

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CBT BANK
vs.
MALIYAKKAL JOHN (et al.)

Case Number
2017CV121

PROPERTY ADDRESS
1449 FRONT STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/18/2018	Advance Fee	Advance Fee	448501	\$0.00	\$1,350.00
01/18/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/18/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/18/2018	Crying Sale			\$10.00	\$0.00
01/18/2018	Docketing			\$15.00	\$0.00
01/18/2018	Levy			\$15.00	\$0.00
01/18/2018	Mailing Costs			\$36.00	\$0.00
01/18/2018	Posting Handbill			\$15.00	\$0.00
01/18/2018	Press Enterprise Inc.			\$1,434.00	\$0.00
01/18/2018	Sheriff Automation Fund			\$50.00	\$0.00
01/18/2018	Web Posting			\$100.00	\$0.00
03/28/2018	Service			\$210.00	\$0.00
03/28/2018	Service Mileage			\$24.00	\$0.00
03/28/2018	Copies			\$7.00	\$0.00
03/28/2018	Notary Fee			\$15.00	\$0.00
03/28/2018	Surcharge			\$150.00	\$0.00
03/29/2018	Continued or Cancelled Sale	Postponed to: 5/2/2018		\$10.00	\$0.00
04/30/2018	Tax Claim Search			\$5.00	\$0.00
				\$2,128.50	\$1,350.00

TOTAL BALANCE:	\$(778.50)
-----------------------	-------------------

Barley Snyder
ATTORNEYS AT LAW

213 Market Street, 12th Floor
Harrisburg, PA 17101
Tel (717) 231-6603 Fax (717) 291-4660
www.barley.com

Stephanie E. DiVittore, Esquire
Direct Dial Number: (717) 237-6781
E-mail: sddivittore@barley.com

April 30, 2018

VIA FACSIMILE 570-389-5625

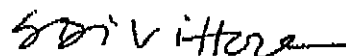
Sheriff Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

**Re: CBT BANK formerly known as CLEARFIELD BANK & TRUST
COMPANY v MALIYAKKAL JOHN, a/k/a M. JOSEPH JOHN, a/k/a
JOSEPH JOHN and KUMARY JOHN
CCP of the 26th Judicial District, Columbia County Branch, Civil Division,
Mortgage Foreclosure No. 2017-CV-121 (2018-ED-6)**

Dear Sheriff Chamberlain:

I am writing concerning the above captioned matter. The Sheriff's Sale of Real Property for the above mater was originally scheduled for April 4, 2018 and then continued until the May 2, 2018 sale date. The parties, however, have reached an agreement and request that this property be removed from the May 2, 2018 Sheriff's Sale. If you require anything further, do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,



Stephanie E. DiVittore

cc: Lori Kurtz, Vice President & Special Assets/Collection Manager (via email)

Barley Snyder**ATTORNEYS AT LAW****213 Market Street, 12th Floor
Harrisburg, PA 17101****Tel: (717) 231-6603
Fax: (717) 291-4660****Fax****Date:** April 30, 2018**No. of Pages (including cover):** 2**To:** Sheriff Timothy T. Chamberlain**Fax No.** 570-389-5625**From:** Stephanie E. DiVittore

(717) 237-6781

sdivittore@barley.com

IN THE EVENT OF A PROBLEM, PLEASE NOTIFY: Chasity Barshinger at ext. 2012

To ensure compliance with requirements imposed by the U.S. Internal Revenue Service in Circular 230, we inform you that any tax advice contained in this communication (including any attachment that does not explicitly state otherwise) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the U.S. Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed in this communication.

THIS MESSAGE IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone (collect), and return the original message to us at the above address via the U.S. Postal Service. Thank you.

Barley Snyder

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

fax

TO: Stephanie DiVittore

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: April 30, 2018

RE: Maliyakkal John

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$778.50.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CBT BANK

vs.

Defendant
MALIYAKKAL JOHN
KUMARY C JOHN
M. JOSEPH JOHN

Attorney for the Plaintiff:
CBT BANK
11 NORTH SECOND STREET
P.O. BOX 171
CLEARFIELD, PA 16830

Sheriff's Sale Date: Wednesday, May 2, 2018

Writ of Execution No. : 2017CV121

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1449 FRONT STREET, 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.	\$1,434.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Surcharge	\$150.00
Continued or Cancelled Sale	\$10.00

Postponed to: 5/2/2018

Total Sheriff Costs \$2,318.50

Municipal Costs

Current Taxes	\$624.11
Current Taxes	\$1,160.97
Delinquent Taxes	\$10,753.40
Sewer	\$202.30

Total Municipal Costs \$12,740.78

Distribution Costs

Recording Fees \$72.75
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: 1449 FRONT STREET, BERWICK, PA 18603

Total Distribution Costs	\$72.75
<hr/>	
Grand Total:	\$15,132.03

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

CBT BANK VS MALIYAKKAL & KUMARY JOHN

NO. 6-2018 ED NO. 121-2017 JD

DATE/TIME OF SALE: *May 2*, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Tax Notice 2018 County & Municipality

BERWICK BORO

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.

4304

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	41,118	11.385	458.77	468.13	514.94
SINKING		1	40.30	41.12	45.23
FIRE		1.25	50.37	51.40	53.97
LIGHT		1.25	50.37	51.40	53.97
BORO RE		14.1	568.16	579.76	608.75
The discount & penalty have been calculated for your convenience			1,167.97 April 30 If paid on or before	1,191.81 June 30 If paid on or before	1,276.86 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDJOHN MALIYAKKAL & KUMARY
144 B MIFFLIN X ROAD
NESCOPECK PA 18635

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-08 -001-00,000
1453 W FRONT ST
.1839 Acres Land 4,005
Buildings 37,113
Total Assessment 41,118

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**Tax Notice** 2018 County & Municipality

BERWICK BORO

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.

4305

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,104	11.385	246.62	251.65	276.82
SINKING		1	21.66	22.10	24.31
FIRE		1.25	27.08	27.63	29.01
LIGHT		1.25	27.08	27.63	29.01
BORO RE		14.1	305.44	311.67	327.25
The discount & penalty have been calculated for your convenience			627.88 April 30 If paid on or before	640.68 June 30 If paid on or before	686.40 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDJOHN MALUJAKKAL & KUMARY
144 B MIFFLIN X ROAD
NESCOPECK PA 18635

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-08 -002-00,000
1449 W FRONT ST
.1839 Acres Land 3,204
Buildings 18,900
Total Assessment 22,104

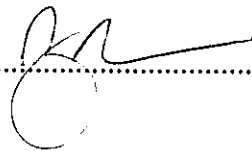
This tax returned
to courthouse on:
January 1, 2019

FILE COPY

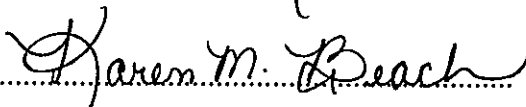
If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

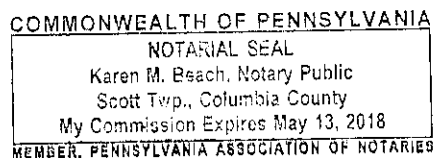
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 March 14, 21, 28, 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 28th day of March 2018.....

.....

(Notary Public)



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

.....

Barley Snyder
ATTORNEYS AT LAW

213 Market Street, 12th Floor
Harrisburg, PA 17101
Tel (717) 231-6603 Fax (717) 291-4660
www.barley.com

Stephanie E. DiVittore, Esquire
Direct Dial Number: (717) 237-6781
E-mail: sdivittore@barley.com

March 28, 2018

VIA FACSIMILE 570-389-5625

Sheriff Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

**Re: CBT BANK formerly known as CLEARFIELD BANK & TRUST
COMPANY v MALIYAKKAL JOHN, a/k/a M. JOSEPH JOHN, a/k/a
JOSEPH JOHN and KUMARY JOHN
CCP of the 26th Judicial District, Columbia County Branch, Civil Division,
Mortgage Foreclosure No. 2017-CV-121 (2018-ED-6)**

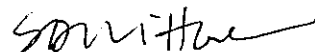
Dear Sheriff Chamberlain:

I am writing concerning the above captioned matter. Sheriff's Sale of Real Property will be held on April 4, 2018 at 9:00 a.m. (See Notice attached.) Inasmuch as the parties have reached a tentative agreement, I am writing to request that this matter be stricken from the April 4th sale and rescheduled to the May 2, 2018 sale.

If you have any questions concerning this matter, please call me.

Thank you.

Very truly yours,



Stephanie E. DiVittore

SED:cls
Enclosure

Stephanie E. DiVittore, Esq.
Attorney I.D. No. 85906
sdivittore@barley.com
John M Coles, Esq.
Attorney I.D. No. 87398
jcoles@barley.com
BARLEY SNYDER LLP
213 Market Street, 12th Flr.
Harrisburg, PA 17101
(717) 233-5731
Counsel for CBT Bank

CBT BANK formerly known as
CLEARFIELD BANK & TRUST
COMPANY,

Plaintiff

v.

MALIYAKKAL JOHN, a/k/a
MALIYAKKAL J. JOHN, a/k/a
M. JOSEPH JOHN, a/k/a
JOSEPH JOHN and KUMARY JOHN,

Defendants

IN THE COURT OF COMMON PLEAS
OF THE 26th JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH

CIVIL DIVISION

MORTGAGE FORECLOSURE
NO. 2017-CV-121

2018-ED-6

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PA. R. CIV. P. 3129.2**

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: April 4, 2018

TIME: 9:00 a.m. Eastern Time

LOCATION: Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly
consisting of a statement of the measured boundaries of the property, together with a brief mention

of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED AS EXHIBIT A)

THE LOCATION of your property to be sold is:

1449 West Front Street
Berwick, PA 18603

1453 West Front Street
Berwick, PA 18603

THE JUDGMENTS under or pursuant to which your property is being sold are docketed in the within Commonwealth and County to:

No. 2017-CV-121

THE NAME OF THE OWNERS OR REPUTED OWNERS of this property is:

Maliyakkal John a/k/a
Maliyakkal J. John a/k/a
M. Joseph John a/k/a
Joseph John and
Kumary John

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Pennsylvania Bar Association
Lawyer Referral Service
100 South Bend Street
P.O. Box 186
Harrisburg, PA 17108-0186
(800) 692-7375

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570)784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation to the Court.

SHERIFF'S OFFICE

EXHIBIT A – LEGAL DESCRIPTION

1449 WEST FRONT STREET

BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603

PARCEL NO. 04D0800200

ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the northeasterly corner of Lot No. 68; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning.

BEING Lot No. 67 in Michael's Addition to West Berwick.

BEING the same premises conveyed to Maliyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantorn, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309.

1453 WEST FRONT STREET

BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603

PARCEL NO. 04D0800100

ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 67; Thence along West Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence in an easterly direction forty-five (45) feet to the northwesterly corner of Lot No. 67; Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning.

BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).

BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in the Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

SEIZED AND TAKEN in execution as the property of CBT Bank, formerly known as Clearfield Bank & Trust Company, Mortgagor herein, under Judgment No. No. 2017-CV-121.

NOTICE is further given to all parties in interest and claimants. A proposed schedule of distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania within thirty (30) days of the sale scheduled for April 4, 2018 and distribution of said proceeds will be made in accordance with said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

Stephanie DiVittore, Esquire
Attorney I.D. No. 85906
sdivittore@barley.com
Barley Snyder LLP
213 Market Street, 12th Flr.
Harrisburg, PA 17101
(717) 233-5731

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March 28, 2018

VIA FACSIMILE 570-389-5625

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35 West Main Street
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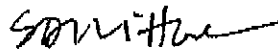
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If you have any questions concerning this matter, please call me.

Thank you.

Very truly yours,



Stephanie E. DiVittore

SED:cls
Enclosure

Barley Snyder
Lancaster • York • Reading • Hanover • Malvern • Hunt Valley • Harrisburg

Stephanie E. DiVittore, Esq.
 Attorney I.D. No. 83906
sdivittore@barley.com
 John M Coles, Esq.
 Attorney I.D. No. 87398
jcoles@barley.com
 BARLEY SNYDER LLP
 213 Market Street, 12th Flr.
 Harrisburg, PA 17101
 (717) 233-5731
 Counsel for CBT Bank

CBT BANK formerly known as
 CLEARFIELD BANK & TRUST
 COMPANY,

Plaintiff

v.

MALIYAKKAL JOHN, a/k/a
 MALIYAKKAL J. JOHN, a/k/a
 M. JOSEPH JOHN, a/k/a
 JOSEPH JOHN and KUMARY JOHN,

Defendants

IN THE COURT OF COMMON PLEAS
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 COLUMBIA COUNTY BRANCH

CIVIL DIVISION

MORTGAGE FORECLOSURE
 NO. 2017-CV-121

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1453 West Front Street
Berwick, PA 18603

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No. 2017-CV-121

THE NAME OF THE OWNERS OR REPUTED OWNERS of this property is:

Maliyakkal John a/k/a
Maliyakkal J. John a/k/a
M. Joseph John a/k/a
Joseph John and
Kumary John

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

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YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Pennsylvania Bar Association
Lawyer Referral Service
100 South Bend Street
P.O. Box 186
Harrisburg, PA 17108-0186
(800) 692-7375

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation to the Court.

SHERIFF'S OFFICE

EXHIBIT A - LEGAL DESCRIPTION**1449 WEST FRONT STREET****BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603****PARCEL NO. 04D0800200**

ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the northeasterly corner of Lot No. 68; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning.

BEING Lot No. 67 in Michael's Addition to West Berwick.

BEING the same premises conveyed to Maliyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantom, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309.

1453 WEST FRONT STREET**BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603****PARCEL NO. 04D0800100**

ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 67; Thence along West Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence in an easterly direction forty-five (45) feet to the northwesterly corner of Lot No. 67; Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning.

BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).

BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in the Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

SEIZED AND TAKEN in execution as the property of CBT Bank, formerly known as Clearfield Bank & Trust Company, Mortgagor herein, under Judgment No. No. 2017-CV-121.

NOTICE is further given to all parties in interest and claimants. A proposed schedule of distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania within thirty (30) days of the sale scheduled for April 4, 2018 and distribution of said proceeds will be made in accordance with said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

Stephanie DiVittore, Esquire
Attorney I.D. No. 85906
sdivittore@barley.com
Barley Snyder LLP
213 Market Street, 12th Flr.
Harrisburg, PA 17101
(717) 233-5731

SHERIFF'S SALE COST SHEET

17-181

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>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>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>464.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1434.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1684.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>624.11</u>	by 6-30 1160.97
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>10753.40</u>	
TOTAL *****		\$ <u>12538.48</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>202.30</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>202.30</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 15122.03

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:15-MAR-18

FEE:\$5.00

CERT. NO31828

JOHN MALUJAKKAL & KUMARY
144 B MIFFLIN X ROAD
NESCOPECK PA 18635

DISTRICT: BERWICK BORO
DEED 20110-5583
LOCATION: LOT 67
PARCEL: 04D-08 -002-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2016	PRIM	1,903.60	25.23	55.00	1,983.83
2017	PRIM	1,790.06	25.80	0.00	1,815.86
TOTAL DUE :					\$3,799.69

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2017

REQUESTED BY: COLUMBIA COUNTY SHERIFF

*ANY PARCEL WITH DELINQUENT REAL ESTATE TAXES DUE FOR THE TAX YEAR 2016 OR PRIOR YEARS IS
SCHEDULED FOR THE TAX SALE ON SEPTEMBER 10, 2018 AT 9:00 AM.

*PARCELS SCHEDULED FOR TAX SALE MUST BE PAID PRIOR TO 9:00 AM ON MONDAY SEPTEMBER
10, 2018 TO BE PULLED FROM THE TAX SALE.

*PAYMENT FOR THE 2016 AND PRIOR YEARS TAXES MUST BE MADE WITH CERTIFIED FUNDS

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 15-MAR-18

FEE: \$5.00

CERT. NO31829

JOHN MALIYAKKAL & KUMARY
144 B MIFFLIN X ROAD
NESCOPECK PA 18635

DISTRICT: BERWICK BORO
DEED 20110-5582
LOCATION: 1453 W FRONT ST LOT 68
PARCEL: 04D-08 -001-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2016	PRIM	3,502.59	46.94	55.00	3,604.53
2017	PRIM	3,291.20	47.98	0.00	3,339.18
TOTAL DUE :					\$6,943.71

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2017

REQUESTED BY: COLUMBIA COUNTY SHERIFF

SHERIFF

*ANY PARCEL WITH DELINQUENT REAL ESTATE TAXES DUE FOR THE TAX YEAR 2016 OR PRIOR YEARS IS
SCHEDULED FOR THE TAX SALE ON SEPTEMBER 10, 2018 AT 9:00 AM.

*PARCELS SCHEDULED FOR TAX SALE MUST BE PAID PRIOR TO 9:00 AM ON MONDAY SEPTEMBER
10, 2018 TO BE PULLED FROM THE TAX SALE.

*PAYMENT FOR THE 2016 AND PRIOR YEARS TAXES MUST BE MADE WITH CERTIFIED FUNDS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CBT BANK
vs.
JOHN, MALIYAKKAL (et al.)

Case Number
2017CV121

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: (POSTING)

Primary Address: 1449 FRONT STREET
BERWICK, PA 18603

Phone: 1453

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2-27-18

Time:

1313

Deputy:

8

Mileage:

Attorney / Originator:

Name: CBT BANK

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV121

1449 FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CBT BANK
vs.
JOHN, MALIYAKKAL (et al.)

Case Number
2017CV121

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: (POSTING)

Primary Address: 1449 FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

(27)
2-27-18

Time:

1310

Deputy:

8

Mileage:

Attorney / Originator:

Name: CBT BANK

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV121

1449 FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CBT BANK
vs.
MALIYAKKAL JOHN (et al.)

Case Number
2017CV121

SHERIFF'S RETURN OF SERVICE

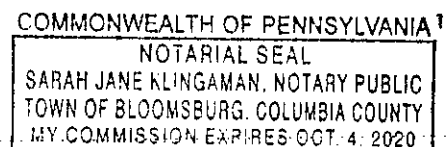
02/27/2018 01:10 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1449 AND 1453 FRONT STREET, BERWICK, PA 18603.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 27, 2018



NOTARY

Affirmed and subscribed to before me this

27TH day of FEBRUARY, 2018



Plaintiff Attorney: CBT BANK, 11 NORTH SECOND STREET, P.O. BOX 171, CLEARFIELD, PA 16830

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CBT BANK
vs.
MALIYAKKAL JOHN (et al.)

Case Number
2017CV121

SHERIFF'S RETURN OF SERVICE

01/19/2018 05:49 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: M. JOSEPH JOHN AT 144 B MIFFIN X ROAD, NESCOPECK, PA 18635.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 22, 2018

NOTARY

Affirmed and subscribed to before me this

22ND day of JANUARY, 2018

Plaintiff Attorney: CBT BANK, 11 NORTH SECOND STREET, P.O. BOX 171, CLEARFIELD, PA 16830

(c) CountySuite Sheriff, Telesoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CBT BANK
vs.
MALIYAKKAL JOHN (et al.)

Case Number
2017CV121

SHERIFF'S RETURN OF SERVICE

01/19/2018 05:49 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE M JOSEPH JOHN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR KUMARY C JOHN AT 144 B MIFFLIN X ROAD, MIFFLINVILLE, PA 18635.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 22, 2018

NOTARY

Affirmed and subscribed to before me this

22ND day of JANUARY, 2018

Plaintiff Attorney: CBT BANK, 11 NORTH SECOND STREET, P.O. BOX 171, CLEARFIELD, PA 16830

(c) CountySuite Sheriff, Teleosoft, Inc

Tax Notice 2017 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE

03/01/2017

BILL NO.

4323

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,104	11.285	244.45	249.44	274.38
SINKING		.35	7.59	7.74	8.51
FIRE		1.25	27.08	27.63	29.01
LIGHT		1.25	27.08	27.63	29.01
BORO RE		14.1	305.44	311.67	327.25
The discount & penalty have been calculated for your convenience			611.64 April 30 If paid on or before	624.11 June 30 If paid on or before	668.16 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

JOHN MALUJAKKAL & KUMARY
144 B MIFFLIN X ROAD
NESCOPECK PA 18635

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-08 -002-00,000
1449 W FRONT ST
.1839 Acres Land 3,204
Buildings 18,900
Total Assessment 22,104

This tax returned
to courthouse on:
January 1, 2018

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**2017 SCHOOL REAL ESTATE TAX NOTICE**

Berwick Area School District
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

011385

C04

JOHN MALUJAKKAL & KUMARY
144B MIFFLIN X RD
NESCOPECK, PA 18635-2319

Bill Date: 7/1/2017

Bill #: 1927

TAXPAYER COPY

Parcel #: 04D08 00200000

Prop. Type

Property Location and Description:

1449 W FRONT ST
.184

Assessment:

L= 3,204
B= 18,900
T= 22,104

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	955.56
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017	2% Discounted Amount	936.45
If Paid By 10/31/2017	FACE Amount	955.56
If Paid After 10/31/2017	10% Penalty Amount	1,051.12

Last Day to Pay: 12/31/2017

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CBT BANK
vs.
JOHN, MALIYAKKAL (et al.)

Case Number
2017CV121

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	Connie C. Gingham		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally <u> </u> Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	1-31-18	Time:	14:10
Deputy:	3	Mileage:	

Attorney / Originator:

Name: CBT BANK	Phone:
-----------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2017CV121

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CBT BANK
vs.
JOHN, MALIYAKKAL (et al.)

Case Number
2017CV121

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	BERWICK AREA SCHOOL DISTRICT
Primary Address:	500 LINE ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	1100 FOWLER AVENUE BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Linda Henrie		
Relation:	Receptionist		
Date:	1-31-18	Time:	14:05
Deputy:	3	Mileage:	

Attorney / Originator:

Name: CBT BANK	Phone:
-----------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2017CV121

500 LINE ROAD, BERWICK, PA 18603

NO EXPIRATION

Stephanie E. DiVittore, Esq.
Attorney I.D. No. 85906
sdivittore@barley.com
John M Coles, Esq.
Attorney I.D. No. 87398
jcoles@barley.com
BARLEY SNYDER LLP
213 Market Street, 12th Flr.
Harrisburg, PA 17101
(717) 233-5731
Counsel for CBT Bank

CBT BANK formerly known as
CLEARFIELD BANK & TRUST
COMPANY,

Plaintiff

v.

MALIYAKKAL JOHN, a/k/a
MALIYAKKAL J. JOHN, a/k/a
M. JOSEPH JOHN, a/k/a
JOSEPH JOHN and KUMARY JOHN,

Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26th JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
:

: CIVIL DIVISION
:

: MORTGAGE FORECLOSURE
: NO. 2017-CV-121
:

: 2018-ED-6
:

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PA. R. CIV. P. 3129.2**

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: April 4, 2018

TIME: 9:00 a.m. Eastern Time

LOCATION: Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention

NOTICE is further given to all parties in interest and claimants. A proposed schedule of distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania within thirty (30) days of the sale scheduled for _____ and distribution of said proceeds will be made in accordance with said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

Stephanie DiVittore, Esquire
Attorney I.D. No. 85906
sdivittore@barley.com
Barley Snyder LLP
213 Market Street, 12th Flr.
Harrisburg, PA 17101
(717) 233-5731

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CBT BANK
vs.
JOHN, MALIYAKKAL (et al.)

Case Number
2017CV121

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Kelly Morris		
Relation:	Clerk		
Date:	1-23-18	Time:	10144
Deputy:	3	Mileage:	

Attorney / Originator:

Name: CBT BANK	Phone:
-----------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2017CV121

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION



January 24, 2018

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

**CBT BANK FORMERLY KNOWN AS CLEARFIELD BANK & TRUST
COMPANY**

VS.

**MALIYAKKAL JOHN A/K/A MALIYAKKAL J. JOHN, A/K/A M.
JOSEPH JOHN, A/K/A JOSEPH JOHN AND KUMARY JOHN**

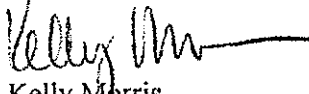
**NO: 2017-CV-121
NO: 2018-ED-6**

Dear Timothy:

The amount due on the sewer account #101732 for the property located at 1449
W. Front Street Berwick, Pa through June 30, 2018 is \$202.30.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CBT BANK
vs.
JOHN, MALIYAKKAL (et al.)

Case Number
2017CV121

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: M. JOSEPH JOHN

Primary Address: 144 B MIFFIN X ROAD
NESCOPECK, PA 18635

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: M. Joseph John

Relation: DEF

Date: 1-19-18 Time: 5:49p

Deputy: 5 Mileage:

Attorney / Originator:

Name: CBT BANK

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

JOHN, M. JOSEPH

2017CV121

144 B MIFFIN X ROAD, NESCOPECK, PA 18635

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CBT BANK
vs.
JOHN, MALIYAKKAL (et al.)

Case Number
2017CV121

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	KUMARY C JOHN
Primary Address:	144 B MIFFLIN X ROAD MIFFLINVILLE, PA 18635
Phone:	DOB:
Alternate Address:	1453 WEST FRONT STREET BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Mr. Joseph John		
Relation:	Husband		
Date:	1-19-18	Time:	5:49p
Deputy:	5	Mileage:	

Attorney / Originator:

Name: CBT BANK	Phone:
-----------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

JOHN, KUMARY C

2017CV121

144 B MIFFLIN X ROAD, MIFFLINVILLE, PA 18635

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CBT BANK
vs.
JOHN, MALIYAKKAL (et al.)

Case Number
2017CV121

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	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:	Liz Whitenight
Relation:	Clerk
Date:	1/19/18
Time:	1345
Deputy:	19
Mileage:	

Attorney / Originator:

Name: CBT BANK	Phone:
-----------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV121

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CBT BANK
vs.
JOHN, MALIYAKKAL (et al.)

Case Number
2017CV121

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: CINDY CREVELING/ TREASURER

Primary Address: 11 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Elizabeth Bell

Relation: Clerk

Date: 11/19/18

Time: 1345

Deputy: 19

Mileage:

Attorney / Originator:

Name: CBT BANK

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CREVELING/ TREASURER,

2017CV121

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CBT BANK
vs.
JOHN, MALIYAKKAL (et al.)

Case Number
2017CV121

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	Domestic Relations Office of Columbia Col
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Michelle Santor
Relation:	Clerk
Date:	1/19/18
Time:	1400
Deputy:	19
Mileage:	

Attorney / Originator:

Name: CBT BANK	Phone:
-----------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2017CV121

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

CBT BANK formerly known as
CLEARFIELD BANK & TRUST
COMPANY,

Plaintiff

v.

MALIYAKKAL JOHN, a/k/a
MALIYAKKAL J. JOHN, a/k/a
M. JOSEPH JOHN, a/k/a
JOSEPH JOHN and KUMARY JOHN,

Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26th JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
:

: CIVIL DIVISION

: MORTGAGE FORECLOSURE
: NO. 2017-CV-121
:

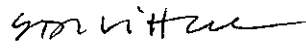
WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under the within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Respectfully submitted,

BARLEY SNYDER LLP

By:


Stephanie E. DiVittore, Esquire
Attorney ID No. 85906
sdivittore@rhoads-sinon.com
213 Market Street, 12th Flr.
Harrisburg, PA 17101
(717) 233-5731

Attorneys for Plaintiff

CBT BANK formerly known as
CLEARFIELD BANK & TRUST
COMPANY,

Plaintiff

v.

MALIYAKKAL JOHN, a/k/a
MALIYAKKAL J. JOHN, a/k/a
M. JOSEPH JOHN, a/k/a
JOSEPH JOHN and KUMARY JOHN,

Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26th JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
:

: CIVIL DIVISION

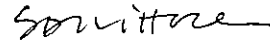
: MORTGAGE FORECLOSURE
: NO. 2017-CV-121

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned, being duly sworn, according to law, deposes and says that the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended.

BARLEY SNYDER LLP

By:



Stephanie E. DiVittore
Attorney I.D. No. 85906
sdivittore@rhoads-sinon.com
213 Market Street, 12th Flr.
Harrisburg, PA 17101
(717) 233-5731

Attorneys for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV121

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, APRIL 04, 2018
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

1449 WEST FRONT STREET BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603
PARCEL NO. 04D0800200

ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the northeasterly corner of Lot No. 68; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning.
BEING Lot No. 67 in Michael's Addition to West Berwick.

BEING the same premises conveyed to Maliyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantorn, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309.

1453 WEST FRONT STREET BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603
PARCEL NO. 04D0800100

ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:
BEGINNING at the southwesterly corner of Lot No. 67; Thence along West Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence in an easterly direction forty-five (45) feet to the northwesterly corner of Lot No. 67; Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning.
BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).

BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in the Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

PROPERTY ADDRESS: 1449 FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-002 & 04D-08-001

Seized and taken into execution to be sold as the property of MALIYAKKAL JOHN, KUMARY C JOHN, M. JOSEPH JOHN in suit of CBT 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:
CBT BANK
CLEARFIELD, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Stephanie E. DiVittore, Esq.
Attorney I.D. No. 85906
sdivittore@barley.com
John M Coles, Esq.
Attorney I.D. No. 87398
jcoles@barley.com
BARLEY SNYDER LLP
213 Market Street, 12th Flr.
Harrisburg, PA 17101
(717) 233-5731
Counsel for CBT Bank

CBT BANK formerly known as
CLEARFIELD BANK & TRUST
COMPANY,

Plaintiff

v.

MALIYAKKAL JOHN, a/k/a
MALIYAKKAL J. JOHN, a/k/a
M. JOSEPH JOHN, a/k/a
JOSEPH JOHN and KUMARY JOHN,

Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26th JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
:

: CIVIL DIVISION

: MORTGAGE FORECLOSURE
: NO. 2017-CV-121

: 2018-ED-6
:

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PA. R. CIV. P. 3129.2**

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: April 4, 2018

TIME: 9:00 a.m. Eastern Time

LOCATION: Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention

of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED AS EXHIBIT A)

THE LOCATION of your property to be sold is:

1449 West Front Street
Berwick, PA 18603

1453 West Front Street
Berwick, PA 18603

THE JUDGMENTS under or pursuant to which your property is being sold are docketed in the within Commonwealth and County to:

No. 2017-CV-121

THE NAME OF THE OWNERS OR REPUTED OWNERS of this property is:

Maliyakkal John a/k/a
Maliyakkal J. John a/k/a
M. Joseph John a/k/a
Joseph John and
Kumary John

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Pennsylvania Bar Association
Lawyer Referral Service
100 South Bend Street
P.O. Box 186
Harrisburg, PA 17108-0186
(800) 692-7375

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570)784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation to the Court.

SHERIFF'S OFFICE

EXHIBIT A – LEGAL DESCRIPTION

1449 WEST FRONT STREET

BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603

PARCEL NO. 04D0800200

ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the northeasterly corner of Lot No. 68; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning.

BEING Lot No. 67 in Michael's Addition to West Berwick.

BEING the same premises conveyed to Maliyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantorn, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309.

1453 WEST FRONT STREET

BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603

PARCEL NO. 04D0800100

ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 67; Thence along West Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence in an easterly direction forty-five (45) feet to the northwesterly corner of Lot No. 67; Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning.

BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).

BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in the Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

SEIZED AND TAKEN in execution as the property of CBT Bank, formerly known as Clearfield Bank & Trust Company, Mortgagor herein, under Judgment No. No. 2017-CV-121.

NOTICE is further given to all parties in interest and claimants. A proposed schedule of distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania within thirty (30) days of the sale scheduled for _____ and distribution of said proceeds will be made in accordance with said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

Stephanie DiVittore, Esquire
Attorney I.D. No. 85906
sdivittore@barley.com
Barley Snyder LLP
213 Market Street, 12th Flr.
Harrisburg, PA 17101
(717) 233-5731

REAL ESTATE OUTLINE

ED # 6-18

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

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>448801</u>

1-18 let- mess.

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

SALE DATE Apr 4, 2018 TIME 0900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Stephanie E. DiVittore, Esq.
Attorney I.D. No. 85906
sdivittore@barley.com
John M Coles, Esq.
Attorney I.D. No. 87398
jcoles@barley.com
BARLEY SNYDER LLP
213 Market Street, 12th Flr.
Harrisburg, PA 17101
Counsel for CBT Bank

CBT BANK formerly known as
CLEARFIELD BANK & TRUST
COMPANY,

Plaintiff

v.

MALIYAKKAL JOHN, a/k/a
MALIYAKKAL J. JOHN, a/k/a
M. JOSEPH JOHN, a/k/a
JOSEPH JOHN and KUMARY JOHN,

Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26th JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
:

: CIVIL DIVISION

: MORTGAGE FORECLOSURE
: NO. 2017-CV-121

: 2018-ED-6

AFFIDAVIT PURSUANT TO RULE 3129.1

CBT Bank, formerly known as Clearfield Bank & Trust Company, Plaintiff in the above action, sets forth as of the date of the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1449 West Front Street, Berwick, Columbia County, Pennsylvania and 1453 West Front Street, Berwick, Columbia County, Pennsylvania 18603 as more particularly described in Exhibit "A."

1. Name and addresses of owners:

Maliyakkal John a/k/a
Maliyakkal J. John a/k/a
M. Joseph John a/k/a
Joseph John
144 B Mifflin X Road
Nescopeck, PA 18635

Kumary John
144 B Mifflin X Road
Nescopeck, PA 18635

2. Name and addresses of the defendants in the judgment:

Maliyakkal John a/k/a
Maliyakkal J. John a/k/a
M. Joseph John a/k/a
Joseph John
144 B Mifflin X Road
Nescopeck, PA 18635

Kumary John
144 B Mifflin X Road
Nescopeck, PA 18635

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

None

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

CBT Bank, formerly known as Clearfield Bank & Trust Company
11 North Second Street
Clearfield, PA 16830

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

None

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:

Berwick Borough
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Columbia County Assessment Office & Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

Cindy Creveling, Treasurer
Columbia County
11 West Main Street
Bloomsburg, PA 17815

Berwick Area School District
500 Line Street
Berwick, PA 18603

Mellon Bank, N.A.
P.O. Box 7620
AIN #199-5220
Attention: Collateral Control
Philadelphia, PA 19101

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:

None

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 42 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

BARLEY SNYDER LLP

By: Stephanie DiVittore
Stephanie DiVittore
Attorney I.D. No. 85906
sdivittore@barley.com
John M. Coles
Attorney I.D. No. 87398
jcoles@barley.com
213 Market Street, 12th Flr.
Harrisburg, PA 17101
(717) 233-5731

Attorneys for Plaintiff

Dated: 1-16-18

EXHIBIT “A”

EXHIBIT A – LEGAL DESCRIPTION

1449 WEST FRONT STREET

BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603

PARCEL NO. 04D0800200

ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the northeasterly corner of Lot No. 68; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning.

BEING Lot No. 67 in Michael's Addition to West Berwick.

BEING the same premises conveyed to Maliyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantorn, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309.

1453 WEST FRONT STREET

BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603

PARCEL NO. 04D0800100

ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 67; Thence along West Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence in an easterly direction forty-five (45) feet to the northwesterly corner of Lot No. 67; Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning.

BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).

BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in the Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

CBT BANK formerly known as
CLEARFIELD BANK & TRUST
COMPANY,

Plaintiff

v.

MALIYAKKAL JOHN, a/k/a
MALIYAKKAL J. JOHN, a/k/a
M. JOSEPH JOHN, a/k/a
JOSEPH JOHN and KUMARY JOHN,

Defendants

IN THE COURT OF COMMON PLEAS
OF THE 26th JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH

CIVIL DIVISION

MORTGAGE FORECLOSURE
NO. 2017-CV-121

2018-ED-6

WRIT OF EXECUTION

To: Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

To satisfy the judgment, interest and costs against Defendants Maliyakkal John a/k/a Maliyakkal J. John a/k/a M. Joseph John a/k/a Joseph John and Kumary John, you are directed to levy upon and sell property known as 1449 West Front Street, Berwick, Columbia County, Pennsylvania 18603 and 1453 West Front Street, Berwick, Columbia County, Pennsylvania 18603 as more particularly described on Exhibit "A" attached hereto and made a part hereto.

AMOUNT DUE:

Judgment	\$169,462.48
Costs	\$ 2,500.00 [Sheriff's Deposit]
TOTAL	<u>\$171,962.48</u>

SEAL OF THE COURT

1-18-2018

OFFICE OF PROTHONOTARY

Barbara N. Stenewitz ISS

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

EXHIBIT “A”

EXHIBIT A – LEGAL DESCRIPTION

1449 WEST FRONT STREET

BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603

PARCEL NO. 04D0800200

ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the northeasterly corner of Lot No. 68; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning.

BEING Lot No. 67 in Michael's Addition to West Berwick.

BEING the same premises conveyed to Maliyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantorn, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309.

1453 WEST FRONT STREET

BERWICK, COLUMBIA COUNTY, PENNSYLVANIA 18603

PARCEL NO. 04D0800100

ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 67; Thence along West Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence in an easterly direction forty-five (45) feet to the northwesterly corner of Lot No. 67; Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning.

BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).

BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in the Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

CBT BANK formerly known as	:	IN THE COURT OF COMMON PLEAS
CLEARFIELD BANK & TRUST	:	OF THE 26 th JUDICIAL DISTRICT
COMPANY,	:	COLUMBIA COUNTY BRANCH
	:	
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	MORTGAGE FORECLOSURE
MALIYAKKAL JOHN, a/k/a	:	NO. 2017-CV-121
MALIYAKKAL J. JOHN, a/k/a	:	
M. JOSEPH JOHN, a/k/a	:	2018-ED-6
JOSEPH JOHN and KUMARY JOHN,	:	
	:	
Defendants	:	

NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing; (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove you exemption, you may lose some of your property.

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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Bar Association
Lawyer Referral Service
100 South Bend Street
P.O. Box 186
Harrisburg, PA 17108-0186
(800) 692-7375

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570)784-8760

MAJOR EXEMPTIONS UNDER PENNSYLVANIA & FEDERAL LAW

1. \$300 statutory exemption;
2. Bibles, school books, sewing machines, uniforms and equipment;
3. Most wages and unemployment compensation;
4. Social Security benefits;
5. Certain retirement funds and accounts;
6. Certain veteran and armed forces benefits;
7. Certain insurance proceeds; and
8. Such other exemptions as may be provided by law.

CBT BANK formerly known as
CLEARFIELD BANK & TRUST
COMPANY,

Plaintiff

v.

MALIYAKKAL JOHN, a/k/a
MALIYAKKAL J. JOHN, a/k/a
M. JOSEPH JOHN, a/k/a
JOSEPH JOHN and KUMARY JOHN,

Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26th JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
:

: CIVIL DIVISION

: MORTGAGE FORECLOSURE
: NO. 2017-CV-121

2018-ED-6

CLAIM FOR EXEMPTION

To: Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

I, _____, on behalf of the above-named

Defendant claim exemption of property from levy or attachment:

(1) From the personal property in possession of Defendants which has been levied upon,

(a) I desire that my \$300 statutory exemption be

☐ (i) set aside in kind (specify property to be set aside in kind):

☐ (ii) paid in cash following the sale of the property levied upon; or

(b) I claim the following exemption (specify property and basis of exemption):

(2) From property owned by Defendants which is in the possession of a third party, I
claim the following exemptions:

☐☐

(a) my \$300 statutory exemption: in cash; in kind (specify property):

(b) Social Security benefits on deposit in the amount of \$ _____;

(c) other (specify amount and basis of exemption): _____

_____.

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at _____

_____. The telephone number is _____.

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. §4904 relating to unsworn falsification to authorities.

Date: _____

Defendants

By: _____

THIS CLAIM TO BE FILED WITH THE OFFICE
OF THE SHERIFF OF COLUMBIA COUNTY:

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Barley Snyder
ATTORNEYS AT LAW

213 Market Street, 12th Floor
Harrisburg, PA 17101
Tel (717) 233-5731 Fax (717) 291-4660
www.barley.com

Stephanie E. DiVittore, Esquire
Direct Dial Number: (717) 237-6781
E-mail: sdivittore@barley.com

January 16, 2018

Re: CBT Bank v. John et al., Docket No. 2017-CV-121

Timothy T. Chamberlain, Sheriff
Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

Dear Sheriff Chamberlain:

Enclosed please find 2 Writs of Execution (Money Judgment), Notices, Notices of Sheriff Sale and Claims for Exemption.

I have also enclosed checks for \$1,350 and \$30.00 to cover the service fees, as well as envelopes for service on the parties.

Kindly deputize the Luzerne County Sheriff for service on Defendants at their residence located at 144 B Mifflin X Road, Nescopeck, Luzerne County, Pennsylvania 18635 along with the enclosures.

If there are any questions or comments, please do not hesitate to contact me.

Very truly yours,



Stephanie E. DiVittore

Enclosures

CBT BANK formerly known as
CLEARFIELD BANK & TRUST
COMPANY,

Plaintiff

v.

MALIYAKKAL JOHN, a/k/a
MALIYAKKAL J. JOHN, a/k/a
M. JOSEPH JOHN, a/k/a
JOSEPH JOHN and KUMARY JOHN,

Defendants

IN THE COURT OF COMMON PLEAS
OF THE 26th JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH

CIVIL DIVISION

MORTGAGE FORECLOSURE
NO. 2017-CV-121

2018-ED-6

CLAIM FOR EXEMPTION

To: Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

I, _____, on behalf of the above-named

Defendant claim exemption of property from levy or attachment:

(1) From the personal property in possession of Defendants which has been levied upon,

(a) I desire that my \$300 statutory exemption be

☐ (i) set aside in kind (specify property to be set aside in kind):

☐ (ii) paid in cash following the sale of the property levied upon; or

(b) I claim the following exemption (specify property and basis of exemption):

(2) From property owned by Defendants which is in the possession of a third party, I
claim the following exemptions:

☐☐

(a) my \$300 statutory exemption: in cash; in kind (specify property):

(b) Social Security benefits on deposit in the amount of \$ _____;

(c) other (specify amount and basis of exemption): _____

_____.

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at _____

_____. The telephone number is _____.

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. §4904 relating to unsworn falsification to authorities.

Date: _____

Defendants

By: _____

THIS CLAIM TO BE FILED WITH THE OFFICE
OF THE SHERIFF OF COLUMBIA COUNTY:

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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



71901140006000121191

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

6

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



71901140006000121160

MELLON BANK NA
PO BOX 7620
AIN #199-5220
PHILADELPHIA PA 19101

6

Document Receipt

Trans #	12299	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000121207

Doc Ref #: 6ED2018

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	12298	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000121191

Doc Ref #: 6ED2018

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12297	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000121184

Doc Ref #: 6ED2018

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	12296	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000121177

Doc Ref #: 6ED2018

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	12295	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

MELLON BANK NA

PO BOX 7620

AIN #199-5220

ATTN COLLATERAL CONTROL

PHILADELPHIA PA 19101

Tracking #: 71901140006000121160

Doc Ref #: 6ED2018

Postage 5 2600

Document Receipt

Trans #	12294	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

CBT BANK

11 NORTH SECOND STREET

Tracking #: 71901140006000121153

Doc Ref #: 6ED2018

Postage 5.2600

CLEARFIELD PA 16830

Barley Snyder
126 East King Street
Lancaster, PA 17602-2893

Fulton Bank
60-142/313

448501

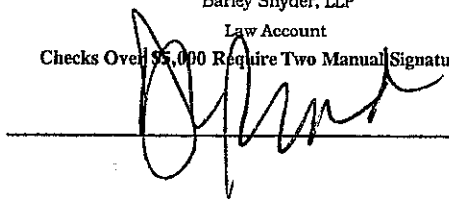
Date
01/10/2018

Amount
*****1,350.00

Pay: One Thousand Three Hundred Fifty and 00/100 Dollars

To the
Order of Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Barley Snyder, LLP
Law Account
Checks Over \$5,000 Require Two Manual Signatures



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈448501⑈ ⑆031301422⑆ 011 165 120⑈