

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

WATERFALL VICTORIA GRANTOR TRUST II VS. MICHAEL MURPHY

NO. 109-2019 ED

NO. 721-2019 JD

DATE/TIME OF SALE: NOVEMBER 4, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 252235

POUNDAGE – 2% OF BID \$ 5045

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2572.80

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): B. D. Kelly

TOTAL DUE: \$ 2572.80

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1222.80

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 243275
Customer:
SHERIFF OFFICE

Invoice Date: 01/19/2021 3:59:46 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0101
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202100581 01/19/21 3:59:48 PM	ORANGE TOWNSHIP
	Grantor - MURPHY, MICHAEL P			
	Grantee - WF MASTER REO LLC			
	Consideration - \$2,572.80			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8927 - SHERIFF OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

<u>Plaintiff</u>	vs.	<u>Defendant</u>
WATERFALL VICTORIA GRANTOR TRUST II		MICHAEL P MURPHY

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

Sheriff's Sale Date: Wednesday, November 4, 2020

Writ of Execution No. : 2019CV721

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,678.10
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	\$150.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Continued or Cancelled Sale	\$10.00
Continued or Cancelled Sale	\$10.00

Total Sheriff Costs **\$2,450.60**

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,522.35**

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

STERN & EISENBERG, PC

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

January 5, 2021

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

RE: WF Master REO, LLC v. Michael Murphy Jr.
Docket No. 2019-CV-721
Premises: 3003 Woods Edge Drive, Bloomsburg, PA 17815

Dear Sir or Madam:

In connection with the Sheriff's Sale held in the above-referenced matter on November 4, 2020 kindly assign my bid as attorney on the Writ to

WF Master REO, LLC

c/o Statebridge Company, LLC,
6061 S Willow Drive, Suite 300
Greenwood Village, CO 80111

Enclosed please find copies of the Mortgage and any applicable Assignments, as well as original Realty Transfer Tax Statements of Value for your review. Also enclosed be find a check iao \$1,222.80 representing funds owed to the Sheriff of Columbia County. Please prepare the Sheriff's Deed and return it to our office in the enclosed, self-addressed, stamped envelope so that we can have same recorded.

Thank you.

Very truly yours,
Brandi Porter
Legal Assistant
STERN & EISENBERG PC

Enclosures

1830019105

RECORDER'S USE ONLY

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document					
Grantor(s)/Lessor(s) Sheriff's Office of Columbia		Telephone Number		Grantee(s)/Lessee(s) WF Master REO, LLC	
Mailing Address 35 West Main Street		Mailing Address c/o Statebridge Company, LLC, 6061 S Willow Drive, Suite 300			
City Bloomsburg	State PA	ZIP Code 17815	City Greenwood Village	State CO	ZIP Code 80111

SECTION II REAL ESTATE LOCATION

Street Address 3003 Woods Edge Drive, Bloomsburg, PA 17815		City, Township, Borough Township of Orange	
County Columbia	School District Central Columbia SD	Tax Parcel Number 27 04A00600	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input type="radio"/> NO		
1. Actual Cash Consideration 2,572.80	2. Other Consideration + 0.00	3. Total Consideration = 2,572.80
4. County Assessed Value 59,050.00	5. Common Level Ratio Factor x 4.76	6. Computed Value = 281,078.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 100.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Stern & Eisenberg, PC.		Telephone Number (215) 572-8111	
Mailing Address 1581 Main Street, Suite 200		City Warrington	State ZIP Code PA 18976

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date 1/6/2021
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649 FAX: (570) 389-5646

TAX CERTIFICATION

2020 - REAL ESTATE

As of Date: 09/04/2020 03:45:31 PM

Owner: MURPHY MICHAEL P

244 W RIDGE ST

COALDALE PA 18218

Municipality: ORANGE TWP

Parcel #: 27 -04A-006-00,000

Property Desc:

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
027394	G	\$658.83	04/30/2020	\$672.28	06/30/2020	\$739.51	08/31/2020
		Discount Payment		04/29/2020		\$658.83	
027394	S	\$57.87	04/30/2020	\$59.05	06/30/2020	\$64.96	08/31/2020
		Discount Payment		04/29/2020		\$57.87	
027394	R	\$115.74	04/30/2020	\$118.10	06/30/2020	\$129.91	08/31/2020
		Discount Payment		04/29/2020		\$115.74	
Totals:		\$832.44		\$849.43		\$934.38	

Total Paid To Date:

\$832.44

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

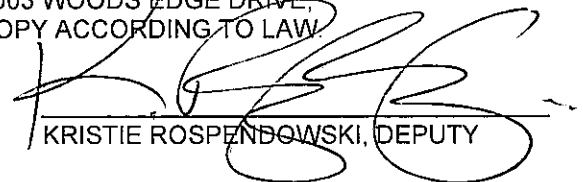


WATERFALL VICTORIA GRANTOR TRUST II
vs.
MICHAEL P MURPHY

Case Number
2019CV721

SHERIFF'S RETURN OF SERVICE

08/17/2020 02:09 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: MICHAEL P MURPHY, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

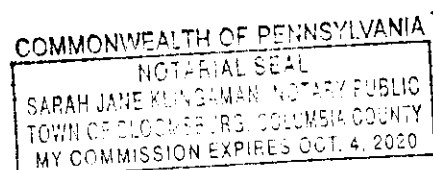

TIMOTHY T. CHAMBERLAIN, SHERIFF

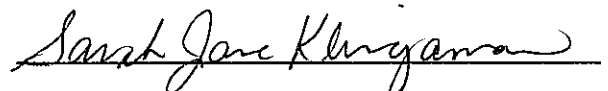
August 17, 2020

NOTARY

Affirmed and subscribed to before me this

17TH day of AUGUST, 2020





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
MURPHY, MICHAEL P

Case Number
2019CV721

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 09/09/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

POST

Serve To:

Name: MICHAEL P MURPHY

Primary Address: 3003 WOODS EDGE DRIVE
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address: 244 WEST RIDGE STREET
COALDALE, PA 18218

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

FRONT WINDOW

Relation:

Date:

08/17/20

Time:

1409

Deputy:

4

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

MURPHY, MICHAEL P

2019CV721

3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815 NO EXPIRATION



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

August 13, 2020

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

Re: Waterfall Victoria Grantor Trust II v. Michael P. Murphy Jr.
Columbia County Court of Common Pleas Docket No. 2019-CV-721
SALE SCHEDULED FOR NOVEMBER 4, 2020

Dear Madam/Sir:

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

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

Sincerely,
Stern & Eisenberg, PC
Terri Hliwski
Terri Hliwski, Paralegal

;tlh
Encl.

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

STAMP
AND
RETURN

**COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION - LAW**

Waterfall Victoria Grantor Trust II
(Plaintiff)
v.

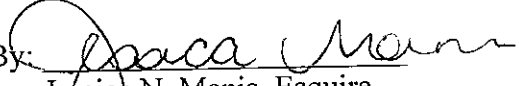
Michael P. Murphy Jr.
(Defendant)

Civil Action Number: 2019-CV-721

CERTIFICATE OF SERVICE

I, Jessica N. Manis, Esquire, attorney for the within Plaintiff, hereby certify that the Schuylkill County Notice of Sheriff's Sale was served upon the Defendant, Michael P. Murphy Jr., pursuant to Court Order dated August 6, 2020, attached hereto and incorporated herein as Exhibit "A", on August 12, 2020, as evidenced by the signed certified mailing receipt attached hereto and incorporated herein as Exhibit "B".

STERN & EISENBERG, PC

By: 
Jessica N. Manis, Esquire
Attorney for Plaintiff

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION - LAW**

Waterfall Victoria Grantor Trust II
(Plaintiff)
v.

Civil Action Number: 2019-CV-721

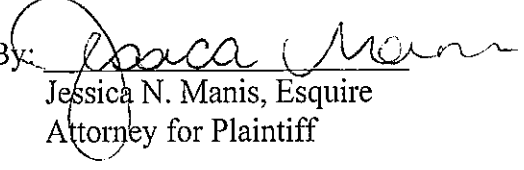
Michael P. Murphy Jr.
(Defendant)

CERTIFICATE OF SERVICE

I, Jessica N. Manis, Esquire, attorney for the within Plaintiff, hereby certify that the Schuylkill County Notice of Sheriff's Sale was served upon the Defendant, Michael P. Murphy Jr., pursuant to Court Order dated August 6, 2020, attached hereto and incorporated herein as Exhibit "A", on August 12, 2020, as evidenced by the signed certified mailing receipt attached hereto and incorporated herein as Exhibit "B".

STERN & EISENBERG, PC

By:


Jessica N. Manis, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION – LAW

Waterfall Victoria Grantor Trust II

Plaintiff

v.

Michael P. Murphy Jr.

Defendant

Docket No.: 2019-CV-721

FILED
PROthonary
2020 AUG - 6 A 11:30

ORDER GRANTING ALTERNATIVE OR SPECIAL SERVICE

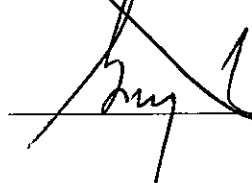
AND NOW, this 6th day of August, 2020, upon consideration of Plaintiff's Motion for Alternative or Special Service and good cause having been shown; it is hereby ORDERED AND DECREED that Defendants, Michael P. Murphy Jr., shall be served by:

(1) posting a copy of Plaintiff's Notice of Sheriff Sale, and all other documents requiring personal service on the mortgaged premises being 3003 Woods Edge Drive, Bloomsburg, PA 17815; and

(2) mailing a copy of same to the Defendant(s), Michael P. Murphy Jr., by certified mail – return receipt requested and first-class U.S. mail – postage pre-paid, service complete upon mailing, to the last known address of 3003 Woods Edge Drive, Bloomsburg, PA 17815.

(3) Publication per Pa.R.C.P. 430(b)(1) of the Notice of Sheriff's Sale; all other papers by first class mail to where the Complaint was served.

BY THE COURT:



,J.

TO: STERN & EISENBERG, PC
THE SHOPS AT VALLEY SQUARE
1581 MAIN STREET, SUITE 200
WARRINGTON, PA 18976

MICHAEL P. MURPHY, JR.
3003 WOODS EDGE DRIVE
BLOOMSBURG, PA 17815

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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Waterfall Victoria Grantor Trust II, Series G
Plaintiff

v.

Michael P. Murphy Jr.
Defendant

Civil Action No. : 2019-CV-721

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Michael P. Murphy Jr.
3003 Woods Edge Drive, Bloomsburg, PA 17815
29 Shippen Ridge, Oxford, NJ 07863

Your real estate at 3003 Woods Edge Drive, Bloomsburg, PA 17815 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street. Bloomsburg, PA 17815 (location of sale) on November 4, 2020 at 9:00 AM to enforce the court judgment of \$359,794.95 obtained by Waterfall Victoria Grantor Trust II, Series G against you.

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

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

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

Legal Description

ALL THAT CERTAIN piece, parcel or tract of land, situate in the Schumacher Subdivision of Woods Edge Estates, Section One, located in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit;

BEGINNING at a rebar which is located on the Western edge of lands now or formerly of Earl D. and Glovene Dietterick and at the Northeastern corner of Lot No 1 owned now or formerly by Charles and Mary Hall in the Schumacher Subdivision known as Woods Edge Estates; THENCE South 83 degrees 08 minutes West, 170.00 feet to a rebar; THENCE along the northern edge of Lot No. 2 in the Schumacher Subdivision owned now or formerly by Robert H. and Marie A. Schumacher, South 83 degrees 22 minutes 20 seconds West, 150.02 feet to a rebar on the eastern edge of Woods Edge Drive; THENCE along the edge of right-of-way of the said Woods Edge Drive, North 3 degrees 50 minutes West, 145.05 feet to a point; THENCE North 82 degrees 21 minutes 40 seconds East along the southern edge of Lot No. 6 of Woods Edge Estates, 320.31 feet to a point; THENCE along lands now or formerly of Earl D. and Glovene Dietterick, South 3 degrees 50 minutes East, 150.00 feet to a rebar, the place of BEGINNING.

CONTAINING 1.084 ACRES OF LAND AND BEING DESIGNATED AS Lot No. Five (5), Section One of the Schumacher Subdivision of the Woods Edge Estates. THIS DESCRIPTION is in accordance with a draft of survey of lots prepared by James D. Creasy, R.S. dated December 2, 1985 and revised on January 6, 1986.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT a twenty foot (20') easement for sanitary sewer and drainage swale as shown on description and situate by reference to draft showing easement by James D. Creasy, R.S. dated December 2, 1985 and revised January 6, 1986.

UNDER AND SUBJECT TO the Building Restrictions and Covenants of Woods Edge Estates dated March 29, 1985 as more fully set forth by reference to Columbia County Record Book 345 at Page 719 and the First Amendment to Building Restrictions and Covenants of Woods Edge Estates dated May 9, 1985 as recorded in Columbia County Record Book 347 at Page 711 and Second Amendment to Building Restrictions and Covenants of the Woods Edge Estates, dated November 24, 1986, and recorded in Columbia County Record Book 379, at Page 1.

ALSO UNDER AND SUBJECT to those certain right-of-ways or easements as more fully set forth by reference to the subdivision map approved by the Planning Commission on January 13, 1986, and recorded in Columbia County Map Book 5, at Page 503, A B & C.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Kelly J. Murphy n/k/a Kelly J. Berlin by Deed dated June 1, 2011, and recorded on June 21, 2011, by the Columbia County Recorder of Deeds as Instrument No. 201105964, granted and conveyed unto Michael P. Murphy, an Individual.

BEING KNOWN AND NUMBERED AS 3003 Woods Edge Drive, Bloomsburg, PA 17815.

PARCEL NO. 27-04A-006-00,000.



LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

August 12, 2020

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

RE: WF Master REO, LLC v. Michael P. Murphy Jr.
Columbia County Court of Common Pleas Docket No. 2019-CV-721
Premises: 3003 Woods Edge Drive, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for September 9, 2020 to November 04, 2020
for the above referenced Premises.

Thank you for your consideration.

Very truly yours,
STERN & EISENBERG PC
Terri Hliwski
Terri Hliwski, Paralegal

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION – LAW**

Waterfall Victoria Grantor Trust II
Plaintiff

v.

Docket No.: 2019-CV-721

Michael P. Murphy Jr.
Defendant


Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for September 9, 2020 at 09:00 AM in the above-captioned matter has been continued to November 4, 2020 at 09:00 AM.

Certificate of Filing

On or about August 12, 2020, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

STERN & EISENBERG, PC

By 
Jessica N. Manis, Esquire
Attorney for Plaintiff

CERTIFICATE OF COMPLIANCE

I certify 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.

Submitted by: Attorney for Plaintiff

Signature: 

Name: Jessica N. Manis, Esquire

Attorney No. (if applicable): 318705

TX Result Report

P 1
07/28/2020 08:08
Serial No. A6VF011029028
TC:00088090

Addressee	Start Time	Time	Prints	Result	Note
912155725025	07-28 08:06	00:01:54	004/004	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

WATERFALL VICTORIA GRANTOR TRUST II
vs.
MICHAEL P MURPHY

Case Number
2019CV721

SERVICE EVENT REPORT
(Moved - Final)

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 07/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Expires:
Warrant:

Serve To:

Name: MICHAEL P MURPHY
Primary Address: 3003 WOODS EDGE DRIVE
BLOOMSBURG, PA 17815
Phone:

Mobile:
Notes:

Service Event Details:

Date: 10/03/2019

Category: Moved - Final

Notes: DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED
SERVICE TO THE DEFENDANT, TO WIT: MICHAEL P MURPHY AT 3003 WOODS EDGE DRIVE,
BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED.

Delivery Details:

Time In: Time Out: 5:25 PM

Mileage: 0

Accepted:

Notes:

Deputy 1: Kristie Rospendowski
Deputy 2:

TX Result Report

P 1
07/28/2020 08:09
Serial No. A6VF011029028
TC:00088091

Addressee	Start Time	Time	Prints	Result	Note
912155725028	07-28 08:08	00:00:56	000/003	No Ans	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

WATERFALL VICTORIA GRANTOR TRUST II
vs.
MICHAEL P MURPHY

Case Number
2019CV721

SERVICE EVENT REPORT
(Moved - Final)

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 07/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Expires:

Warrant:

Serve To:

Name: MICHAEL P MURPHY
Primary Address: 3003 WOODS EDGE DRIVE
RI COMSBURG, PA 17815

Mobile:

Notes:

Phone:

Service Event Details:

Date: 10/03/2019

Category: Moved - Final

Notes: DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: MICHAEL P MURPHY AT 3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED.

Delivery Details:

Time In: Time Out: 5 25 PM

Mileage: 0

Accepted:

Notes:

Deputy 1: Kristie Rospendowski

Deputy 2:

TX Result Report

P 1

07/28/2020 08:00

Serial No. A6VF011029028

TC:00088088

Addressee	Start Time	Time	Prints	Result	Note
912155725028	07-28 07:59	00:00:57	000/001	No Ans	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
 Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
 NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
 FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

WATERFALL VICTORIA GRANTOR TRUST II
 vs
 MICHAEL P MURPHY

Case Number
 2019CV721

SERVICE EVENT REPORT (Moved - Final)

Service Details:
Category: Real Estate Sale - Sale Notice
Manner: < Not Specified >
Notes: SALE DATE & TIME: 07/29/2020 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Expires:
Warrant:

Serve To:
Name: MICHAEL P MURPHY
Primary Address: 3003 WOODS EDGE DRIVE
 BLOOMSBURG, PA 17815
Phone:

Mobile:
Notes:

Service Event Details:
Date: 10/03/2019
Notes: DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: MICHAEL P MURPHY AT 3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED.
Category: Moved - Final

Delivery
Time In
Mileage
Accept
Notes:

Def
Def

7/27/2020

Copy of Return
 FRT 215 517
 5088

WATERFALL VICTORIA GRANTOR TRUST II
vs.
MICHAEL P MURPHY

Case Number
2019CV721

SERVICE EVENT REPORT (Moved - Final)

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 07/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Expires:

Warrant:

Serve To:

Name: MICHAEL P MURPHY

Mobile:

Primary Address: 3003 WOODS EDGE DRIVE
BLOOMSBURG, PA 17815

Notes:

Phone:

Service Event Details:

Date: 10/03/2019

Category: Moved - Final

Notes: DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: MICHAEL P MURPHY AT 3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED.

#4

on your machine

about case -

Delivery

Time In

Mileage

Accept

Notes:

Def

Def

7/27/2020

Copy of Return
FAX 215.572-
5085

Entered By: Sarah Klingaman

Print Date: 07/27/2020

Print Time: 3:10 PM

WATERFALL VICTORIA GRANTOR TRUST II
vs.
MICHAEL P MURPHY

Case Number
2019CV721

SERVICE EVENT REPORT (Moved - Final)

Service Details:

Category: Real Estate Sale - Sale Notice

Expires:

Manner: < Not Specified >

Warrant:

Notes: SALE DATE & TIME: 07/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MICHAEL P MURPHY

Mobile:

Primary Address: 3003 WOODS EDGE DRIVE
BLOOMSBURG, PA 17815

Notes:

Phone:

Service Event Details:

Date: 10/03/2019

Category: Moved - Final

Notes: DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: MICHAEL P MURPHY AT 3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED.

Delivery Details:

Time In:

Time Out: 5:25 PM

Deputy 1: Kristie Rospendowski

Mileage: 0

Deputy 2:

Accepted:

Notes:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
MURPHY, MICHAEL P

Case Number
2019CV721

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 109

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 3003 WOODS EDGE DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge (Posted · Other)

Adult In Charge: D. Mordan

Relation:

Date: 9/30/19

Time: 1815

Deputy: 4

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2019CV721

3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
MURPHY, MICHAEL P

Case Number
2019CV721

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 109

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MICHAEL P MURPHY

Primary Address: 3003 WOODS EDGE DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 244 WEST RIDGE ST.
COALDALE, PA 17012

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MOVED -

Relation: SEND BACK

Date: 10/1/19

Time: 1725

Deputy: 4

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:	9/30/19	10/1/19				
Time:	1815	1725				
Mileage:						
Deputy:	4	4				

Service Attempt Notes:

- VACANT
- NOT
-
-
-
-

MURPHY, MICHAEL P

2019CV721

3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815 NO EXPIRATION

moved to N.Y.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
MURPHY, MICHAEL P

Case Number
2019CV721

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 109

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELLE FETTER

Relation: CLERK

Date: 9/30/19 Time: 1517

Deputy: 4 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2019CV721

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

BUSINESS OF THE COURTS

Sheriff Sale
Postponement
July 29, 2020 to
September 9, 2020

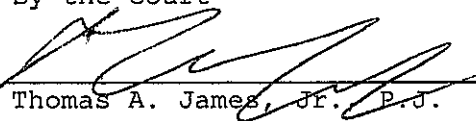
IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTGOMERY COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court


Thomas A. James, Jr. P.J.

2020 JUL 14 P 12:38

FILED
PROTHONOTARY



LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

May 15, 2020

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

RE: Waterfall Victoria Grantor Trust II, Series G. v. Michael P. Murphy Jr.
Docket No. 2019-CV-721
Premises: 3003 Woods Edge Drive, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for May 27, 2020 to July 29, 2020 for the above referenced Premises pursuant to Governor's order.

Thank you for your consideration.

Very truly yours,
Rachel Lemonick
Legal Assistant
STERN & EISENBERG PC

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE • P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: 570-389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>Stern & Esenberg</u>		FROM: <u>Columbia County Sheriff's Office</u>	
COMPANY:		DATE:	
FAX NUMBER: <u>215-572-5025</u>		TOTAL NO. OF PAGES INCLUDING COVER:	
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE: <u>Sheriff Sales</u>		YOUR REFERENCE NUMBER:	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Order for Postponement

Murphy - 2019 CV 721

Shultz - 2018 CV 1293

TX Result Report

P 1

05/21/2020 10:25

Serial No. A6VF011029028

TC:00083257

Addressee	Start Time	Time	Prints	Result	Note
912155725025	05-21 10:24	00:01:01	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
 Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
 NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
 FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
 COURT HOUSE - P.O. BOX 380
 BLOOMSBURG, PA 17815
 FAX 570-389-3622

PHONE
 (570) 389-3622

24 HOUR PHONE
 (570) 784-6400

FACSIMILE TRANSMITTAL SHEET

TO: <u>Stern : Esenberg</u>	FROM: <u>Columbia County Sheriff's Office</u>
COMPANY:	DATE:
FAX NUMBER: <u>215-572-5025</u>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Sheriff Sales</u>	YOUR REFERENCE NUMBER:
<input type="checkbox"/> URGENT <input type="checkbox"/> FOR REVIEW <input type="checkbox"/> PLEASE COMMENT <input type="checkbox"/> PLEASE REPLY <input type="checkbox"/> PLEASE RECYCLE	

NOTES/COMMENTS:
 ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.3622. THANK YOU.

Order for Postponement

Murphy - 2019 CV 721
 Shultz - 2018 CV 1293

COPY

BUSINESS OF THE COURTS

Sheriff Sale Postponement
May 27, 2020 to
July 29, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTOUR
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

#1-MV-


SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

CLERK OF COURT
COLUMBIA COUNTY
2020 MAY 20 P 1:48
FILED
NOTARIAL

BY THE COURT


Thomas A. James, Jr.

P.J.

File and Forward to Sheriff PA

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

FILED
PROTHONOTARY
2020 MAR 23 A 9:15
CLERK OF COURT
COUNTY OF COLLEGE

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY

Waterfall Victoria Grantor Trust II, Series G
v.

Michael P. Murphy Jr.

Docket No.: 2019-CV-721

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for March 25, 2020 at 09:00 AM in the above-captioned matter has been continued to May 27, 2020 at 09:00 AM.

Certificate of Filing

On or about March 18, 2020, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

STERN & EISENBERG, P.C.

Date: March 18, 2020

By: 

- ☒ Steven K. Eisenberg, Esquire
- ☐ Brian T. LaManna, Esquire
- ☒ Jessica N. Manis, Esquire
- ☐ Edward J. McKee, Esquire
- ☐ Andrew J. Marley, Esquire
- ☐ William E. Miller, Esquire
- ☐ James G. Buck, Esquire



LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

March 18, 2020

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

RE: Waterfall Victoria Grantor Trust II, Series G v. Michael P. Murphy Jr.
Docket No. 2019-CV-721
Premises: 3003 Woods Edge Drive, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for March 25, 2020 to May 27, 2020 for the
above referenced Premises.

Thank you for your consideration.

Very truly yours,


Legal Assistant
STERN & EISENBERG PC

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

NO: 2019-CV-721

Waterfall Victoria Grantor Trust II, Series G
(Plaintiff)
v.
Michael P. Murphy Jr.
(Defendant)

2019-ED-109

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

3003 Woods Edge Drive, Bloomsburg, PA 17815 (see full legal description attached)

Amount due..... \$ 359,794.95

Interest from September 16, 2019,
at the per diem rate of \$30.65
until judgment is paid in full..... \$ _____ plus Costs

Total..... \$ _____

Dated: 9/19/2019
(SEAL)

Barbara W. Jurek
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020
By: [Signature]
Deputy

Legal Description

ALL THAT CERTAIN piece, parcel or tract of land, situate in the Schumacher Subdivision of Woods Edge Estates, Section One, located in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit;

BEGINNING at a rebar which is located on the Western edge of lands now or formerly of Earl D. and Glovene Dietterick and at the Northeastern corner of Lot No 1 owned now or formerly by Charles and Mary Hall in the Schumacher Subdivision known as Woods Edge Estates; THENCE South 83 degrees 08 minutes West, 170.00 feet to a rebar; THENCE along the northern edge of Lot No. 2 in the Schumacher Subdivision owned now or formerly by Robert H. and Marie A. Schumacher, South 83 degrees 22 minutes 20 seconds West, 150.02 feet to a rebar on the eastern edge of Woods Edge Drive; THENCE along the edge of right-of-way of the said Woods Edge Drive, North 3 degrees 50 minutes West, 145.05 feet to a point; THENCE North 82 degrees 21 minutes 40 seconds East along the southern edge of Lot No. 6 of Woods Edge Estates, 320.31 feet to a point; THENCE along lands now or formerly of Earl D. and Glovene Dietterick, South 3 degrees 50 minutes East, 150.00 feet to a rebar, the place of BEGINNING.

CONTAINING 1.084 ACRES OF LAND AND BEING DESIGNATED AS Lot No. Five (5), Section One of the Schumacher Subdivision of the Woods Edge Estates. THIS DESCRIPTION is in accordance with a draft of survey of lots prepared by James D. Creasy, R.S. dated December 2, 1985 and revised on January 6, 1986.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT a twenty foot (20') easement for sanitary sewer and drainage swale as shown on description and situate by reference to draft showing easement by James D. Creasy, R.S. dated December 2, 1985 and revised January 6, 1986.

UNDER AND SUBJECT TO the Building Restrictions and Covenants of Woods Edge Estates dated March 29, 1985 as more fully set forth by reference to Columbia County Record Book 345 at Page 719 and the First Amendment to Building Restrictions and Covenants of Woods Edge Estates dated May 9, 1985 as recorded in Columbia County Record Book 347 at Page 711 and Second Amendment to Building Restrictions and Covenants of the Woods Edge Estates, dated November 24, 1986, and recorded in Columbia County Record Book 379, at Page 1.

ALSO UNDER AND SUBJECT to those certain right-of-ways or easements as more fully set forth by reference to the subdivision map approved by the Planning Commission on January 13, 1986, and recorded in Columbia County Map Book 5, at Page 503, A B & C.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Kelly J. Murphy n/k/a Kelly J. Berlin by Deed dated June 1, 2011, and recorded on June 21, 2011, by the Columbia County Recorder of Deeds as Instrument No. 201105964, granted and conveyed unto Michael P. Murphy, an Individual.

BEING KNOWN AND NUMBERED AS 3003 Woods Edge Drive, Bloomsburg, PA 17815.

PARCEL NO. 27-04A-006-00,000.

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

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

Waterfall Victoria Grantor Trust II, Series G
Plaintiff

v.

Michael P. Murphy Jr.
Defendant

Civil Action No. : 2019-CV-721

2019-ED-109

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Michael P. Murphy Jr.
3003 Woods Edge Drive, Bloomsburg, PA 17815
29 Shippen Ridge, Oxford, NJ 07863

Your real estate at 3003 Woods Edge Drive, Bloomsburg, PA 17815 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on Jan. 29th 2020 at 9:00 ~~AM~~PM to enforce the court judgment of \$359,794.95 obtained by Waterfall Victoria Grantor Trust II, Series G against you.

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

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

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling **570-389-5622** to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Legal Description

ALL THAT CERTAIN piece, parcel or tract of land, situate in the Schumacher Subdivision of Woods Edge Estates, Section One, located in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit;

BEGINNING at a rebar which is located on the Western edge of lands now or formerly of Earl D. and Glovene Dietterick and at the Northeastern corner of Lot No 1 owned now or formerly by Charles and Mary Hall in the Schumacher Subdivision known as Woods Edge Estates; THENCE South 83 degrees 08 minutes West, 170.00 feet to a rebar; THENCE along the northern edge of Lot No. 2 in the Schumacher Subdivision owned now or formerly by Robert H. and Marie A. Schumacher, South 83 degrees 22 minutes 20 seconds West, 150.02 feet to a rebar on the eastern edge of Woods Edge Drive; THENCE along the edge of right-of-way of the said Woods Edge Drive, North 3 degrees 50 minutes West, 145.05 feet to a point; THENCE North 82 degrees 21 minutes 40 seconds East along the southern edge of Lot No. 6 of Woods Edge Estates, 320.31 feet to a point; THENCE along lands now or formerly of Earl D. and Glovene Dietterick, South 3 degrees 50 minutes East, 150.00 feet to a rebar, the place of BEGINNING.

CONTAINING 1.084 ACRES OF LAND AND BEING DESIGNATED AS Lot No. Five (5), Section One of the Schumacher Subdivision of the Woods Edge Estates. THIS DESCRIPTION is in accordance with a draft of survey of lots prepared by James D. Creasy, R.S. dated December 2, 1985 and revised on January 6, 1986.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT a twenty foot (20') easement for sanitary sewer and drainage swale as shown on description and situate by reference to draft showing easement by James D. Creasy, R.S. dated December 2, 1985 and revised January 6, 1986.

UNDER AND SUBJECT TO the Building Restrictions and Covenants of Woods Edge Estates dated March 29, 1985 as more fully set forth by reference to Columbia County Record Book 345 at Page 719 and the First Amendment to Building Restrictions and Covenants of Woods Edge Estates dated May 9, 1985 as recorded in Columbia County Record Book 347 at Page 711 and Second Amendment to Building Restrictions and Covenants of the Woods Edge Estates, dated November 24, 1986, and recorded in Columbia County Record Book 379, at Page 1.

ALSO UNDER AND SUBJECT to those certain right-of-ways or easements as more fully set forth by reference to the subdivision map approved by the Planning Commission on January 13, 1986, and recorded in Columbia County Map Book 5, at Page 503, A B & C.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Kelly J. Murphy n/k/a Kelly J. Berlin by Deed dated June 1, 2011, and recorded on June 21, 2011, by the Columbia County Recorder of Deeds as Instrument No. 201105964, granted and conveyed unto Michael P. Murphy, an Individual.

BEING KNOWN AND NUMBERED AS 3003 Woods Edge Drive, Bloomsburg, PA 17815.

PARCEL NO. 27-04A-006-00,000.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
MURPHY, MICHAEL P

Case Number
2019CV721

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

109

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · ~~Adult In Charge~~ · Posted · Other

Adult In Charge:

Heidi Ritter

Relation:

CLERK

Date:

10/1/19

Time:

1510

Deputy:

4

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2019CV721

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

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

Date: 02/13/2020

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 36505

MURPHY MICHAEL P
244 W RIDGE ST
COALDALE PA 18218

District: ORANGE TWP
Deed: 20110 -5964
Location: LOT 5 3003 WOODSEDG
Parcel Id:27 -04A-006-00,000

Assessment: 59,050
Balances as of 02/13/2020

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2020 - REAL ESTATE

As of Date: 02/13/2020 09:58:29 AM

Owner: MURPHY MICHAEL P

244 W RIDGE ST

COALDALE PA 18218

Municipality: ORANGE TWP

Parcel #: 27 -04A-006-00,000

Property Desc:

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
027394	G	\$658.83	04/30/2020	\$672.28	06/30/2020	\$739.51	08/31/2020
		Payment					
027394	S	\$57.87	04/30/2020	\$59.05	06/30/2020	\$64.96	08/31/2020
		Payment					
027394	R	\$115.74	04/30/2020	\$118.10	06/30/2020	\$129.91	08/31/2020
		Payment					
Totals:		\$832.44		\$849.43		\$934.38	

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY

Waterfall Victoria Grantor Trust II, Series G

v.

Michael P. Murphy Jr.

Docket No.: 2019-CV-72

CLERK OF COURT
COLUMBIA COUNTY

2020 FEB -3 A 8:53

PROTHONOTARY

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for January 29, 2020 at 09:00 AM in the above-captioned matter has been continued to March 25, 2020 at 09:00 AM.

Certificate of Filing

On or about January 21, 2020, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: January 23, 2020

STERN & EISENBERG, P.C.

By: _____

- ☐ Steven K. Eisenberg, Esquire
- ☒ Brian T. LaManna, Esquire
- ☐ Jessica N. Manis, Esquire
- ☐ Edward J. McKee, Esquire
- ☐ Andrew J. Marley, Esquire
- ☐ William E. Miller, Esquire
- ☐ James G. Buck, Esquire

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T Micklow 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, published on dates listed below, and 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.

PROPERTY SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019-07721

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, JANUARY 29, 2020 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 a portion of the proceeds will be made in accordance with the schedule set (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or tract of land, situate in the Schumacher Subdivision of Woods Edge Estates, Section One, located in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit: BEGINNING at a rebar which is located on the Western edge of land now or formerly of Earl D. and Olovene Dietrick and at the Northeastern corner of Lot No. 1 owned now or formerly by Charles and Mary Hall in the Schumacher Subdivision known as Woods Edge Estates, THENCE South 88 degrees 08 minutes West 170.00 feet to a rebar, THENCE along the northern edge of Lot No. 2 in the Schumacher Subdivision owned now or formerly by Robert H. and Marie A. Schumacher, South 83 degrees 22 minutes 20 seconds West, 150.02 feet to a rebar on the western edge of Woods Edge Drive, THENCE along the edge of right-of-way of the said Woods Edge Drive, North 3 degrees 50 minutes West, 145.05 feet to a point, THENCE North 82 degrees 21 minutes 40 seconds East along the southern edge of Lot No. 6 of Woods Edge Estates, 220.21 feet to a point, THENCE along lands now or formerly of Earl D. and Olovene Dietrick, South 3 degrees 50 minutes East, 160.00 feet to a rebar, the place of BEGINNING, CONTAINING 1.084 ACRES OF LAND AND BEING DESIGNATED AS Lot No. 15, Section One of the Schumacher Subdivision of the Woods Edge Estates, THIS DESCRIPTION is in accordance with a draft of survey of lots prepared by James D. Cressy, R.S. dated December 2, 1986 and revised on January 9, 1986, EXCEPTING AND RESERVING THEREFROM AND THEREOUT a twenty foot (20') easement for sanitary sewer and drainage as shown on description and plans by reference to draft showing easement by James D. Cressy, R.S. dated December 2, 1986 and revised January 9, 1986, UNDER AND SUBJECT TO the Building Restrictions and Covenants of Woods Edge Estates dated March 20, 1986 as more fully set forth by reference to Columbia County Record Book 346 at Page 718 and the First Amendment to Building Restrictions and Covenants of Woods Edge Estates dated May 9, 1986 as recorded in Columbia County Record Book 347 at Page 71 and Second Amendment to Building Restrictions and Covenants of the Woods Edge Estates, dated November 24, 1986, and recorded in Columbia County Record Book 370, at Page 1, ALSO UNDER AND SUBJECT to those certain right-of-ways or easements as more fully set forth by reference to the subdivision map approved by the Planning Commission on January 15, 1986, and recorded in Columbia County Map Book 6, at Page 503, A.B.C. HAVING EFFECTED THEREON a Residential Dwelling BEING THE SAME PREMISES AS Kully, J. Murphy/Ma Kully J. Babin by Deed dated June 1, 2014, and recorded on June 24, 2014, by the Columbia County Recorder of Deeds as Instrument No. 201-105864, granted and conveyed unto Michael P. Murphy an individual, BEING KNOWN AND NUMBERED AS 3003 Woods Edge Drive, Bloomsburg, PA 17815, PARCEL NO. 2704A-000-000000.

PROPERTY ADDRESS: 3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815
UR / TAX PARCEL NUMBER: 2704A-000-000000

Said and taken into execution to be sold as the property of MICHAEL P. MURPHY in suit of WATERFALL VICTORIA GRANTOR TRUST, L. et al County/Sheriff's Office, Treas. Inc. COLUMBIA COUNTY SHERIFF'S SALE: Case No. 2019-07721 Page 2 of 2 TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or cash (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check. 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 bid price or cause the sale of the property or to re-sell 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 of otherwise signed by an authorized representative of the plaintiff.

Attorney for the Plaintiff
STEIN & EISENBERG, P.C.
HARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Ad Text: MICHAEL P MURPHY SHERIFF SALE

Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020

James T Micklow

Sworn and subscribed to before me
this 23 day of January 2020.

Albert Lee Jensen
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ALBERT LEE JENSEN, Notary Public
Scott Township, Columbia County
My Commission Expires April 21, 2020

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.



LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

January 22, 2020

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

RE: Waterfall Victoria Grantor Trust II, Series G v. Michael P. Murphy Jr.
Docket No. 2019-CV-721
Premises: 3003 Woods Edge Drive, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for January 29, 2020 to March 25, 2020 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,

Legal Assistant
STERN & EISENBERG PC



LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

January 21, 2020

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

RE: Waterfall Victoria Grantor Trust II, Series G v. Michael P. Murphy Jr.
Docket No. 2019-CV-721
Premises: 3003 Woods Edge Drive, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for January 29, 2020 to March 26, 2020 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,

Legal Assistant

STERN & EISENBERG PC

SHERIFF'S SALE COST SHEET

9-721

NO. _____ ED NO. _____ vs. Murphy
JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$24.60</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$16.00</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>\$5.60</u>	
NOTARY	<u>\$10.00</u>	
TOTAL *****		<u>\$377.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$1678.10</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		<u>\$1928.10</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	<u>\$5.00</u>	
TOTAL *****		<u>\$5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		<u>\$0-</u>

SURCHARGE FEE (DSTE)	<u>\$110.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		<u>\$0-</u>

TOTAL COSTS (OPENING BID) \$2502.35



Stern & Eisenberg, PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
December 6, 2019

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

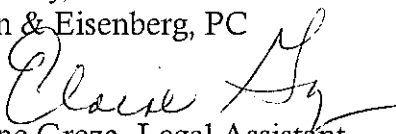
Re: Waterfall Victoria Grantor Trust II, Series G, mortgagee By its servicers Statebridge Company, LLC v. Michael P. Murphy Jr.
Columbia County Court of Common Pleas Docket No. 2019-CV-721
SALE SCHEDULED FOR January 29, 2020

Dear Madam/Sir:

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

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

Sincerely,
Stern & Eisenberg, PC



Elaine Greza, Legal Assistant

;EG
Encl.

ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
BRIAN T. LAMANNA, ESQUIRE (310321)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL JONES, ESQUIRE (321876)
JAMES G. BUCK, ESQUIRE (309869)

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

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

Waterfall Victoria Grantor Trust II, Series G,
mortgagee By its servicers Statebridge Company,
LLC

Plaintiff

v.

Michael P. Murphy Jr.
Defendant

Civil Action No.: 2019-CV-721

MORTGAGE FORECLOSURE

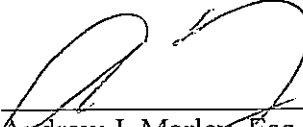
CERTIFICATE OF SERVICE

I, Andrew J. Marley, Esquire, attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Michael P. Murphy Jr., Defendant, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on December 4, 2019.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on December 4, 2019, as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By:



Andrew J. Marley, Esq.
Attorney for Plaintiff

Date: December 6, 2019

Name and Address of Sender

STERN & EISENBERG
1581 Main Street, Suite 200
Warrington, PA 18976

Line	Article Number	Name of Addressee, Street, and Post Office Address
1		Michael P. Murphy Jr. 29 Shippen Ridge Oxford, NJ 07863
2		Michael P. Murphy Jr. 3003 Woods Edge Drive Bloomsburg, PA 17815
3		Cavalry SPV I LLC 500 Summit Lake Drive Valhalla, NY 10595
4		Cavalry SPV I LLC c/o David J. Apothaker, Esquire Apothaker Scian PC 520 Fellowship Road #C306 Mt. Laurel, NJ 08054
5		Pennsylvania Department of Revenue Bureau of Compliance - Lien Section P.O. Box 280948 Harrisburg, PA 17128
6		Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815
7		Tenant(s)/Occupant(s) 3003 Woods Edge Drive Bloomsburg, PA 17815
8		Pennsylvania Department of Revenue Bureau of Individual Taxes P.O. Box 280601 Harrisburg, PA 17128-0502
9		Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815
		Statebridge-Murphy - NOS PA201800001399

Postage:

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

OFFICIAL USE

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

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark Here

Michael P. Murphy Jr.
3003 Woods Edge Drive
Bloomsburg, PA 17815

PS Form 3800, April 2015 PSN 7530-02-000-0007 See Reverse for Instructions

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

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

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

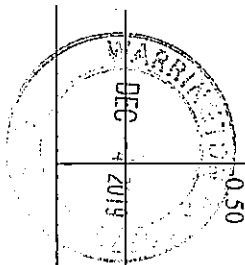
Postmark Here

Michael P. Murphy Jr.
29 Shippen Ridge
Oxford, NJ 07863

PS Form 3800, April 2015 PSN 7530-02-000-0007 See Reverse for Instructions

2	\$6.80	9	\$0.50	\$4.50	
	\$13.60	+	\$4.50	+	\$4.50
					\$22.60

U.S. POSTAGE PITNEY BOWES
ZIP 18976 \$004.50
0001371685 DEC 04 2019



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
MICHAEL P MURPHY

Case Number
2019CV721

SHERIFF'S RETURN OF SERVICE

12/02/2019 01:31 PM - DEPUTY MICHAEL BEYER, 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 3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019

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

2ND day of DECEMBER, 2019

Sarah Jane Klingaman

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

(c) CountySuite Sheriff, Telosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WATERFALL VICTORIA GRANTOR TRUST II
vs.
MURPHY, MICHAEL P

Case Number
2019CV721

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Zone:

Warrant:

Expires:

Serve To:

Name: (POSTING)

Primary Address: 3003 WOODS EDGE DRIVE
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-2-19 **Time:** 13:31

Deputy: S **Mileage:**

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2019CV721

3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815 NO EXPIRATION



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

October 22, 2019

RE: Waterfall Victoria Grantor Trust II, Series G
V. Michael P. Murphy Jr
C.C.P. COLUMBIA COUNTY NO. 2019-CV-721

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find an Amended 3129.1 in connection with the above referenced matter.
Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours, ~

A handwritten signature in cursive script, appearing to read 'M. Murphy Jr', is written over the signature line.

STERN & EISENBERG, PC

S&E/lw
Enclosure

cc: Sheriff's Office – Real Estate Division

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



MR MICHAEL P. MURPHY JR
29 SHIPPEN RIDGE

OXFORD NJ 07863

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

NO: 2019-CV-721

Waterfall Victoria Grantor Trust II, Series G
(Plaintiff)

2019-ED-109

v.

Michael P. Murphy Jr.
(Defendant)

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

3003 Woods Edge Drive, Bloomsburg, PA 17815 (see full legal description attached)

Amount due..... \$ 359,794.95

Interest from September 16, 2019,
at the per diem rate of \$30.65
until judgment is paid in full..... \$ _____ plus Costs

Total..... \$ _____

Dated: 9/19/2019
(SEAL)

Barbara D. Murcio
Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

By: [Signature]
Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

Legal Description

ALL THAT CERTAIN piece, parcel or tract of land, situate in the Schumacher Subdivision of Woods Edge Estates, Section One, located in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit;

BEGINNING at a rebar which is located on the Western edge of lands now or formerly of Earl D. and Glovene Dietterick and at the Northeastern corner of Lot No 1 owned now or formerly by Charles and Mary Hall in the Schumacher Subdivision known as Woods Edge Estates; THENCE South 83 degrees 08 minutes West, 170.00 feet to a rebar; THENCE along the northern edge of Lot No. 2 in the Schumacher Subdivision owned now or formerly by Robert H. and Marie A. Schumacher, South 83 degrees 22 minutes 20 seconds West, 150.02 feet to a rebar on the eastern edge of Woods Edge Drive; THENCE along the edge of right-of-way of the said Woods Edge Drive, North 3 degrees 50 minutes West, 145.05 feet to a point; THENCE North 82 degrees 21 minutes 40 seconds East along the southern edge of Lot No. 6 of Woods Edge Estates, 320.31 feet to a point; THENCE along lands now or formerly of Earl D. and Glovene Dietterick, South 3 degrees 50 minutes East, 150.00 feet to a rebar, the place of BEGINNING.

CONTAINING 1.084 ACRES OF LAND AND BEING DESIGNATED AS Lot No. Five (5), Section One of the Schumacher Subdivision of the Woods Edge Estates. THIS DESCRIPTION is in accordance with a draft of survey of lots prepared by James D. Creasy, R.S. dated December 2, 1985 and revised on January 6, 1986.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT a twenty foot (20') easement for sanitary sewer and drainage swale as shown on description and situate by reference to draft showing easement by James D. Creasy, R.S. dated December 2, 1985 and revised January 6, 1986.

UNDER AND SUBJECT TO the Building Restrictions and Covenants of Woods Edge Estates dated March 29, 1985 as more fully set forth by reference to Columbia County Record Book 345 at Page 719 and the First Amendment to Building Restrictions and Covenants of Woods Edge Estates dated May 9, 1985 as recorded in Columbia County Record Book 347 at Page 711 and Second Amendment to Building Restrictions and Covenants of the Woods Edge Estates, dated November 24, 1986, and recorded in Columbia County Record Book 379, at Page 1.

ALSO UNDER AND SUBJECT to those certain right-of-ways or easements as more fully set forth by reference to the subdivision map approved by the Planning Commission on January 13, 1986, and recorded in Columbia County Map Book 5, at Page 503, A B & C.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Kelly J. Murphy n/k/a Kelly J. Berlin by Deed dated June 1, 2011, and recorded on June 21, 2011, by the Columbia County Recorder of Deeds as Instrument No. 201105964, granted and conveyed unto Michael P. Murphy, an Individual.

BEING KNOWN AND NUMBERED AS 3003 Woods Edge Drive, Bloomsburg, PA 17815.

PARCEL NO. 27-04A-006-00,000.

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 10/09/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1180704
Description: MICHAEL P MURPHY
SHERIFF SALE
Run Dates: 01/08/20 to 01/22/20
Class: 2
Agate Lines: 258
Blind Box:

Total Ad Cost \$1,678.10
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/08/20	01/22/20	3	\$1,678.10

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV771

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, JANUARY 23, 2020 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, unless order and distribution of the proceeds will be made in accordance with the schedule but (30) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or tract of land, situate in the Schumacher Subdivision of Woods Edge Estates, Section One, located in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit: BEGINNING at a rebar which is located on the Western edge of Unit 1 now or formerly of Lot D, and Clovene Dierbeck and at the Northeastern corner of Unit 1 now or formerly of Chiles and Mary Hall in the Schumacher Subdivision known as Woods Edge Estates; THENCE South 83 degrees 08 minutes West, 170.00 feet to a rebar; THENCE along the northern edge of Lot No. 2 in the Schumacher Subdivision owned now or formerly by Robert H. and Marie A. Schumacher, South 83 degrees 22 minutes 20 seconds West, 150.02 feet to a rebar on the eastern edge of Woods Edge Drive, 11 LINE, along the edge of right-of-way of the said Woods Edge Drive, North 3 degrees 10 minutes West, 145.05 feet to a point; 11 LINE, North 82 degrees 21 minutes 40 seconds East along the eastern edge of Lot No. 10 of Woods Edge Estates, 370.31 feet to a point; THENCE along Unit's north-of-unity of Lot D, and Clovene Dierbeck, South 3 degrees 50 minutes East, 150.00 feet to a rebar, the place of BEGINNING, CONTAINING 1.064 ACRES OF LAND AND BEING DESIGNATED AS Lot No. Five (5) Section One of the Schumacher Subdivision of the Woods Edge Estates; THIS DESCRIPTION is in accordance with a draft of survey of lots prepared by James D. Grassy, R.S., dated December 2, 1985 and revised on January 8, 1986, EXCEPTING AND RESERVING 11 LOTS 10 AND 11 (LOTS 10 and 11) a twenty foot (20') easement for sanitary sewer and drainage easels as shown on description and shown by reference to draft showing annexed hereto by James D. Grassy, R.S., dated December 2, 1985 and revised January 8, 1986, UNDER AND SUBJECT TO the Building Restrictions and Covenants of Woods Edge Estates dated March 29, 1985 as more fully set forth by reference to Columbia County Record Book 345 at Page 719 and the First Amendment to Building Restrictions and Covenants of Woods Edge Estates dated May 9, 1986 as recorded in Columbia County Record Book 347 at Page 711 and Second Amendment to Building Restrictions and Covenants of the Woods Edge Estates, dated November 24, 1986, and recorded in Columbia County Record Book 378 at Page 1, ALSO UNDER AND SUBJECT to those certain right-of-way or easements as more fully set forth by reference to the subdivision map approved by the Planning Commission on January 13, 1986, and recorded in Columbia County Map Book 5, at Page 503, A.B. & C. HAVING EFFECTED THEREON a Residential DOWLING, BEING THE SWAMP PREMISES AS Kelly J. Murphy v/Ms Kelly J. Burtin by David dated June 1, 2011, and recorded on June 21, 2011, by the Columbia County Recorder of Deeds as Instrument No. 201105964, granted and conveyed unto Michael P. Murphy, an individual BEING KNOWN AND NUMBERED AS 3003 Woods Edge Drive, Bloomsburg, PA 17815, PARCEL NO. 27 UPR 008 000000.

PROPERTY ADDRESS: 3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 27-01A-008-00000

Said and taken into execution to be sold as the property of MICHAEL P. MURPHY in suit of WATERFALL VICTORIA GRANTOR TRUST II, et al County of York, Tennessee, in the COLUMBIA COUNTY SHERIFF'S SALE, Case No. 2019CV771 Page 2 of 2. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of last (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, cashed 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 BIDDERS TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SPOKEES' LIABILITY. CONSEQUENCES TO THE BIDDERS: 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 seek to either sue the bidder for the balance that will be a result 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 representative of the plaintiff.

Attorney for the Plaintiff:
SHERMAN & SUNDLING, P.C.
HARRISBURG, PA

TIMOTHY J. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

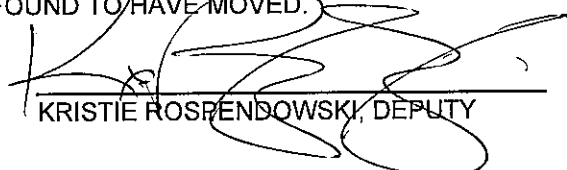


WATERFALL VICTORIA GRANTOR TRUST II
vs.
MICHAEL P MURPHY

Case Number
2019CV721

SHERIFF'S RETURN OF SERVICE

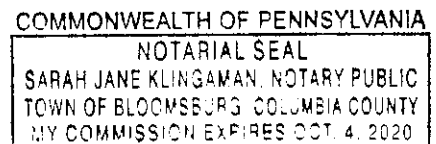
10/03/2019 05:25 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: MICHAEL P MURPHY AT 3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

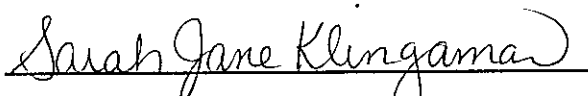
October 03, 2019



NOTARY

Affirmed and subscribed to before me this

3RD day of OCTOBER, 2019



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

get County Suite Sheriff, eScribersoft, Inc.



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

October 4, 2019

RE: Waterfall Victoria Grantor Trust II, Series G
V. Michael P. Murphy Jr
C.C.P. COLUMBIA COUNTY NO. 2019-CV-721

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Attached please find a copy of the Non-Military Affidavit for Michael P. Murphy Jr, Docket# 2019-CV-721 Property Address: 3003 Woods Edge Drive, Bloomsburg, PA 17815

Please let me know if you need anything else.

Thank you.

Sincerely,

STERN & EISENBERG, PC

S&E/lw

ANDREW J. MARLEY, ESQUIRE (312314)
 EDWARD J. MCKEE, ESQUIRE (316721)
 BRIAN T. LAMANNA, ESQUIRE (310321)
 WILLIAM E. MILLER, ESQUIRE (308951)
 STEVEN P. KELLY, ESQUIRE (308573)
 JESSICA N. MANIS, ESQUIRE (318705)
 BRANDON P. ACCARDI, ESQUIRE (320169)
 CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
 DANIEL JONES, ESQUIRE (321876)
 JACQUELINE F. McNALLY, ESQUIRE (201332)
 STERN & EISENBERG, PC
 1581 MAIN STREET, SUITE 200
 THE SHOPS AT VALLEY SQUARE
 WARRINGTON, PA 18976
 TELEPHONE: (215) 572-8111
 FACSIMILE: (215) 572-5025
 (COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
 FOR COLUMBIA COUNTY

Waterfall Victoria Grantor Trust II, Series G
 Plaintiff

v.

Michael P. Murphy Jr.
 Defendant

Civil Action No. : 2019-CV-721

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF BUCKS


:

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


1. Last-known address is 29 Shippen Ridge, Oxford, NJ 07863;
2. Is over the age of twenty-one; and
3. Is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

STERN & EISENBERG, PC

Sworn to and subscribed before me
 this 16th Day of September, 2019.


 Notary Public

By:


 Andrew J. Marley, Esq.
 Attorney for Plaintiff

Commonwealth of Pennsylvania - Notary Seal
 KEVIN MICHAEL BARNES, Notary Public
 Bucks County
 My Commission Expires June 6, 2023
 Commission Number 1351304

Department of Defense Manpower Data Center

Results as of: Sep-16-2019 08:23:21 AM

SCRA 5.0



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-9367
 Birth Date:
 Last Name: MURPHY JR
 First Name: MICHAEL
 Middle Name: P
 Status As Of: Sep-16-2019
 Certificate ID: ZK63X8YFJT9FWJY

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

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

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

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

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, GA 31555

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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