

January 25, 2019

VIA FACSIMILE – 570-389-5625
SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

Request for Refund

The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased, JEFFREY SHERIDAN Solely in His Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased and SLOAN SHERIDAN Solely in Her Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA
Sale Date: November 07, 2018
Docket #: 2017-CY-1409
Sale Result: Sale stayed

Please refund the balance of the Sheriff's deposit or send us a bill for any additional costs or commission that may be due as to the above referenced Sheriff's Sale. If the refund has already been sent, or funds are owed to your office, kindly indicate that below.

Thank you for your attention to this matter.

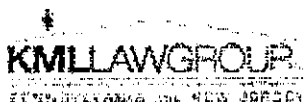
Sheriff's Response:

_____ Refund in the amount of \$ _____ was sent to you on _____.

_____ Refund in the amount of \$ _____ will be sent to you within _____ days.

☒ No refund is due/The Sheriff is owed \$ 2,044.41 in additional costs.

KML Law Group, P.C.
Pennsylvania and New Jersey
Barbaranne Groark
BGroark@KMLLawGroup.com
Quality Control and Internal Audit Director
Phone (215) 825-6314 | Fax (215) 825-6441
Internal Extension: 8314
Main Number (215) 627-1322
701 Market Street | Suite 5000 | Philadelphia, PA 19106
<http://kmlawgroup.com/>



*

KMLLAWGROUP P.C.

PENNSYLVANIA AND NEW JERSEY
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 825-6349
FAX (215) 627-7734
SALES@KMLLAWGROUP.COM
November 6, 2018

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: 173651FC: Sale Date: November 09, 2018
M&T BANK

vs.

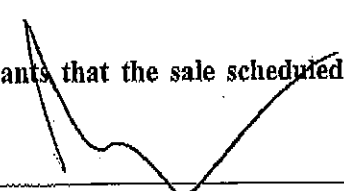
The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased, JEFFREY SHERIDAN Solely in His Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased and SLOAN SHERIDAN Solely in Her Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased
Term No. 2017-CV-1409

Property address: 211 6th Street East
Berwick, PA 18603

BOOK WRIT
To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter. Please forward an updated cost sheet, summary of outstanding costs and return of any unused costs. Upon information received from the Plaintiff, the Plaintiff collected \$64,095.32 towards the debt since the writ of execution was issued in this matter. Thank you for your cooperation.

By copy of the letter, we are informing the Defendants that the sale scheduled date for November 09, 2018 has been cancelled at Plaintiff's request.

By: 
KML LAW GROUP, P.C.
Michael McKeever Pa. ID 56129
David Fein Pa. ID 82628
Y Rebecca A. Solarz Pa. ID 315936
Attorneys for Plaintiff

cc:
The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East, Berwick, PA 18603

JEFFREY SHERIDAN Solely in His Capacity as Heir of EUGENE CORYDON SHERIDAN,
Deceased 207 Maple Road, Berwick, PA 18603

SLOAN SHERIDAN Solely in Her Capacity as Heir of EUGENE CORYDON SHERIDAN,
Deceased, 211 6th Street East, Berwick, PA 18603

**KML LAW GROUP, P.C.**

Suite 5000 - BNY Mellon Independence Center
 701 Market Street
 Philadelphia, PA 19106-1532
www.kmlawgroup.com

December 12, 2018

VIA FACSIMILE - 570-389-5625
SHERIFF OF COLUMBIA COUNTY
 Real Estate Division
 Sheriff's Office
 PO Box 380
 Bloomsburg, PA 17815

RE: **Request for Refund or Poundage Bill and Costs Sheet**

The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased, JEFFREY SHERIDAN
 Solely in His Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased and SLOAN SHERIDAN
 Solely in Her Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased

211 6th Street East

Berwick, PA

Sale Date: November 07, 2018

Docket #: 2017-CV-1409

Book, Writ

Sale Result: Sale stayed due to REINSTATED OR PAIDOFF

Dear Sheriff:

Please refund the balance of the Sheriff's deposit or send us a bill for any additional costs or commission that may be due as to the above referenced Sheriff's Sale. We are now sending this letter on each case so that we may properly track refunds and costs. Please keep in mind that these refunds are generally the property of the homeowners who, in many cases, contact our office for the status of these refunds. If the refund has already been sent, or funds are owed to your office, kindly indicate that below.

Thank you for your attention to this matter.

Sincerely,

KML Law Group, P.C.
 Marie Campuzano
 215-825-6335
 215-825-6435(fax)
MCampuzano@Kmlawgroup.com

KML Law Group, P.C.
 Mickie Kelly
 215-825-6385
 215-825-6421(fax)
MKelly@Kmlawgroup.com

Billing Department
Sheriff's Response:

Refund in the amount of \$ _____ was sent to you on _____.

Refund in the amount of \$ _____ will be sent to you within _____ days.

☒ No refund is due/The Sheriff is owed \$ 2,044.41 in additional costs.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

PROPERTY ADDRESS
211 6TH 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>
08/27/2018	Advance Fee	Advance Fee	901382	\$0.00	\$1,350.00
08/27/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/27/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/27/2018	Crying Sale			\$10.00	\$0.00
08/27/2018	Docketing			\$15.00	\$0.00
08/27/2018	Levy			\$15.00	\$0.00
08/27/2018	Mailing Costs			\$54.00	\$0.00
08/27/2018	Posting Handbill			\$15.00	\$0.00
08/27/2018	Poundage			\$1,281.91	\$0.00
08/27/2018	Press Enterprise Inc.			\$1,308.00	\$0.00
08/27/2018	Sheriff Automation Fund			\$50.00	\$0.00
08/27/2018	Web Posting			\$100.00	\$0.00
11/02/2018	Service			\$270.00	\$0.00
11/02/2018	Service Mileage			\$24.00	\$0.00
11/02/2018	Copies			\$9.00	\$0.00
11/02/2018	Notary Fee			\$20.00	\$0.00
11/02/2018	Surcharge			\$190.00	\$0.00
				\$3,394.41	\$1,350.00
TOTAL BALANCE:				\$(2,044.41)	

FW: Property Address: 211 6th Street East Berwick, PA, 18603

Brenda R Hess [brenda@berwicklaw.com]

Sent: Tuesday, November 06, 2018 4:50 PM

To: Michael Tkach; sklingerman@columbiapa.org

Cc: Jenny L. Gause [jenny@berwicklaw.com]; Megan Rusanowsky [Megan@berwicklaw.com]; MMilewski@kmlawgroup.com

Based on the payoff of the mortgage on the above mentioned as confirmed in the email below from KML Law Group, PC, I am requesting that the sheriff sale on the above referenced property scheduled for November 7th be cancelled. If you need anything further on this, please feel free to contact me. Thanks.

Brenda

Brenda R. Hess, Esquire
117 E. Second Street
Berwick, PA 18603
570-759-9814

From: Jenny L. Gause

Sent: Tuesday, November 6, 2018 1:36 PM

To: Brenda R Hess <brenda@berwicklaw.com>

Cc: Megan Rusanowsky <Megan@berwicklaw.com>

Subject: FW: Property Address: 211 6th Street East Berwick, PA, 18603

Is there anything additional that we need to do?

Jenny

From: Michael Milewski <MMilewski@kmlawgroup.com>

Sent: Tuesday, November 06, 2018 12:53 PM

To: Jenny L. Gause <jenny@berwicklaw.com>

Subject: RE: Property Address: 211 6th Street East Berwick, PA, 18603

KML Law Group, P.C.
BNY Independence Center, Suite 5000
701 Market Street
Philadelphia, Pa 19106-1532
www.kmlawgroup.com

November 6, 2018

The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased
JEFFREY SHERIDAN Solely in His Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased
SLOAN SHERIDAN Solely in Her Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

RE: Mortgage Company: M&T BANK
Loan No: 44467406194998

This letter serves to acknowledge that we have received funds necessary to payoff the above referenced mortgage account. The amount received was \$65,377.23 and it has been forwarded to M&T BANK to be applied to your account.

In approximately one week, contact M&T BANK via telephone or through online access to confirm their receipt of funds.

Please note:

It is possible that additional expenditures may be incurred by either the mortgage company or this firm in the interim period between the time these figures are generated and the time pay-off monies are tendered. We strive to avoid such expenditures to allow the homeowner sufficient time to tender payment; but at times, such expenditures are unavoidable. In this event, only the FULL pay-off monies will be accepted to satisfy this mortgage obligation. Acceptance of the funds is contingent upon a complete review by our client.

Any amounts or any refunds of court costs collected over and above our actual and reasonable fees and costs incurred will be forwarded to the lender to be applied to the homeowner's account or refunded to the homeowner.

Thank you,

KML Law Group, P.C.
Home Retention Department
Toll Free: 866-413-2311

KML Law Group, P.C.
Pennsylvania and New Jersey
Michael Milewski
Legal Assistant - Home Retention Dept.
mmilewski@kmlawgroup.com
Main Number: 215-627-1322
Fax Number: 215-825-6429
Escalation – Problems@kmlawgroup.com
www.kmlawgroup.com



This electronic mail message, and any attachments transmitted with it, contain confidential information, intended only for the named addressee(s). If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, you are hereby notified that any use, distribution, copying or disclosure of this communication is strictly prohibited. If you have received this email in error, please immediately notify the sender by reply email, and delete all copies of this communication from your computer and network.

From: Katherine Huber

Sent: Thursday, October 18, 2018 1:24 PM
To: 'jenny@berwicklaw.com'
Subject: Property Address: 211 6th Street East Berwick, PA, 18603

Good afternoon,

Per your request, please see attached payoff figure.

Thank you,

Katherine

KML Law Group, P.C.
Pennsylvania and New Jersey
Katherine Huber
Home Retention - PA & NJ
KHuber@KMLLawGroup.Com
Toll Free: 866-413-2311
Direct Dial: 215-825-6433 (Internal Ext. 8433)
Direct Fax: 215-825-6429

This firm is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy, this correspondence is not and should not be construed to be an attempt to collect a debt, and is for informational purposes only.

This electronic mail message, and any attachments transmitted with it, contain confidential information, intended only for the named addressee(s). If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, you are hereby notified that any use, distribution, copying or disclosure of this communication is strictly prohibited. If you have received this email in error, please immediately notify the sender by reply email, and delete all copies of this communication from your computer and network. Thank you.

Please visit our website www.kmlawgroup.com for answers to frequently asked questions. If you are not 100% satisfied with the service and responsiveness from our office or would like to escalate a matter for further attention, please email us at problems@kmlawgroup.com.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
M & T BANK

Defendant
vs. UNKNOWN HEIRS TO EUGEN SHERIDAN -
DECEASED
EUGENE SHERIDAN
SLOAN SHERIDAN
JEFFREY SHERIDAN
THE UNKNOWN HEIRS OF EUGENE C.
SHERIDAN

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

Sheriff's Sale Date: Wednesday, November 7, 2018
Writ of Execution No. : 2017CV1409
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 211 6TH 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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,308.00
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	\$270.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$20.00
Surcharge	\$190.00
Total Sheriff Costs	\$2,307.50

Municipal Costs

Delinquent Taxes	\$1,434.85
Total Municipal Costs	\$1,434.85

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

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

Location of the real estate: 211 6TH STREET, BERWICK, PA 18603

Grand Total:

\$3,814.10

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

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

M&T BANK VS EUGENE SHERIDAN

NO. 99-2018 ED

NO. 1409-2017 JD

DATE/TIME OF SALE: NOVEMBER 7, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

17-1409

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</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>9.00</u>	
NOTARY	\$ <u>20.00</u>	
TOTAL *****		\$ <u>549.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1308.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1558.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ _____
SCHOOL DIST. 20		\$ _____
DELINQUENT 20		\$ <u>1434.85</u>
TOTAL *****		\$ <u>1434.85</u>

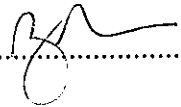
MUNICIPAL FEES DUE:		
SEWER 20		\$ _____
WATER 20		\$ _____
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>190.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

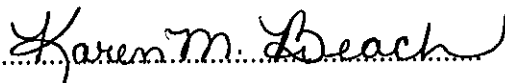
TOTAL COSTS (OPENING BID) \$ 3814.10

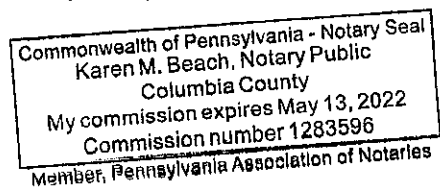
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula 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 October 17, 24, 31, 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 31st day of October 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.

.....

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

October 22, 2018

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

RE: No. 2017-CV-1409
The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased,
JEFFREY SHERIDAN Solely in His Capacity as Heir of EUGENE
CORYDON SHERIDAN, Deceased and SLOAN SHERIDAN Solely in Her
Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased

Real Estate Division:

The above case may be sold on November 09, 2018. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Winter Dunn
Legal Assistant

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

The Unknown Heirs of EUGENE CORYDON
SHERIDAN, Deceased
JEFFREY SHERIDAN Solely in His Capacity
as Heir of EUGENE CORYDON SHERIDAN,
Deceased
SLOAN SHERIDAN Solely in Her Capacity as
Heir of EUGENE CORYDON SHERIDAN,
Deceased,

Mortgagor(s) and Record Owner(s)

211 6th Street East
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2017-CV-1409 / 2018-ED-99

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129**

CODE:

FILED ON BEHALF OF:

M&T BANK

ATTORNEY FOR PLAINTIFF:

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

KML LAW GROUP, P.C.

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

Attorney for Plaintiff

M&T BANK

One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

The Unknown Heirs of EUGENE CORYDON
SHERIDAN, Deceased
JEFFREY SHERIDAN Solely in His Capacity as Heir of
EUGENE CORYDON SHERIDAN, Deceased
SLOAN SHERIDAN Solely in Her Capacity as Heir of
EUGENE CORYDON SHERIDAN, Deceased

Mortgagor(s) and
Record Owner(s)

211 6th Street East
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-1409 / 2018-ED-99

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

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

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- (X) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
 - () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
 - (X) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
 - () Published in accordance with court order. Copy of publication attached.
- Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. Copies of proofs of mailing attached.

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

DATED: October 22, 2018

Respectfully submitted,

BY: Winter Dunn
Legal Assistant
KML Law Group, P.C.



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

M&T BANK; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2017-CV-1409

Sheriff's Sale Date: 11/9/2018

V.

THE UNKNOWN HEIRS OF EUGENE CORYDON SHERIDAN,
DECEASED, JEFFREY SHERIDAN SOLELY IN HIS CAPACITY AS HEIR
OF EUGENE CORYDON SHERIDAN, DECEASED, SLOAN SHERIDAN
SOLELY IN HER CAPACITY AS HEIR OF EUGENE CORYDON
SHERIDAN, DECEASED, ET AL.
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served JEFFREY SHERIDAN SOLELY IN HIS CAPACITY AS HEIR OF EUGENE CORYDON SHERIDAN DECEASED the above process on the 13 day of September, 2018, at 9:24 o'clock, PM, at 207 MAPLE ROAD BERWICK, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 56-60 Height 5'10" Weight 230 Race WHITE Sex MALE Hair BLACK/GRAY

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of Pa) SS:

County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Denise Hinkle
(Signature of Affiant)

File Number: 173651FC

Case ID #: 5293078

Subscribed and sworn to before me

this 19 day of Sept, 2018

Notary Public
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Twp, Berks County
My commission expires November 18, 2021



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

M&T BANK; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2017-CV-1409

Sheriff's Sale Date: 11/9/2018

V.

THE UNKNOWN HEIRS OF EUGENE CORYDON SHERIDAN,
DECEASED, JEFFREY SHERIDAN SOLELY IN HIS CAPACITY AS HEIR
OF EUGENE CORYDON SHERIDAN, DECEASED, SLOAN SHERIDAN
SOLELY IN HER CAPACITY AS HEIR OF EUGENE CORYDON
SHERIDAN, DECEASED, ET AL.,
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served THE UNKNOWN HEIRS OF EUGENE CORYDON SHERIDAN, DECEASED the above process on the 13 day of September, 2018, at 9:42 o'clock, P.M., at 211 6th Street East Berwick, PA 18603, County of Columbia, Commonwealth of Pennsylvania.

Manner of Service:

☒ By posting a copy of the original process on the most public part of the property pursuant to an order of court

Service was attempted on the following dates/times:

1) _____ 2) _____ 3) _____

Commonwealth/State of Pa) SS:
County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Denise Hinkle
(Signature of Affiant)

File Number: 173651FC

Case ID #: 5293078

Subscribed and sworn to before me
this 14 day of Sept, 2018

COMMONWEALTH OF PENNSYLVANIA Notary Public
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Twp, Berks County
My commission expires November 18, 2021



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

M&T BANK; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2017-CV-1409

Sheriff's Sale Date: 11/9/2018

v.

THE UNKNOWN HEIRS OF EUGENE CORYDON SHERIDAN,
DECEASED, JEFFREY SHERIDAN SOLELY IN HIS CAPACITY AS HEIR
OF EUGENE CORYDON SHERIDAN, DECEASED, SLOAN SHERIDAN
SOLELY IN HER CAPACITY AS HEIR OF EUGENE CORYDON
SHERIDAN, DECEASED, ET AL.

Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served SLOAN SHERIDAN SOLELY IN HER CAPACITY AS HEIR OF EUGENE CORYDON SHERIDAN DECEASED the above process on the 13 day of September, 2018, at 9:42 o'clock, PM, at 211 6th Street East Berwick, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By posting a copy of the original process on the most public part of the property pursuant to an order of court

Service was attempted on the following dates/times:

1) _____ 2) _____ 3) _____

Commonwealth/State of Pa) SS:
County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Denise Hinkle
(Signature of Affiant)

File Number: 173651FC

Case ID #: 5293078

Subscribed and sworn to before me
this 19 day of Sept 2018

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Twp, Berks County
My commission expires November 18, 2021

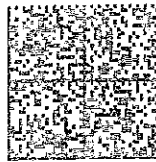
Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Signature Confirmation
☐ Insured

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

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased 211 6th Street East Berwick, PA 18603	TENANTS/OCCUPANTS 211 6th Street East Berwick, PA 18603									
2.	SHERIDAN, SLOAN 211 6th Street East Berwick, PA 18603	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1000 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222									
3.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486									
4.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128									
5.	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	Brenda Hess, Esq. Dickson, Gordon & Hess Law Firm 208 East Second Street Berwick, PA 18603									
6.	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	SHERIDAN, JEFFREY 211 6th Street East Berwick, PA 18603									
7.											
8.											



U.S. POSTAGE PITNEY BOWES
 ZIP 19106
 02 12
 0001391829 SEP. 07. 2018

Total Number of Pieces Listed by Sender: 67

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

173651FC Columbia County Sale Date: 11/09/2018

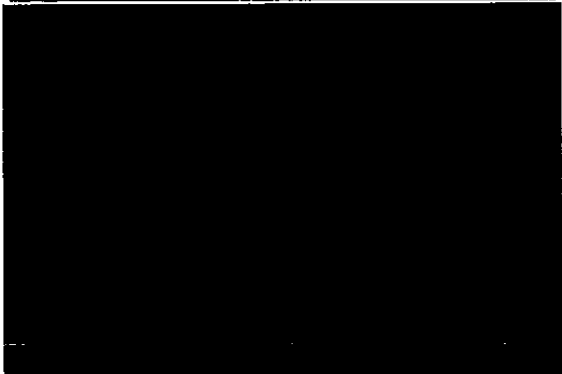


The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased, JEFFREY SHERIDAN Solely in His Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased & SLOAN SHERIDAN Solely in Her Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased

USPS Manifest Mailing System

Page 1

NOS

Mailer's Name & Address KML Law Group 701 Market Street Suite 5000 Philadelphia, PA 19106	Permit Number 123	MAC Ver. Number ConnectShip Prologistics 6.5
	Sequence Number 7981-1	Class of Mail Mixed

Article #/ Piece ID	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
		ERR C	1.145	1.40 3.45			6.00
		ERR C	1.145	1.40 3.45			6.00
		ERR C	1.145	1.40 3.45			6.00
9171999991703969212858 9171999991703969212858	SHERIDAN, SLOAN 211 6th Street East Berwick, PA 18603	ERR C	1.145	1.40 3.45			6.00
		ERR C	1.145	1.40 3.45			6.00
		ERR C	1.145	1.40 3.45			6.00
		ERR C	1.145	1.40 3.45			6.00
9171999991703969212872 9171999991703969212872	The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased 211 6th Street East Berwick, PA 18603	ERR C	1.145	1.40 3.45			6.00
		ERR C	2.960	1.40 3.45			7.81
		ERR C	1.145	1.40 3.45			6.00
		ERR C	1.145	1.40 3.45			6.00
Page Totals	9		12.12	43.65			55.77
Cumulative Totals	9		12.12	43.65			55.77

SEP - 7 2018

M&T BANK

vs.

The Unknown Heirs of EUGENE CORYDON
SHERIDAN, Deceased
JEFFREY SHERIDAN Solely in His Capacity as
Heir of EUGENE CORYDON SHERIDAN,
Deceased
SLOAN SHERIDAN Solely in Her Capacity as Heir
of EUGENE CORYDON SHERIDAN, Deceased

IN THE COURT OF COMMON PLEAS

OF Columbia COUNTY

No. 2017-CV-1409

ORDER

AND NOW, this 2nd day of May 2018, upon consideration of the Plaintiff's Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendants, The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased and SLOAN SHERIDAN have been unsuccessful, it is hereby

ORDERED and DECREED that Plaintiff's Motion is granted and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendants, The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased and SLOAN SHERIDAN by (i) publication as provided in Pa.R.C.P. 430(b)(2), (ii) posting a copy of the Complaint upon the subject property, located at 211 6th Street East, Berwick, PA, 18603 (the "Property"), and (iii) sending a copy of same by certified and regular mail to the Property.

BY THE COURT:

15/ Mary E. Unton
J.

FILED
PROTHONOTARY
2018 MAY - 3 A 10:21
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

KML LAW GROUP, P.C.

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

The Unknown Heirs of EUGENE CORYDON
SHERIDAN, Deceased
JEFFREY SHERIDAN Solely in His Capacity as Heir of
EUGENE CORYDON SHERIDAN, Deceased
SLOAN SHERIDAN Solely in Her Capacity as Heir of
EUGENE CORYDON SHERIDAN, Deceased
Mortgagor(s) and Record Owner(s)

211 6th Street East
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2017-CV-1409 / 2018-ED-99

AFFIDAVIT PURSUANT TO RULE 3129

M&T BANK, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

211 6th Street East
Berwick, PA 18603

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

The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

JEFFREY SHERIDAN Solely in His Capacity as Heir of EUGENE CORYDON SHERIDAN,
Deceased
207 Maple Road
Berwick, PA 18603

SLOAN SHERIDAN Solely in Her Capacity as Heir of EUGENE CORYDON SHERIDAN,
Deceased
211 6th Street East
Berwick, PA 18603

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

The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

JEFFREY SHERIDAN Solely in His Capacity as Heir of EUGENE CORYDON SHERIDAN,
Deceased
207 Maple Road
Berwick, PA 18603

SLOAN SHERIDAN Solely in Her Capacity as Heir of EUGENE CORYDON SHERIDAN,
Deceased
211 6th Street East
Berwick, PA 18603

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

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

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
211 6th Street East
Berwick, PA 18603

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1000 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

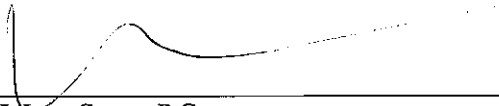
DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE
TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

Brenda Hess, Esq.
Dickson, Gordner & Hess Law Firm
208 East Second Street
Berwick, PA 18603

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

DATED: October 22, 2018



KML Law Group, P.C.
BY: Winter Dunn
Legal Assistant

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

**The Unknown Heirs of EUGENE CORYDON
SHERIDAN, Deceased
JEFFREY SHERIDAN Solely in His Capacity as
Heir of EUGENE CORYDON SHERIDAN,
Deceased
SLOAN SHERIDAN Solely in Her Capacity as Heir
of EUGENE CORYDON SHERIDAN, Deceased
(Mortgagor and Record Owner)**

211 6th Street East
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2017-CV-1409

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE
RECORDS PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ David Fein Pa. ID 82628

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

____ Michael J. Clark Pa. ID 202929

____ Matthew K. Fissel Pa. ID 314567

✓ _____ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

____ Lauren B. Karl Pa. ID 88209

____ Kevin G. McDonald Pa. ID 203783

____ Maria D. Miksich Pa. ID 319383

Attorneys for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 211 6TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-2-18

Time: 14:38

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2017CV1409

211 6TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

SHERIFF'S RETURN OF SERVICE

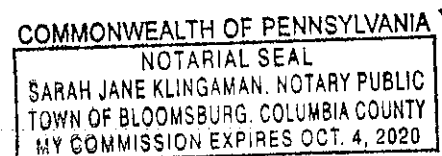
08/30/2018 01:02 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KEVIN SHERIDAN SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JEFFREY SHERIDAN AT 207 MAPLE ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 31, 2018



NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2018

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

(c) CountySuite Sheriff, Tuleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

SHERIFF'S RETURN OF SERVICE

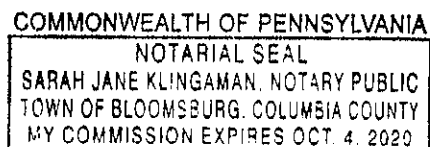
10/02/2018 02:38 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 211 6TH STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2018



NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2018

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

(c) CountySuite Sheriff, Telossoft, Inc.

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

DATE:12-SEP-18

FEE:\$5.00

CERT. NO33168

SHERIDAN EUGENE C & SUSAN K
211 EAST SIXTH STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20060-5741
LOCATION: LOT 23
PARCEL: 04A-04 -021-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2017	PRIM	1,401.69	28.16	0.00	1,429.85
TOTAL DUE :					\$1,429.85

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

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

REQUESTED BY: COLUMBIA COUNTY SHERIFF

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. 5937
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,091	11.385	179.54	183.20	201.52
SINKING		1	15.77	16.09	17.70
FIRE		1.25	19.71	20.11	21.12
LIGHT		1.25	19.71	20.11	21.12
BORO RE		14.1	222.34	226.88	238.22
The discount & penalty have been calculated for your convenience			457.07	466.39	499.68
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SHERIDAN EUGENE C & SUSAN K
 211 EAST SIXTH STREET
 BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04A-04 -021-00,000
 211 E SIXTH ST
 .0918 Acres Land 2,200
 Buildings 13,891
 Total Assessment 16,091

This tax returned
 to courthouse on:
 January 1, 2019

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

- FILE COPY

2018 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District
 Berwick Borough

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

SHERIDAN EUGENE C & SUSAN K
 211 E 6TH ST
 BERWICK, PA 18603-3103

Bill Date: 7/1/2018

Bill #: 3551

TAXPAYER COPY

Parcel #: 04A04 02100000

Prop. Type

Property Location and Description:

211 E SIXTH ST
 .092

Assessment:

L= 2,200
 B= 13,891
 T= 16,091

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	695.13
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2018 2% Discounted Amount		681.23
If Paid By 10/31/2018 FACE Amount		695.13
If Paid After 10/31/2018 10% Penalty Amount		764.64

Last Day to Pay: 12/31/2018

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

2018 property TAXES not paid as of 8-28-18

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 08/31/18

Account:

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

Ad ID: 1145936
Description: EUGENE SHERIDAN SALE
Run Dates: 10/17/18 to 10/31/18
Class: 2
Agate Lines: 216
Blind Box:

Total Ad Cost \$1,308.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/17/18	10/31/18	3	\$1,308.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1409 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, NOVEMBER 07, 2018 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN Piece or Parcel of Land Lying And Being Situate In The Borough of Berwick, County of Columbia and State of Pennsylvania, Bounded and Described As Follows, To-Wit:

BEGINNING at an Iron Pin Set For A Corner On The Northerly Right Of way Line of East Sixth Street; Thence Along Lot 1 of Seiden Minor Subdivision Prepared By Peters Consultants Inc., Dated 6/30/05, Recorded In Columbia, County Map Book 8 Page 815, The Following 3 Courses:

1. N 26 Degrees 31 Seconds 00 Seconds W 54.68 Feet To An Iron Pin Set For A Corner;
2. S 63 Degrees 29 Seconds 00 Seconds W 9.00 Feet To An Iron Pin Set For A Corner;
3. N 26 Degrees 31 Seconds 00 Seconds W 36.07 Feet To An Iron Pin Set For A Corner;

THENCE Along Lands Now Or Formerly Of Mary Lou Whitmire, N 63 Degrees 29 Seconds 00 Seconds E 49.50 Feet To An Iron Pin Set For A corner; Thence Along Lands Now or Formerly Of Joyce Y. Blossom, S 26 Degrees 31 Seconds 00 Seconds E 90.75 Feet To An Iron Pin Set For A Corner On The Northerly Right Of Way Line Of East Sixth Street; Thence Along The Northerly Right Of Way Line Of East Sixth street, S 63 Degrees 29 Seconds 00 Seconds W 40.50 Feet To Na Iron Pin Set For A Corner The Place of Beginning. CONTAINING 4,000.005 Square Feet of Land And Identified As Lot 2 On The Seiden Minor Subdivision Prepared By Peters Consultants Inc., Dated 6/30/05, Recorded In Columbia County Map Book 8 Page 815. SUBJECT To Restrictions, Reservations, Easements, Covenants, Gas or Mineral Rights of Records. If Any. TAX ASSESSORS PARCEL NUMBER: 04-04-021-00-000 BEING KNOWN AS: 211 6th Street East, Berwick PA 18603

PROPERTY ADDRESS: 211 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-021-00-000 Seized and taken into execution to be sold as the property of UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED, EUGENE SHERIDAN, SLOAN SHERIDAN, JEFFREY SHERIDAN, THE UNKNOWN HEIRS OF EUGENE C. SHERIDAN 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 99

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-28-18

Time: 13:42

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2017CV1409

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 99

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JEFFREY SHERIDAN

Primary Address: 207 MAPLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 211 6TH STREET EAST
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Keon Sheridan

Relation: Son

Date: 8-30-18

Time: 13:02

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date: 8-30-18

Time: 10:40

Mileage:

Deputy: 3

Service Attempt Notes:

1. No Answer

2.

3.

4.

5.

6.

SHERIDAN, JEFFREY

2017CV1409

207 MAPLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

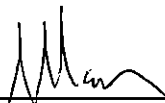


M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

SHERIFF'S RETURN OF SERVICE

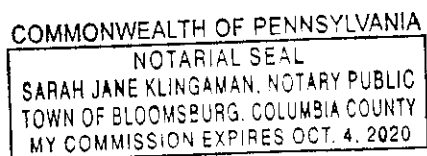
08/30/2018 03:20 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: SLOAN SHERIDAN AT 211 6TH STREET EAST, BERWICK, PA 18603. THE ADDRESS WAS FOUND TO BE VACANT.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 31, 2018



NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2018



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

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	99
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/07/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	SLOAN SHERIDAN
Primary Address:	211 6TH STREET EAST BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

	Date:					
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

Vacant

SHERIDAN, SLOAN

2017CV1409

211 6TH STREET EAST, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

SHERIFF'S RETURN OF SERVICE

08/30/2018 12:02 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: THE UNKNOWN HEIRS OF EUGENE C. SHERIDAN AT 211 6TH STREET, EAST, BERWICK, PA 18603. THE ADDRESS WAS FOUND TO BE VACANT.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


August 31, 2018

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

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2018



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

© 2009 Columbia County Sheriff's Office, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 99

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: THE UNKNOWN HEIRS OF EUGENE C. SH

Primary Address: 211 6TH STREET
EAST
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 207 MAPLE ROAD
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

THE UNKNOWN HEIRS OF

2017CV1409

211 6TH STREET, EAST, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 99

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 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 Adult In Charge · Posted · Other

Adult In Charge: SHERY ELLIS

Relation: CHIEF

Date: 8/27/18

Time: 1455

Deputy: L

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1409

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1409

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, NOVEMBER 07, 2018
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN Piece or Parcel of Land Lying And Being Situate In The Borough of Berwick, County of Columbia and State of Pennsylvania, Bounded and Described As Follows, To-Wit:

BEGINNING at an Iron Pin Set For A Corner On The Northerly Right Of way Line of East

Sixth Street; Thence Along Lot 1 of Selden Minor Subdivision Prepared By Peters Consultants Inc., Dated 6/30/05, Recorded In Columbia, County Map Book 8 Page 815, The Following 3 Courses:

1. N 26 Degrees 31 Seconds 00 Seconds W 54, 68 Feet To An Iron Pin Set For A Corner;

2. S 63 Degrees 29 Seconds 00 Seconds W 9.00 Feet To An Iron Pin Set For A Corner;

3. N 26 Degrees 31 Seconds 00 Seconds W 36.07 Feet To An Iron Pin Set For A Corner;

THENCE Along Lands Now Or Formerly Of Mary Lou Whitmire, N 63 Degrees 29 Seconds 00 Seconds E 49.50 Feet To An Iron Pin Set For A corner; Thence Along Lands Now or Formerly Of Joyce Y. Blossom, S 26 Degrees 31 Seconds 00 Seconds E 90.75 Feet To An Iron Pin Set For A Corner On The Northerly Right Of Way Line Of East Sixth Street; Thence Along The Northerly Right Of Way Line Of East Sixth street, S 63 Degrees 29 Seconds 00 Seconds W 40.50 Feet To Na Iron Pin Set For A Corner The Place of Beginning.

CONTAINING 4,000,005 Square Feet of Land And Identified As Lot 2 On The Selden Minor Subdivision Prepared By Peters Consultants Inc., Dated 6/30/05, Recorded In Columbia County Map Book 8 Page 815.

SUBJECT To Restrictions, Reservations, Easements, Covenants, Gas or Mineral Rights of Records, If Any,

TAX ASSESSORS PARCEL NUMBER: 04-04-021-00-000

BEING KNOWN AS: 211 6th Street East, Berwick PA 18603

PROPERTY ADDRESS: 211 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-021-00-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED, EUGENE SHERIDAN, SLOAN SHERIDAN, JEFFREY SHERIDAN, THE UNKNOWN HEIRS OF EUGENE C. SHERIDAN 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Barbara N. Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
My Com. Ex. 1st Monday in 2020
Deputy Rosalie Antonello

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
UNKNOWN HEIRS TO EUGEN SHERIDAN - DECEASED (et al.)

Case Number
2017CV1409

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	99
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/07/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia County
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	SHERIFF'S OFFICE
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	EILEEN WESS
Relation:	cell
Date:	8/27/18
Time:	125
Deputy:	4
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV1409 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

04A-04-021-00-000

Bulk Boro

REAL ESTATE OUTLINE

ED # 2018 ED 99

DATE RECEIVED 8/24/2018
DOCKET AND INDEX 2017 CV 1409

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>901382</u>

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

SALE DATE NOV. 7th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

KML LAW GROUP, P.C.
SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

August 22, 2018

Docket #2017-CV-1409 2018-ED-99

ATTENTION: COLUMBIA COUNTY SHERIFF


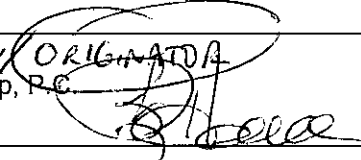
We would like to bring to your attention that defendant(s):

The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased, JEFFREY SHERIDAN Solely in His Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased and SLOAN SHERIDAN Solely in Her Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ M&T BANK		COURT NUMBER 2017-CV-1409	2018-ED-99
DEFENDANT/S/The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased, JEFFREY SHERIDAN Solely in His Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased and SLOAN SHERIDAN Solely in Her Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased, JEFFREY SHERIDAN Solely in His Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased & SLOAN SHERIDAN Solely in Her Capacity as Heir of EUGENE CORYDON SHERIDAN, Deceased		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 211 6th Street East, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C. 		TELEPHONE NUMBER (215) 825-6344	DATE August 22, 2018
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

The Unknown Heirs of EUGENE CORYDON
SHERIDAN, Deceased
JEFFREY SHERIDAN Solely in His Capacity as Heir
of EUGENE CORYDON SHERIDAN, Deceased
SLOAN SHERIDAN Solely in Her Capacity as Heir of
EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-1409

2018-ED-99

AFFIDAVIT PURSUANT TO RULE 3129

M&T BANK, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

211 6th Street East
Berwick, PA 18603

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

The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

JEFFREY SHERIDAN Solely in His Capacity as
Heir of EUGENE CORYDON SHERIDAN, Deceased
207 Maple Road
Berwick, PA 18603

SLOAN SHERIDAN Solely in Her Capacity as
Heir of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

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

The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

JEFFREY SHERIDAN Solely in His Capacity as
Heir of EUGENE CORYDON SHERIDAN, Deceased
207 Maple Road
Berwick, PA 18603

SLOAN SHERIDAN Solely in Her Capacity as
Heir of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

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

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
211 6th Street East
Berwick, PA 18603

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1000 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF
REVENUE INHERITANCE TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

Brenda Hess, Esq.
Dickson, Gordner & Hess Law Firm
208 East Second Street
Berwick, PA 18603

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

DATED: 8/22/18

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

✓ Lisa Lee Pa. ID 78020

✓ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Attorneys for Plaintiff

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

The Unknown Heirs of EUGENE CORYDON
SHERIDAN, Deceased
JEFFREY SHERIDAN Solely in His Capacity as Heir of
EUGENE CORYDON SHERIDAN, Deceased
SLOAN SHERIDAN Solely in Her Capacity as Heir of
EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-1409

2018-ED-99

WAIVER OF WATCHMAN

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

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

✓ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

ALL THAT CERTAIN Piece or Parcel of Land Lying And Being Situate In The Borough of Berwick, County of Columbia and State of Pennsylvania, Bounded and Described As Follows, To-Wit:

BEGINNING at an Iron Pin Set For A Corner On The Northerly Right Of Way Line of East Sixth Street; Thence Along Lot 1 of Selden Minor Subdivision Prepared By Peters Consultants Inc., Dated 6/30/05, Recorded In Columbia, County Map Book 8 Page 815, The Following 3 Courses:

1. N 26 Degrees 31 Seconds 00 Seconds W 54, 68 Feet To An Iron Pin Set For A Corner;
2. S 63 Degrees 29 Seconds 00 Seconds W 9.00 Feet To An Iron Pin Set For A Corner;
3. N 26 Degrees 31 Seconds 00 Seconds W 36.07 Feet To An Iron Pin Set For A Corner;

THENCE Along Lands Now Or Formerly Of Mary Lou Whitmire, N 63 Degrees 29 Seconds 00 Seconds E 49.50 Feet To An Iron Pin Set For A corner; Thence Along Lands Now or Formerly Of Joyce Y. Blossom, S 26 Degrees 31 Seconds 00 Seconds E 90.75 Feet To An Iron Pin Set For A Corner On The Northerly Right Of Way Line Of East Sixth Street; Thence Along The Northerly Right Of Way Line Of East Sixth Street, S 63 Degrees 29 Seconds 00 Seconds W 40.50 Feet To Na Iron Pin Set For A Corner The Place of Beginning.

CONTAINING 4,000,005 Square Feet of Land And Identified As Lot 2 On The Selden Minor Subdivision Prepared By Peters Consultants Inc., Dated 6/30/05, Recorded In Columbia County Map Book 8 Page 815.

SUBJECT To Restrictions, Reservations, Easements, Covenants, Gas or Mineral Rights of Records, If Any,

TAX ASSESSORS PARCEL NUMBER: 04A-04-021-00-000

BEING KNOWN AS: 211 6th Street East, Berwick PA 18603

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

The Unknown Heirs of EUGENE CORYDON
SHERIDAN, Deceased
JEFFREY SHERIDAN Solely in His Capacity as Heir
of EUGENE CORYDON SHERIDAN, Deceased
SLOAN SHERIDAN Solely in Her Capacity as Heir of
EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-1409

2018-ED-99

AFFIDAVIT PURSUANT TO RULE 3129

M&T BANK, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

211 6th Street East
Berwick, PA 18603

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

The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

JEFFREY SHERIDAN Solely in His Capacity as
Heir of EUGENE CORYDON SHERIDAN, Deceased
207 Maple Road
Berwick, PA 18603

SLOAN SHERIDAN Solely in Her Capacity as
Heir of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

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

The Unknown Heirs of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

JEFFREY SHERIDAN Solely in His Capacity as
Heir of EUGENE CORYDON SHERIDAN, Deceased
207 Maple Road
Berwick, PA 18603

SLOAN SHERIDAN Solely in Her Capacity as
Heir of EUGENE CORYDON SHERIDAN, Deceased
211 6th Street East
Berwick, PA 18603

Eugene - dead
Jeff - Maple Rd
Sloan - Not Found

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

✓ PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

✗ DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

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

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

✗ TENANTS/OCCUPANTS
211 6th Street East
Berwick, PA 18603

✓ INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1000 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

✓ DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

✓ COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF
REVENUE INHERITANCE TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

✓ Brenda Hess, Esq.
Dickson, Gordner & Hess Law Firm
208 East Second Street
Berwick, PA 18603

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

DATED: 8/22/18

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

✓ Lisa Lee Pa. ID 78020

✓ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Attorneys for Plaintiff

Document Receipt

Trans #	14003	Carrier / service:	USPS Server	First-Class Mail®	8/27/2018 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

1131 STRAWBERRY SQUARE

6TH FLOOR

Tracking #: 71901140006000137741

Doc Ref #: 2018ED99

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

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DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY

P.O. BOX 8486

WILLOW OAK

Tracking #: 71901140006000137734

Doc Ref #: 2018ED99

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HARRISBURG PA 17105

Document Receipt

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P.O. BOX 8486

WILLOW OAK

HARRISBURG PA 17105

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Ship to:

INTERNAL REVENUE SERVICE IRS

1000 LIBERTY AVENUE
STE 1300Tracking #: 71901140006000137727
Doc Ref #: 2018ED99
Postage 5.4200

PITTSBURG PA 15222

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 1ST AVENUE STE 1001

Tracking #: 71901140006000137703

Doc Ref #: 2018ED99

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KING OF PA 19406
PRUSSIA

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 1ST AVENUE STE 1001

Tracking #: 71901140006000137703

Doc Ref #: 2018ED99

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000137710

Doc Ref #: 2018ED99

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PHILADELPHIA PA 19106

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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HARRISBURG PA 17105

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COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

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MERS

P.O. BOX 2026

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FLINT MI 48501

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MERS

P.O. BOX 2026

Tracking #: 71901140006000137659

Doc Ref #: 2018ED98

Postage 5.4200

FLINT MI 48501

KML LAW GROUP, P.C.

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

FIRSTRUST

800.220.BANK / firstrust.com
3-7380/2360

901382

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office 100 North Main Street Floor B2
Doylestown, PA 18901

MEMO ; 173651FC

August 22, 2018

\$ 1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



[Signature]
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈00901382⑈ ⑆23607380⑆ ⑆00082795⑈