Carrier / service: USPS Server First-Class Mail® 4/20/2018 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000127834

Doc Ref #: 2018ED39

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans # 12969 Carrier / service: USPS Server First-Class Mail® 4/20/2018 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000127834

Doc Ref #: 2018ED39

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	12968	Carrier / service:	USPS Server	First-Class Mail®	4/20/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000127827

Doc Ref #: 2018ED39

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans # 12970 Carrier / service: USPS Server First-Class Mail® 4/20/2018 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000127841

Doc Ref #: 2018ED39

Postage 5.4200

PHILADELPHIA PA 19106

61515

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
04/16/18		\$1,350.00

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

PAY
TO THE
ORDER
OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

GENERAL ACCOUNT
VOID AFTER 180 DAYS

Memo: XXXXXX4621, Keiper, Sr., Jason A.

Jason A. Keiper, Sr.
AUTHORIZED SIGNATURE

⑈061515⑈ ⑆222370440⑆007901126255⑈