

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 241542	Invoice Date: 11/02/2020 10:50:59 AM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: WALK-IN	By: BSL
SHERIFF			
ATTN: OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202008609	CATAWISSA
	Grantor - SCHRADER, FRANKLIN D		11/02/20 10:51:01 AM	TOWNSHIP
	Grantee - FEDERAL HOME LOAN MORTGAGE CORP			
	Consideration - \$2,703.61			
	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'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8899 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

FIRST COLUMBIA BANK & TRUST CO VS. FRANKLIN SCHRADER

NO. 119-2019 ED

NO. 1349-2018 JD

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

BID PRICE (INCLUDES COST) \$ 2650,60

POUNDAGE – 2% OF BID \$ 53,01

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2703,61

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2703,61

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1353,61

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FIRST COLUMBIA BANK & TRUST
COMPANY

Defendant
vs. UNKNOWN SUCCESSOR OF FRANKLIN D
SCHRADER
DENNIS DAWSON
MELINDA DAWSON
HEIDI DAWSON
FRANKLIN D SCHRADER

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

Sheriff's Sale Date: Wednesday, September 9, 202

Writ of Execution No. : 2018CV1349

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 43 WEAVERS LANE, CATAWISSA, PA 17820

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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,426.55
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$270.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$190.00
Other	\$162.80
Continued or Cancelled Sale	\$10.00

Postponed to: 3/25/2020

Total Sheriff Costs \$2,578.85

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs \$71.75

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

Location of the real estate: 43 WEAVERS LANE, CATAWISSA, PA 17820

Grand Total:

\$2,650.60

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

KML LAW GROUP, P.C.
Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmllawgroup.com

September 15, 2020

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

RE: FIRST COLUMBIA BANK & TRUST COMPANY vs. ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Dennis Dawson , AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Heidi Dawson , AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Melinda Dawson , AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST and FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST

Sale Book/Writ No.: /

Docket Number: 2018-CV-1349

Sale Date: 09/09/2020

Property Address: 43 Weavers Lane Catawissa, PA 17820

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

FEDERAL HOME LOAN MORTGAGE CORPORATION
8200 Jones Branch Drive
McLean, VA 22102-3110

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at postsale@kmllawgroup.com or fax to: 1-267-515-5608. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.
Blair Thompson, Legal Assistant
Post Sale Department
215-825-6472 (phone)
267-515-5608 (fax)
bthompson@kmllawgroup.com

Enclosed: (if applicable)

Sheriff's Costs Sheet showing Balance Due of \$ _____

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #185631FC

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
09/15/2020

Grantor(s)/Lessor(s)
SHERIFF OF COLUMBIA COUNTY

Telephone Number
(570) 389-5622

Grantee(s)/Lessee(s)
Federal Home Loan Mortgage Corporation

Telephone Number
(215) 627-1322

Mailing Address
PO Box 380

Mailing Address
8200 Jones Branch Drive

City
Bloomsburg

State
PA

ZIP Code
17815

City
McLean

State
VA

ZIP Code
22102

SECTION II REAL ESTATE LOCATION

Street Address
43 Weavers Lane

City, Township, Borough
Township of Catawissa

County
Columbia

School District
Southern Columbia Area

Tax Parcel Number
09 04 00314

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration
2,001.00

2. Other Consideration
+ 0.00

3. Total Consideration
= 2,001.00

4. County Assessed Value
27,991.00

5. Common Level Ratio Factor
x 4.76

6. Computed Value
= 133,237.16

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

1a. Amount of Exemption Claimed
\$ 133,237.16

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.)

Federal Home Loan Mortgage Corporation is an exempt federal agency

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

Name
KML Law Group, P.C.

Telephone Number
(215) 627-1322

Mailing Address
701 Market Street, Suite 5000 BNY Independence Center

City
Philadelphia

State
PA

ZIP Code
19106

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 9-17-20

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

KML LAW GROUP, P.C.
 SUITE 5000
 701 MARKET STREET
 PHILADELPHIA, PA 19106-1532
 (215) 627-1322

ATTORNEY FOR PLAINTIFF

**FIRST COLUMBIA BANK & TRUST
 COMPANY**

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR
 TRUSTEES AND/OR BENEFICIARIES OF
 THE IRREVOCABLE SCHRADER
 CATAWISSA HOME TRUST
 Dennis Dawson , AS ALTERNATE TRUSTEE
 OF THE IRREVOCABLE SCHRADER
 CATAWISSA HOME TRUST
 Heidi Dawson , AS BENEFICIARY OF THE
 IRREVOCABLE SCHRADER CATAWISSA
 HOME TRUST
 Melinda Dawson , AS SUCCESSOR TRUSTEE
 AND BENEFICIARY OF THE IRREVOCABLE
 SCHRADER CATAWISSA HOME TRUST
 FRANKLIN D. SCHRADER AKA FRANKLIN
 D. SHRADER, INDIVIDUALLY AND AS
 TRUSTEE OF THE IRREVOCABLE
 SCHRADER CATAWISSA HOME TRUST
 Mortgagor(s) and Record Owner(s)**

THE UNITED STATES OF AMERICA
 Defendant(s)

IN THE COURT OF COMMON PLEAS
 OF COLUMBIA COUNTY

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

CERTIFICATE OF SERVICE

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Special Order of Court Entered Pursuant to P.A.R.C.P. 3129.3(a) was served on the following parties by regular mail on the date listed below.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Defendant
 43 Weavers Lane, Catawissa, PA 17820

Dennis Dawson , AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Defendant
 2638 2nd Street, Bloomsburg, PA 17815

Heidi Dawson , AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Defendant
 741 West Valley Avenue, Elysburg, PA 17824

Melinda Dawson , AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Defendant
 1249 Clyde Road, Unityville, PA 17774

FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST, Defendant
244 West Street, Bloomsburg, PA 17815

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

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

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

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

TENANTS/OCCUPANTS 43 Weavers Lane Catawissa, PA 17820

Date: 07/17/2020

KML Law Group, P.C.

A handwritten signature in cursive script, appearing to read "Kristen Stears", is written over a horizontal line.

Kristen Stears
Legal Assistant

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/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 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 PM 12:38

RECEIVED
CLERK OF COURT
JUL 14 2020

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

FIRST COLUMBIA BANK & TRUST COMPANY
992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR
TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST**

**Dennis Dawson , AS ALTERNATE TRUSTEE OF
THE IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST**

**Heidi Dawson , AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST**

**Melinda Dawson , AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**

**FRANKLIN D. SCHRADER AKA FRANKLIN D.
SHRADER, INDIVIDUALLY AND AS TRUSTEE OF
THE IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST**

**Mortgagor(s) and Record Owner(s)
43 Weavers Lane, Catawissa, PA 17820**

THE UNITED STATES OF AMERICA
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

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

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

By: 

KML LAW GROUP, P.C.

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

☒ Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

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
JUL 14 2020
CLERK OF COURT

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

**FIRST COLUMBIA BANK & TRUST
COMPANY**

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR
TRUSTEES AND/OR BENEFICIARIES OF
THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST**
**Dennis Dawson , AS ALTERNATE TRUSTEE
OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST**
**Heidi Dawson , AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST**
**Melinda Dawson , AS SUCCESSOR TRUSTEE
AND BENEFICIARY OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**
**FRANKLIN D. SCHRADER AKA FRANKLIN
D. SHRADER, INDIVIDUALLY AND AS
TRUSTEE OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**
Mortgagor(s) and Record Owner(s)

THE UNITED STATES OF AMERICA
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

CERTIFICATE OF SERVICE

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Special Order of Court Entered Pursuant to PA.R.C.P. 3129.3(a) was served on the following parties by regular mail on the date listed below.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Defendant
43 Weavers Lane, Catawissa, PA 17820

Dennis Dawson , AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Defendant
2638 2nd Street, Bloomsburg, PA 17815

Heidi Dawson , AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Defendant
741 West Valley Avenue, Elysburg, PA 17824

Melinda Dawson , AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Defendant
1249 Clyde Road, Unityville, PA 17774

FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE
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244 West Street, Bloomsburg, PA 17815

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

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

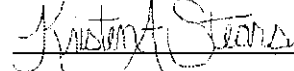
PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230

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

TENANTS/OCCUPANTS 43 Weavers Lane Catawissa, PA 17820

Date: 05/22/2020

KML Law Group, P.C.

A handwritten signature in cursive script, appearing to read "Kristen A. Stears", written over a horizontal line.

Kristen Stears
Legal Assistant

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/MONTGOMERY
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

11-11-20

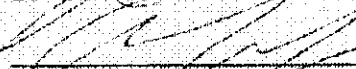
SPECIAL ORDER OF COURT

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.

BY THE COURT


Thomas A. James, Jr.

P.C.

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

FIRST COLUMBIA BANK & TRUST COMPANY
992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR
TRUSTEES AND/OR BENEFICIARIES OF THE
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**Dennis Dawson , AS ALTERNATE TRUSTEE OF
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SHRADER, INDIVIDUALLY AND AS TRUSTEE OF
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Mortgagor(s) and Record Owner(s)
43 Weavers Lane, Catawissa, PA 17820

THE UNITED STATES OF AMERICA
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

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

By: 

KML LAW GROUP, P.C.

____ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

☒ Kevin G. McDonald Pa. ID 203783

____ Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

TX Result Report

P 1

05/21/2020 10:34

Serial No. A6VF011029028

TC:00083258

Addressee	Start Time	Time	Prints	Result	Note
912156277734	05-21 10:32	00:02:19	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
TEL: 570-389-3622

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <u>KML - Law Group</u>	FROM:
COMPANY:	DATE:
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER: <u>215-627-7734</u>	SENDER'S REFERENCE NUMBER:
RE:	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 to Postponement

Sean Murphy - 2019 CV606

346

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)

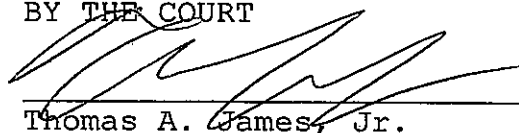
And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration 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
PROthonary

BY THE COURT



P.J.

Thomas A. James, Jr.

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

May 13, 2020

Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE: Certificate of Service Pursuant to Pa.R.C.P. 3129.2(c)(2)
No. 2018-CV-1349
KML File#: 185631FC

To the Prothonotary:

Kindly file of record the enclosed Certificate of Service Pursuant to Rule 3129 and return a time-stamped copy of the same in the enclosed self-addressed stamped envelope.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

 X **Winter Dunn**
____ **Jacqueline McCoy**
 Legal Assistant

For questions, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com



KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

May 13, 2020

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

RE: No. 2018-CV-1349

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Dennis Dawson , AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Heidi Dawson , AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Melinda Dawson , AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST and FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST

KML File#: 185631FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on May 27, 2020. Service of the Notice of Sale has been completed in accordance with Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

X **Winter Dunn**
____ **Jacqueline McCoy**
Legal Assistant

For questions, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlgroup.com



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

**FIRST COLUMBIA BANK & TRUST
COMPANY**

992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR
TRUSTEES AND/OR BENEFICIARIES OF
THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST
Dennis Dawson , AS ALTERNATE TRUSTEE
OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST
Heidi Dawson , AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST
Melinda Dawson , AS SUCCESSOR TRUSTEE
AND BENEFICIARY OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
FRANKLIN D. SCHRADER AKA FRANKLIN
D. SHRADER, INDIVIDUALLY AND AS
TRUSTEE OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
Mortgagor(s) and Record Owner(s)
43 Weavers Lane
Catawissa, PA 17820**

THE UNITED STATES OF AMERICA

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2018-CV-1349

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

FILED ON BEHALF OF:
FIRST COLUMBIA BANK & TRUST COMPANY

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969
3129@kmlawgroup.com



KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

185631FC
Sale Date: 05/27/2020
\$102,537.73

FIRST COLUMBIA BANK & TRUST COMPANY
Plaintiff

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES
AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
Dennis Dawson , AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST
Heidi Dawson , AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST
Melinda Dawson , AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST
FRANKLIN D. SCHRADER AKA FRANKLIN D.
SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST
Mortgagor(s) and Record Owner(s)

THE UNITED STATES OF AMERICA
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

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

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

- (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- () Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)).
- () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- (X) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- (X) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Published in accordance with court order. Copy of publication attached.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

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

DATED: 05/13/2020

KML Law Group, P.C.

X Winter Dunn
Jacqueline McCoy
Legal Assistant





IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

FRIST COLUMBIA BANK & TRUST COMPANY

Plaintiff (Petitioner)

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR
BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST, DENNIS DAWSON, AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, HEIDI
DAWSON, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST, MELINDA DAWSON, AS SUCCESSOR
TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST, FRANKLIN D. SCHRADER AKA FRANKLIN
D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TR

Defendant (Respondent)

CASE and/or Docket No.:

2018-CV-1349

Sheriff's Sale Date:

03/25/2020

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE AND ORDER; NOTICE OF SALE

I, COLLIN HOLLENBAUGH, certify that I eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST the above process on 1/30/2020, at 5:17 PM, at 43 WEAVERS LANE CATAWISSA, PA 17820, County of COLUMBIA, Commonwealth of PENNSYLVANIA:

Manner of Service:

☒ Posted - By posting a copy of the original process on the most public part of the property *PRESENT TO A COURT ORDER*

Commonwealth/State of PENNSYLVANIA) SS:

County of YORK)

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

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

Collin Hollenbaugh
(Signature of Affiant)

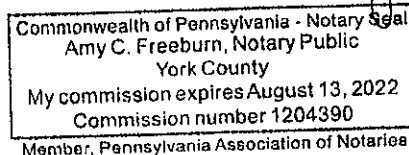
Subscribed and sworn to before me

this 31 day of January, 2020.

Amy C. Freeburn
Notary Public

File Number: 185631FC

Case ID #: 5769427



PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
January 29, 2020



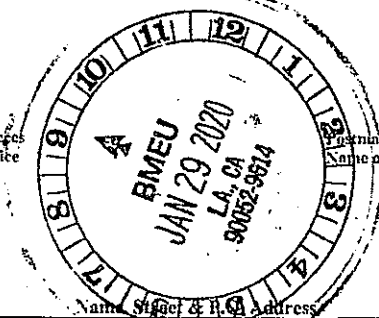
1183497

Total Number of Pieces
Received at Post office

237

Postmaster:
Name of receiving employee

Dated:

[illegible]

T.O. DUX 2013
Harrisburg, PA 17105-2675

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
January 29, 2020



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
159	499642	2350930708	ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST 43 Weavers Lane Catawissa, PA 17820	\$0.650	\$0.43

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
January 29, 2020



1183497

[illegible]

Exhibit A to Affidavit of Mailing

Postal Class:	Electronic - Ret	
Mail Date:	01/29/2020	Sender: KML Law Group P.C.
Type of Mailing:	Notice of Sheriff's Sale Sent	14583 Camberwell Lane N
Affidavit Attachment:	0036582-01 000 20200129 KML_Law_000606	Jacksonville FL 32258
0	71969002484060462866	
	ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISS	
	43 Weavers Lane	
	Catawissa, PA 17820	



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST COMPANY
992 Central Road
Bloomsburg, PA 17815,

Plaintiff,

v.

No. 2018-CV-1349

ANY AND ALL UNKNOWN SUCCESSOR
TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST and FRANKLIN D. SCHRADER
AKA FRANKLIN D. SHRADER,
INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST
THE UNITED STATES OF AMERICA,
43 Weavers Lane
Catawissa, PA 17820

Defendants.

FILED
PROTHONOTARY
2019 JUN 24 P 3:36
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this

21st

, day of

June

, 2019, upon consideration of

Plaintiff's Motion to Add Party Defendants, Amend Caption, and Permit Alternative Service and

Defendants' Response thereto, if any, it is hereby

ORDERED and DECREED that Plaintiff's Motion is GRANTED; and, it is further

ORDERED and DECREED that

MELINDA DAWSON, AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST,

DENNIS DAWSON, AS ALTERNATE TRUSTEE OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST, and

HEIDI DAWSON, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST (the "Additional Defendants") are added as defendants to
this in rem action in mortgage foreclosure; and, it is further

ORDERD and DECREED that the Prothonotary shall amend the docket and caption to list
said Additional Defendants as defendants in this action; and, it is further



ORDERED and DECREED that Plaintiff shall personally serve a copy of this Order and the Complaint filed in this action upon the Additional Defendants, in accordance with Pa. R.C.P. 400 et seq.; and, it is further

ORDERED and DECREED that the Sheriff and/or Plaintiff is directed to Serve the Complaint in this action upon only Defendant, ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST by (i) publication as provided in Pa. R.C.P. 430(b)(2), (ii) posting a copy of the Complaint upon the subject property, located at 43 Weavers Lane, Catawissa, PA, 17820 (the "Mortgaged Premises"), and (iii) sending a copy of same by certified and regular mail to the Mortgaged Premises.

BY THE COURT:

J.

Distribution list:

Alyk L. Oflazian, KML Law Group, P.C., 701 Market Street, Philadelphia, Suite 5000, PA 19106-1532

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, 43 Weavers Lane, Catawissa, PA 17820

FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, Individually and as Trustee of The Irrevocable Schrader Catawissa Home Trust, 244 West Street, Bloomsburg, PA 17815

THE UNITED STATES OF AMERICA, Kim Stevens, Harrisburg Federal Building & Courthouse, 228 Walnut Street, Suite 220, Harrisburg, PA 17108

THE UNITED STATES OF AMERICA, 950 Pennsylvania Ave, NW, Washington, DC 20530

MELINDA DAWSON, as Successor Trustee and Beneficiary of The Irrevocable Schrader Catawissa Home Trust, 1249 Clyde Road, Unityville, PA 17774

DENNIS DAWSON, As Alternate Trustee of The Irrevocable Schrader Catawissa Home Trust, 2638 2nd Street, Bloomsburg, PA 17815

HEIDI DAWSON, As Beneficiary of The Irrevocable Schrader Catawissa Home Trust, 741 West Valley Avenue, Elysburg, PA 17824



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief DeputyFIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

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: DENNIS DAWSON
Primary Address: 2638 2ND STREET
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Dennis

Relation:

Date: 10-25-19

Time: 1540

Deputy: KC

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date: 10/25/19

Time: 1435

Mileage:

Deputy: 4

Service Attempt Notes:

1. L/C

2.

3.

4.

5.

6.



DAWSON, DENNIS

2018CV1349

2638 2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SHERIFF'S RETURN OF SERVICE

12/10/2019 01:15 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: FRANKLIN D SCHRADER AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380 , BLOOMSBURG, PA 17815.

JESSICA SURKIN, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 14, 2020

NOTARY

And subscribed to before me this



H day of JANUARY, 2020

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

(c) CountySole Sheriff, TeleSoft, Inc.



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST COMPANY; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2018-CV-1349

Sheriff's Sale Date: 1/29/2020

V.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR
BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST, DENNIS DAWSON, AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, HEIDI
DAWSON, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST, MELINDA DAWSON, AS SUCCESSOR
TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST, FRANKLIN D. SCHRADER AKA
FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST; et al.
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served THE UNITED STATES OF AMERICA the above process on the 1 day of November, 2019, at 8:58 o'clock, A.M., at STE 220 FEDERAL BUILDING -228 WALNUT ST HARRISBURG, PA 17108, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

By handing a copy to:

- ☐ An officer, partner, trustee, or registered agent of the Defendant organization who is not a plaintiff in the action*
- ☒ The manager, clerk, or other person for the time being in charge of a regular place of business or activity of the Defendant organization who is not a plaintiff in the action *
- ☐ An agent authorized by the Defendant organization in writing to receive service of process for it who is not a plaintiff in the action *

* Name: SUSAN MELENDEZ

Relationship/Title/Position: Administrative Assistant

Remarks: _____

Description: Approximate Age 61-65 Height 5'3 Weight 140 Race WHITE Sex FEMALE Hair WHITE

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

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

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

Denise Hinkle
(Signature of Affiant)

File Number: 185631FC

Case ID #: 5678924

Subscribed and sworn to before me
this 5 day of Nov, 2019

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





IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST COMPANY; et seq.

Plaintiff (Petitioner)

V.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES
AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST, DENNIS
DAWSON, AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST,
HEIDI DAWSON, AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST,
MELINDA DAWSON, AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST, FRANKLIN D. SCHRADER
AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS
TRUSTEE OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST; et al.

Defendant (Respondent)

CASE and/or DOCKET No.: 2018-CV-1349

Sheriff's Sale Date: 01/29/2020

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, JAMES M CANNING, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served MELINDA DAWSON, AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST the above process on the 4 day of November, 2019, at 2:52 o'clock, PM, at 1249 Clyde Road UNITYVILLE, PA 17774, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

- ☒ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found *
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides *
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof *

* Name: Lonie Gordner

Relationship/Title/Position: CO-HABITANT

Remarks: the person who accepted service was her fiancé who lives with her. His name is Lonie Gordner

Description: Approximate Age 66 Height 6'2" Weight 230 Race WHITE Sex MALE Hair GRAY

Commonwealth/State of Pennsylvania) SS:

County of Bradford)

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

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

James M Canning
(Signature of Affiant)

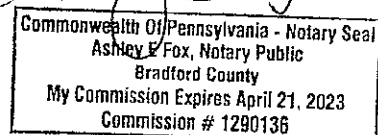
File Number: 185631FC

Case # 1924



Subscribed and sworn to before me
this 10 day of November 19

Ashley E Fox
Notary Public



SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST & FRANKLIN D. SCHRADER
AKA FRANKLIN D. SCHRADER AKA FRANKLIN D SCRADER, INDIVID AND AS
TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST (et al.)

Case Number
18 CV 01349

SHERIFF'S RETURN OF SERVICE

11/13/2019 02:12 PM - SERVED THE REQUESTED OTHER BY "PERSONALLY" HANDING A TRUE COPY TO A
PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: HEIDI DAWSON, AS
BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST AT THE
NORTHUMBERLAND COUNTY SHERIFF'S OFFICE, 201 MARKET STREET, SUNBURY, PA 17801.

SHERIFF COST: \$62.80

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

November 13, 2019



PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
November 19, 2019



**Total Number of Pieces
Received at Post office**

160

Postmaster:
Name of receiving employee

[illegible]

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
November 19, 2019



1163099

[illegible]

Harrisburg, PA 17105-2675

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
November 19, 2019



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
77	464078	2348838751	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.41
80	464082	2348838754	TENANTS/OCCUPANTS 43 Weavers Lane Catawissa, PA 17820	\$0.650	\$0.41
83	464081	2348838757	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.41



MARRISBURG, PA 17120-1200

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
November 19, 2019



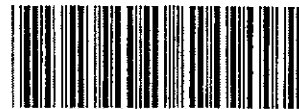
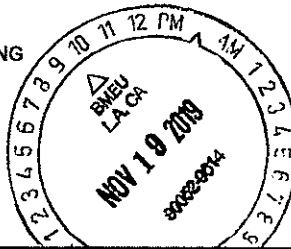
Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
95	464080	2348838769	PA DEPARTMENT OF REVENUE	\$0.650	\$0.41

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

[illegible]

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
November 19, 2019



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
Totals					



KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY
992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES
AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**
**Dennis Dawson , AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST**
**Heidi Dawson , AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST**
**Melinda Dawson , AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST**
**FRANKLIN D. SCHRADER AKA FRANKLIN D.
SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST**
Mortgagor(s) and Record Owner(s)
43 Weavers Lane
Catawissa, PA 17820

THE UNITED STATES OF AMERICA

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

AFFIDAVIT PURSUANT TO RULE 3129

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

43 Weavers Lane
Catawissa, PA 17820

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

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**
43 Weavers Lane
Catawissa, PA 17820

**Dennis Dawson , AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST**
2638 2nd Street
Bloomsburg, PA 17815

Heidi Dawson , AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
741 West Valley Avenue
Elysburg, PA 17824

**Melinda Dawson , AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST**
1249 Clyde Road
Unityville, PA 17774



FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
244 West Street
Bloomsburg, PA 17815

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

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
43 Weavers Lane
Catawissa, PA 17820

Dennis Dawson , AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST
2638 2nd Street
Bloomsburg, PA 17815

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IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
244 West Street
Bloomsburg, PA 17815

THE UNITED STATES OF AMERICA
Harrisburg Federal Building & Courthouse
228 Walnut Street, Suite 220
Harrisburg, PA 17108

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

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

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

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

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

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



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

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

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

TENANTS/OCCUPANTS
43 Weavers Lane
Catawissa, PA 17820

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

DATED: 05/13/2020

KML Law Group, P.C.

 X Winter Dunn
 Jacqueline McCoy
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

For proof of mailing, email: PostSale@kmlawgroup.com



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

FIRST COLUMBIA BANK & TRUST COMPANY
992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES
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Dennis Dawson , AS ALTERNATE TRUSTEE OF THE
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IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST
Mortgagor(s) and Record Owner(s)
43 Weavers Lane
Catawissa, PA 17820

THE UNITED STATES OF AMERICA
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

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

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

By: 

KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ David Fein Pa. ID 82628
____ Alyk L. Oflazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
____ Rebecca A. Solarz Pa. ID 315936
____ Nora C. Viggiano Pa. ID 320864
____ Kevin G. McDonald Pa. ID 203783
X Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff



KML LAW GROUP, P.C.

ATTORNEYS AT LAW
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

Notice to the Court regarding use of a Digital Signature during Pennsylvania's State of Emergency
March, 2020

As a result of the State of Emergency declared in the Commonwealth of Pennsylvania due to Covid-19, KML Law Group, PC has instituted a strict remote work policy under KML's Business Continuity Plan.

As such, given that "blue ink" or "wet" signatures may not always be a readily available option for all of our remote employees, KML is utilizing facsimile signatures or the use of the signature convention of /s/ or other form of digital signatures or a PDF generated signature ("Digital Signature") as to the filing of legal papers or pleadings or both.

The undersigned certifies that all such Digital Signatures are submitted to the Court under and subject to Pa. Rule 1023 and are permitted under Rule 203.4 et seq. Any such Digital Signature was affixed to the legal papers or pleading by the person authorized to do so.

Michael McKeever, esquire
PA. ID Number: 56129
KML Law Group, PC
Suite 5000
701 Market Street
Philadelphia, Pa. 19106
mmckeever@kmllawgroup.com
610-662-4798



**IN THE SUPREME COURT OF PENNSYLVANIA
WESTERN DISTRICT**

IN RE: GENERAL STATEWIDE	: No. 531 Judicial Administration Docket
JUDICIAL EMERGENCY	:
	:

ORDER

PER CURIAM

AND NOW, this 16th day of March, 2020, pursuant to Rule of Judicial Administration 1952(A), this Court DECLARES a general, statewide judicial emergency until April 14, 2020, on account of COVID-19. The Court deems it necessary for the Pennsylvania Judiciary to consider -- on a district-by-district basis -- the appropriate measures to be taken to safeguard the health and safety of court personnel, court users, and members of the public.

1. Accordingly, President Judges are AUTHORIZED to declare judicial emergencies in their judicial districts through April 14, 2020, or for part of that period, should they deem it appropriate for the protection of the health and safety of court personnel, court users, and others. Local declarations shall be transmitted to the State Court Administrator on a form substantially similar to the attached. The declarations shall become effective immediately upon the State Court Administrator's transmittal to the Supreme Court Prothonotary and upon sufficient publication arranged by the President Judge. To constitute sufficient publication, the President Judge shall ensure that the declaration is:



- A. Posted on the entry doors of the county courthouse of the judicial district and of all magisterial district courts within the judicial district;
- B. Posted on the judicial district's website; and
- C. Transmitted via e-mail to the local county bar association or associations, with the request that such associations promptly forward the notice to all members.

2. Upon the declaration of a judicial emergency in a particular judicial district, the President Judge SHALL HAVE THE AUTHORITY:

- A. To suspend time calculations for the purposes of time computation relevant to court cases or other judicial business, as well as time deadlines, subject to constitutional restrictions;
- B. To authorize additional uses of advanced communication technology to conduct court proceedings, subject to constitutional restrictions; and
- C. To take any action permitted pursuant to Rule of Judicial Administration 1952(B)(2).

3. With reference to paragraph 2(A), the President Judge specifically SHALL HAVE THE AUTHORITY to suspend the operation of Rule of Criminal Procedure 600 within a judicial district. Such suspension shall be immediately effective if a statement of intention to implement a suspension is included in the declaration of a local judicial emergency. The purport of the suspension will be that the time period of the local judicial emergency (or a shorter time period if specified) shall be excluded from the time



computation under Rule of Criminal Procedure 600(C). Nothing in this Order or its local implementation shall affect a criminal defendant's right to a speedy trial under the United States and Pennsylvania Constitutions, albeit that the circumstances giving rise to this Order and the suspension may be relevant to the constitutional analysis.

4. Within 24 hours of taking any action as authorized in Paragraph 2 of this order, the President Judge shall, to the extent practicable, provide notice of the action in the manner specified in Paragraph 1(A)-(C) of this order.

5. President Judges in judicial districts operating under a declaration of judicial emergency are to comply with the obligations under Rule of Judicial Administration 1952(B)(3), (B)(5), and any other pertinent provision, where implicated.

6. President Judges in judicial districts operating under a declaration of judicial emergency shall arrange for the provision of essential judicial services, including, by way of example, arraignments and bail establishment hearings, protection from abuse act proceedings, where absent such proceedings there would be a threat of domestic violence, and/or injunction proceedings, where absent such proceedings there would be the threat of irreparable harm.

7. To the extent a President Judge seeks the temporary suspension or modification of statewide court rules as applied to any case or cases in the judicial district, beyond that already permitted under this order, see Pa.R.J.A. 1952(B)(2)(m), the President Judge is to submit an application to such effect to the Supreme Court Prothonotary, with submissions being directed to the district office of the Prothonotary applicable to the President Judge's judicial district. Such applications shall specifically identify the rule or rules at issue and provide justification for the request. To the extent



practicable under the circumstances, notice of the request for suspension or modification of statewide court rules shall be provided in accordance with Paragraph 1(A)-(C) of this order, as well as Rule of Judicial Administration 1952(C)(5).

8. In judicial districts that operate under a declaration of judicial emergency, the President Judge shall provide notice in accordance with Paragraph 1(A)-(C), and to the State Court Administrator, when normal court operations are resumed. This notification shall be provided within 24 hours of the resumption of normal court operations.



IN THE SUPREME COURT OF PENNSYLVANIA
XXXXXX DISTRICT

IN RE: ____ JUDICIAL DISTRICT -- : No. ____ _M 2020
DECLARATION OF JUDICIAL :
EMERGENCY :

DECLARATION

Per the Supreme Court's Order dated March 16, 2020, I declare a judicial emergency in the ____ Judicial District for the following period: _____ to _____.

[OPTIONAL: The operation of Rule of Criminal Procedure 600 shall be suspended in the ____ Judicial District during the period of the local judicial emergency (or for a shorter period if specified)].

Signed: _____

Dated: _____



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

FILED
PROTHONOTARY

2020 MAY 11 A 9:35

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR
TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST**

**Dennis Dawson , AS ALTERNATE TRUSTEE OF
THE IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST**

**Heidi Dawson , AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST**

**Melinda Dawson , AS SUCCESSOR TRUSTEE
AND BENEFICIARY OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
FRANKLIN D. SCHRADER AKA FRANKLIN D.
SHRADER, INDIVIDUALLY AND AS TRUSTEE
OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST**

Mortgagor(s) and Record Owner(s)
43 Weavers Lane, Catawissa, PA 17820

THE UNITED STATES OF AMERICA
Defendant(s)

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

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for March 25, 2020 at 9:00 AM in the above matter has been continued
until **May 27, 2020 at 9:00 AM.**

Date: 04/30/2020

Respectfully submitted,

By:

KML LAW GROUP, P.C.

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

x Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff



2019ED119

KML Law Group, P.C.

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322

ATTORNEY FOR PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR
TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA
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**Dennis Dawson , AS ALTERNATE TRUSTEE OF
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SCHRADER CATAWISSA HOME TRUST
FRANKLIN D. SCHRADER AKA FRANKLIN D.
SHRADER, INDIVIDUALLY AND AS TRUSTEE
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CATAWISSA HOME TRUST**

Mortgagor(s) and Record Owner(s)
43 Weavers Lane, Catawissa, PA 17820

THE UNITED STATES OF AMERICA

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

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☒ Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

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

**FIRST COLUMBIA BANK & TRUST
 COMPANY**

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR
 TRUSTEES AND/OR BENEFICIARIES OF
 THE IRREVOCABLE SCHRADER
 CATAWISSA HOME TRUST
 Dennis Dawson , AS ALTERNATE TRUSTEE
 OF THE IRREVOCABLE SCHRADER
 CATAWISSA HOME TRUST
 Heidi Dawson , AS BENEFICIARY OF THE
 IRREVOCABLE SCHRADER CATAWISSA
 HOME TRUST
 Melinda Dawson , AS SUCCESSOR TRUSTEE
 AND BENEFICIARY OF THE IRREVOCABLE
 SCHRADER CATAWISSA HOME TRUST
 FRANKLIN D. SCHRADER AKA FRANKLIN
 D. SHRADER, INDIVIDUALLY AND AS
 TRUSTEE OF THE IRREVOCABLE
 SCHRADER CATAWISSA HOME TRUST
 Mortgagor(s) and Record Owner(s)**

THE UNITED STATES OF AMERICA
 Defendant(s)

IN THE COURT OF COMMON PLEAS
 OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

SALE NO.

CERTIFICATE OF FILING AND SERVICE

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

ANY AND ALL UNKNOWN SUCCESSOR
 TRUSTEES AND/OR BENEFICIARIES OF THE
 IRREVOCABLE SCHRADER CATAWISSA HOME
 TRUST, Defendant
 43 Weavers Lane, Catawissa, PA 17820

Dennis Dawson , AS ALTERNATE TRUSTEE OF THE
 IRREVOCABLE SCHRADER CATAWISSA HOME
 TRUST, Defendant
 2638 2nd Street, Bloomsburg, PA 17815

Heidi Dawson , AS BENEFICIARY OF THE
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Melinda Dawson , AS SUCCESSOR TRUSTEE AND
 BENEFICIARY OF THE IRREVOCABLE
 SCHRADER CATAWISSA HOME TRUST, Defendant
 1249 Clyde Road, Unityville, PA 17774

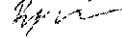
FRANKLIN D. SCHRADER AKA FRANKLIN D.
SHRADER, INDIVIDUALLY AND AS TRUSTEE OF
THE IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST, Defendant
244 West Street, Bloomsburg, PA 17815

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office, PO Box 380, Bloomsburg, PA 17815
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County, PO Box 380,
Bloomsburg, PA 17815
(via e-filing, if applicable)

Date: 5/6/20

KML Law Group, P.C.



☐ Tara Busa
☐ Andi Keller
☒ Kody Moreira
☐ Aaron Utain-Evans
☐ Winter Dunn
Legal Assistant

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

FIRST COLUMBIA BANK & TRUST COMPANY
992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR
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THE UNITED STATES OF AMERICA

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS
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By: 

KML LAW GROUP, P.C.

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

x Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

KML LAW GROUP, P.C.

ATTORNEYS AT LAW
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

Notice to the Court regarding use of a Digital Signature during Pennsylvania's State of Emergency
March, 2020

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As such, given that "blue ink" or "wet" signatures may not always be a readily available option for all of our remote employees, KML is utilizing facsimile signatures or the use of the signature convention of /s/ or other form of digital signatures or a PDF generated signature ("Digital Signature") as to the filing of legal papers or pleadings or both.

The undersigned certifies that all such Digital Signatures are submitted to the Court under and subject to Pa. Rule 1023 and are permitted under Rule 203.4 et seq. Any such Digital Signature was affixed to the legal papers or pleading by the person authorized to do so.

Michael McKeever, Esquire
PA. ID Number: 56129
KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
mmckeever@kmlawgroup.com
610-662-4798

IN THE SUPREME COURT OF PENNSYLVANIA
WESTERN DISTRICT

IN RE: GENERAL STATEWIDE
JUDICIAL EMERGENCY

: No. 531 Judicial Administration Docket
:
:

ORDER

PER CURIAM

AND NOW, this 16th day of March, 2020, pursuant to Rule of Judicial Administration 1952(A), this Court DECLARES a general, statewide judicial emergency until April 14, 2020, on account of COVID-19. The Court deems it necessary for the Pennsylvania Judiciary to consider -- on a district-by-district basis -- the appropriate measures to be taken to safeguard the health and safety of court personnel, court users, and members of the public.

1. Accordingly, President Judges are AUTHORIZED to declare judicial emergencies in their judicial districts through April 14, 2020, or for part of that period, should they deem it appropriate for the protection of the health and safety of court personnel, court users, and others. Local declarations shall be transmitted to the State Court Administrator on a form substantially similar to the attached. The declarations shall become effective immediately upon the State Court Administrator's transmittal to the Supreme Court Prothonotary and upon sufficient publication arranged by the President Judge. To constitute sufficient publication, the President Judge shall ensure that the declaration is:

- A. Posted on the entry doors of the county courthouse of the judicial district and of all magisterial district courts within the judicial district;
- B. Posted on the judicial district's website; and
- C. Transmitted via e-mail to the local county bar association or associations, with the request that such associations promptly forward the notice to all members.

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- A. To suspend time calculations for the purposes of time computation relevant to court cases or other judicial business, as well as time deadlines, subject to constitutional restrictions;
- B. To authorize additional uses of advanced communication technology to conduct court proceedings, subject to constitutional restrictions; and
- C. To take any action permitted pursuant to Rule of Judicial Administration 1952(B)(2).

3. With reference to paragraph 2(A), the President Judge specifically SHALL HAVE THE AUTHORITY to suspend the operation of Rule of Criminal Procedure 600 within a judicial district. Such suspension shall be immediately effective if a statement of intention to implement a suspension is included in the declaration of a local judicial emergency. The purport of the suspension will be that the time period of the local judicial emergency (or a shorter time period if specified) shall be excluded from the time

computation under Rule of Criminal Procedure 600(C). Nothing in this Order or its local implementation shall affect a criminal defendant's right to a speedy trial under the United States and Pennsylvania Constitutions, albeit that the circumstances giving rise to this Order and the suspension may be relevant to the constitutional analysis.

4. Within 24 hours of taking any action as authorized in Paragraph 2 of this order, the President Judge shall, to the extent practicable, provide notice of the action in the manner specified in Paragraph 1(A)-(C) of this order.

5. President Judges in judicial districts operating under a declaration of judicial emergency are to comply with the obligations under Rule of Judicial Administration 1952(B)(3), (B)(5), and any other pertinent provision, where implicated.

6. President Judges in judicial districts operating under a declaration of judicial emergency shall arrange for the provision of essential judicial services, including, by way of example, arraignments and bail establishment hearings, protection from abuse act proceedings, where absent such proceedings there would be a threat of domestic violence, and/or injunction proceedings, where absent such proceedings there would be the threat of irreparable harm.

7. To the extent a President Judge seeks the temporary suspension or modification of statewide court rules as applied to any case or cases in the judicial district, beyond that already permitted under this order, see Pa.R.J.A. 1952(B)(2)(m), the President Judge is to submit an application to such effect to the Supreme Court Prothonotary, with submissions being directed to the district office of the Prothonotary applicable to the President Judge's judicial district. Such applications shall specifically identify the rule or rules at issue and provide justification for the request. To the extent

practicable under the circumstances, notice of the request for suspension or modification of statewide court rules shall be provided in accordance with Paragraph 1(A)-(C) of this order, as well as Rule of Judicial Administration 1952(C)(5).

8. In judicial districts that operate under a declaration of judicial emergency, the President Judge shall provide notice in accordance with Paragraph 1(A)-(C), and to the State Court Administrator, when normal court operations are resumed. This notification shall be provided within 24 hours of the resumption of normal court operations.

IN THE SUPREME COURT OF PENNSYLVANIA
XXXXXX DISTRICT

IN RE: ____ JUDICIAL DISTRICT -- : No. ____ _M 2020
DECLARATION OF JUDICIAL :
EMERGENCY :

DECLARATION

Per the Supreme Court's Order dated March 16, 2020, I declare a judicial
emergency in the ____ Judicial District for the following period: ____ to
_____.

[OPTIONAL: The operation of Rule of Criminal Procedure 600 shall be
suspended in the ____ Judicial District during the period of the local judicial emergency
(or for a shorter period if specified)].

Signed: _____

Dated: _____

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

(215) 627-1322
FAX (215) 825-6456
PASALES@KMLLAWGROUP.COM

March 20, 2020

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: FIRST COLUMBIA BANK & TRUST COMPANY

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Dennis Dawson, AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Melinda Dawson, AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST and FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST

No. 2018-CV-1349

KML File#: 185631FC

Property Address: 43 Weavers Lane, Catawissa, PA 17820

Sheriff's Sale Date: March 25, 2020

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for March 25, 2020 to May 27, 2020.

Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
Tara Busa – Supervisor
(215) 825-6379
PASALES@KMLLAWGROUP.COM

Attorney Contact: Kevin G. McDonald, Esquire, (215) 825-6311, kmcdonald@kmlldlawgroup.com

cc:

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST - 43 Weavers Lane, Catawissa, PA 17820

Dennis Dawson, AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST - 2638 2nd Street, Bloomsburg, PA 17815

Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST - 741 West Valley Avenue, Elysburg, PA 17824

Melinda Dawson, AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST - 1249 Clyde Road, Unityville, PA 17774

FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST - 244 West Street, Bloomsburg, PA 17815

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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36495

SCHRADER FRANKLIN D TRUSTEE

IRREVOCABLE SCHRADER CATAWISSA HOME TRUS

417 CENTER ST APT 3

BLOOMSBURG PA 17815

District: CATAWISSA TWP

Deed: 20150 -4295

Location: 43 WEAVERS LN

Parcel Id:09 -04 -003-14,000

Assessment: 27,991

Balances as of 02/13/2020

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

NO TAX CLAIM TAXES DUE

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

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.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1348

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 distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or lot of land, situate in the Township of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:
BEGINNING at an iron rod found at the northeast corner of land of William and Theresa Krasewski and running
THENCE along the southerly side of a right of way and line of land of Base M Weaver, North 74 degrees 27 minutes East 158.67 feet to an iron rod set,
THENCE along line of land of said Weaver, South 18 degrees 12 minutes East, 273.08 feet to an iron rod set in line of land of George L. Rohrbach,
THENCE along line of land of said Rohrbach, South 74 degrees 27 minutes West 159.67 feet to an iron rod found at the southwesterly corner of land of the abovesaid Krasewski;
THENCE along line of land of said Krasewski, North 18 degrees 12 minutes West, 273.08 feet to an iron rod, place of BEGINNING
CONTAINING 1.00 acre of land in all as more fully shown on a draft of survey dated May 7, 1984 and prepared by James D. Cressy Registered Surveyor No. 22377 - E, who also wrote the above description.
BEING KNOWN AS 43 WEAVERS LANE, CATAWISSA, PA 17820
PROPERTY ID NUMBER 09-04-003-14
BEING THE SAME PREMISES WHICH FRANKLIN D. SCHRADER BY DEED DATED 5/26/2015 AND RECORDED 6/5/2015 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201504295, GRANTED AND CONVEYED UNTO FRANKLIN D. SCHRADER, TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST.
PROPERTY ADDRESS 43 WEAVERS LANE, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER 09-04-003-14

Sold and taken into execution to be sold as the property of UNKNOWN SUCCESSOR OF FRANKLIN D. SCHRADER, DENNIS DAWSON, NEUNDA DAWSON, HEIDI DAWSON in trust of FIRST COLUMBIA BANK & TRUST COMPANY.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a release 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff
KIM LAM GROUP, P.C.
PHILADELPHIA, PA

Ad Text: SCHRADER CATAWISSA HOME TRUST
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.

KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

January 14, 2020

Columbia

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

BOOK WRIT

RE: FIRST COLUMBIA BANK & TRUST COMPANY

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF
THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Dennis Dawson , AS ALTERNATE
TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Heidi Dawson , AS
BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Melinda Dawson ,
AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST and FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS
TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST

Term No. 2018-CV-1349

Property address:

43 Weavers Lane
Catawissa, PA 17820

Sheriff's Sale Date: January 29, 2020

Dear Sir/Madam:

Kindly postpone due to a bankruptcy filing, see the bankruptcy information below the above-captioned Sheriff's Sale scheduled for January 29, 2020 to March 25, 2020.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.

Andi Keller /s/

Michael T. McKeever, Esq.
By: Andi Keller, legal assistant

cc:

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
43 Weavers Lane
Catawissa, PA 17820

Dennis Dawson , AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST
2638 2nd Street
Bloomsburg, PA 17815

KML LAW GROUP, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
215-627-1322

Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES
AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**

**Dennis Dawson, AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST**

**Heidi Dawson, AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST**

**Melinda Dawson, AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**

**FRANKLIN D. SCHRADER AKA FRANKLIN D.
SHRADER, INDIVIDUALLY AND AS TRUSTEE OF
THE IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST**

43 Weavers Lane
Catawissa, PA 17820

THE UNITED STATES OF AMERICA

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

AFFIDAVIT PURSUANT TO RULE 3129

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

43 Weavers Lane
Catawissa, PA 17820

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

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST

43 Weavers Lane
Catawissa, PA 17820

\ Dennis Dawson, AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST

2638 2nd Street
Bloomsburg, PA 17815

Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST

741 West Valley Avenue
Elysburg, PA 17824

Melinda Dawson, AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST

1249 Clyde Road
Unityville, PA 17774

Dep. Notarized
Lycium

FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
244 West Street
Bloomsburg, PA 17815

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

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
43 Weavers Lane
Catawissa, PA 17820

Dennis Dawson, AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST
2638 2nd Street
Bloomsburg, PA 17815

Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
741 West Valley Avenue
Elysburg, PA 17824

Melinda Dawson, AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST
1249 Clyde Road
Unityville, PA 17774

FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
244 West Street
Bloomsburg, PA 17815

THE UNITED STATES OF AMERICA
Harrisburg Federal Building & Courthouse
228 Walnut Street, Suite 220
Harrisburg, PA 17108

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

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

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

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

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

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

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

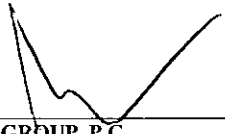
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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

TENANTS/OCCUPANTS /
43 Weavers Lane
Catawissa, PA 17820

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

Date: 10/9/19

By: 
KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ David Fein Pa. ID 82628
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Ofazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
____ ☒ Rebecca A. Solarz Pa. ID 315936
____ Nora C. Viggiano Pa. ID 320864
____ Kevin G. McDonald Pa. ID 203783
____ Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

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

FIRST COLUMBIA BANK & TRUST COMPANY
992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES
AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
Dennis Dawson, AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
Melinda Dawson, AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST
FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER,
INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
43 Weavers Lane
Catawissa, PA 17820

THE UNITED STATES OF AMERICA
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2018-CV-1349

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

COMMONWEALTH OF PENNSYLVANIA:
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:

PREMISES: 43 Weavers Lane, Catawissa, PA 17820

AMOUNT DUE \$102,537.73

Interest From 09/12/2019
to the Date of Sheriff's Sale
at per diem rate of \$13.17

(Costs to be added)

Dated: 10-11-2019

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy _____

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

FIRST COLUMBIA BANK & TRUST COMPANY

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Dennis Dawson, AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Melinda Dawson, AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST and FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
43 Weavers Lane, Catawissa, PA 17820
THE UNITED STATES OF AMERICA

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$102,537.73
INTEREST from 09/12/2019	
to the Date of Sheriff's Sale	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:
43 Weavers Lane, Catawissa, PA 17820

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

ALL THAT CERTAIN piece, parcel or lot of land, situate in the Township of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron rod found at the northeasterly corner of land of William and Thelma Krasiewski and running;

THENCE along line the southerly side of a right of way and line of land of Elsie M. Weaver, North 74 degrees 27 minutes East 159.67 feet to an iron rod set;

THENCE along line of land of said Weaver, South 18 degrees 12 minutes East, 273.08 feet to an iron rod set in line of land of George L. Rohrbach;

THENCE along line of land of said Rohrbach, South 74 degrees 27 minutes West 159.67 feet to an iron rod found at the southeasterly corner of land of the aforesaid Krasiewski;

THENCE along line of land of said Krasiewski, North 18 degrees 12 minutes West, 273.08 feet to an iron rod, place of BEGINNING.

CONTAINING 1.00 acre of land in all as more fully shown on a draft of survey dated May 7, 1984 and prepared by James D. Creasy Registered Surveyor No. 22377 – E, who also wrote the above description.

BEING KNOWN AS: 43 WEAVERS LANE, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 09-04-003-14

BEING THE SAME PREMISES WHICH FRANKLIN D. SCHRADER BY DEED DATED 5/26/2015 AND RECORDED 6/5/2015 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201504295, GRANTED AND CONVEYED UNTO FRANKLIN D. SCHRADER, TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST.

KML Law Group, P.C.

Suite 5000
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322
 Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road
 Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR
 BENEFICIARIES OF THE IRREVOCABLE SCHRADER
 CATAWISSA HOME TRUST**

**Dennis Dawson , AS ALTERNATE TRUSTEE OF THE
 IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
 Heidi Dawson , AS BENEFICIARY OF THE IRREVOCABLE
 SCHRADER CATAWISSA HOME TRUST
 Melinda Dawson , AS SUCCESSOR TRUSTEE AND
 BENEFICIARY OF THE IRREVOCABLE SCHRADER
 CATAWISSA HOME TRUST
 FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER,
 INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE
 SCHRADER CATAWISSA HOME TRUST**

Mortgagor(s) and Record Owner(s)

43 Weavers Lane

Catawissa, PA 17820

THE UNITED STATES OF AMERICA

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2018-CV-1349

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT.
 THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION
 OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE
 SCHRADER CATAWISSA HOME TRUST**

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE
 SCHRADER CATAWISSA HOME TRUST**

43 Weavers Lane

Catawissa, PA 17820

Your house at 43 Weavers Lane, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on Wednesday, January 29, 2020, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$102,537.73 obtained by FIRST COLUMBIA BANK & TRUST COMPANY 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 cancelled if you pay to FIRST COLUMBIA BANK & TRUST COMPANY, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 185631FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. 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 below 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 NOT 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 bid price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
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 within thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

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.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

SHERIFF'S SALE COST SHEET

18-1349

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</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>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>524.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1426.55</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1676.55</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 (PSTE)		\$ <u>190.00</u>
MISC. <u>North d Co</u>	\$ <u>62.80</u>	
<u>Lyc Co</u>	\$ <u>100.00</u>	
TOTAL *****		\$ <u>162.80</u>

TOTAL COSTS (OPENING BID) \$ 2640.60

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SHERIFF'S RETURN OF SERVICE

12/10/2019 01:15 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: FRANKLIN D SCHRADER AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 10, 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

10TH day of DECEMBER, 2019

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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 119

Manner: Personal **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
35 West Main St
Bloomsburg PA

Serve To:

Name: FRANKLIN D SCHRADER

Primary Address: 244 WEST STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address: 417 Center St Apt 3

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12/10/19 **Time:** 13:00

Deputy: 8 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	12/6/19	12/6/19	12/9/19	12/10/19		
Time:	14:13	16:00	1:300	8:35a		
Mileage:						
Deputy:	8	8	8	8		

Service Attempt Notes:

1. C
2. Spoke with Brandy Rose New home owner 570-989-1425
3. C @ 417 Apt 3
4. No answer
- 5.
- 6.

FRANKLIN D SCHRADER

2018CV1349

244 WEST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST & FRANKLIN D. SCHRADER
AKA FRANKLIN D. SCHRADER AKA FRANKLIN D SCRADER, INDIVID AND AS
TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST (et al.)

Case Number
18 CV 01349

SHERIFF'S RETURN OF SERVICE

11/13/2019 02:12 PM - SERVED THE REQUESTED OTHER BY "PERSONALLY" HANDING A TRUE COPY TO A
PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: HEIDI DAWSON, AS
BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST AT THE
NORTHUMBERLAND COUNTY SHERIFF'S OFFICE, 201 MARKET STREET, SUNBURY, PA 17801.

SHERIFF COST: \$62.80

SO ANSWERS,

December 02, 2019

ROBERT J. WOLFE, SHERIFF

PERSONAL PROPERTY REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
10/28/2019	Advance Fee	Advance Fee	8723	\$0.00	\$100.00
11/07/2019	Service Mileage	(PAID 11/27/2019)	11-19	\$17.40	\$0.00
11/08/2019	Service Mileage	(PAID 11/27/2019)	11-19	\$17.40	\$0.00
11/13/2019	Docketing	(PAID 11/27/2019)	11-19	\$9.00	\$0.00
11/13/2019	Executing	(PAID 11/27/2019)	11-19	\$9.00	\$0.00
11/13/2019	Service Costs	(PAID 11/27/2019)	11-19	\$10.00	\$0.00
11/13/2019	Refund	(PAID 11/13/2019)	444048	\$37.20	\$0.00
				\$100.00	\$100.00

TOTAL BALANCE:	\$0.00
-----------------------	---------------

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



11743 734

FIRST COLUMBIA BANK & TRUST COMPANY

vs.

UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

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

570-384-4165 (maybe)
717-384-4165

Serve To:

Name: UNKNOWN SUCCESSOR OF FRANKLIN D

Primary Address: 43 WEAVERS LANE
CATAWISSA, PA 17820

Phone: DOB: 1/30/37

Alternate Address: 507 Main St.
Sugarloaf PA 18249

Phone: (maybe)

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	10/29/19	10/29/19	10/29/19			
Time:	3:09	3:15	9:15p			
Mileage:						
Deputy:	8	8	8			

Service Attempt Notes:

1. Matt & Heidi Dawson Son John Sam Sherman
2. From Next door kids names
3. Not Same / Heidi Dawson 741 w valley Ave Ellysburg
4. John Sherman 1758 Fox Hollow Rd Williamsport
- 5.
- 6.

UNKNOWN SUCCESSOR C

2018CV1349

43 WEAVERS LANE, CATAWISSA, PA 17820

NO EXPIRATION

KML Law Group, P.C.

Suite 5000
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322
 Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road
 Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR
 BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
 TRUST**

**Dennis Dawson , AS ALTERNATE TRUSTEE OF THE IRREVOCABLE
 SCHRADER CATAWISSA HOME TRUST**

**Heidi Dawson , AS BENEFICIARY OF THE IRREVOCABLE SCHRADER
 CATAWISSA HOME TRUST**

**Melinda Dawson , AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE
 IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
 FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY
 AND AS TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
 TRUST**

43 Weavers Lane
 Catawissa, PA 17820

THE UNITED STATES OF AMERICA

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2018-CV-1349

2019-ED-119

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO
 YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT
 PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SCHRADER, FRANKLIN D.

**FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE SCHRADER
 CATAWISSA HOME TRUST**

244 West Street
 Bloomsburg, PA 17815

Your house at 43 Weavers Lane, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on Jan. 29, 2020, at 9:00 AM, in Sheriff's
 Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$102,537.73 obtained by FIRST COLUMBIA BANK & TRUST COMPANY 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 cancelled if you pay to FIRST COLUMBIA BANK & TRUST COMPANY, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 185631FC). Para informacion en espanol puede comunicarse con Home Retention at 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. 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 below 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 NOT 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 bid price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
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 within thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

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.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

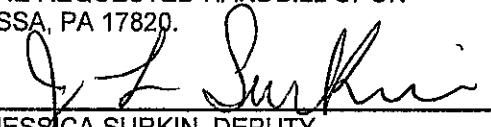


FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SHERIFF'S RETURN OF SERVICE

12/02/2019 11:45 AM - DEPUTY JESSICA SURKIN, 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 43 WEAVERS LANE, CATAWISSA, PA 17820.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: (POSTING)

Primary Address: 43 WEAVERS LANE
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/2/19

Time:

11:45

Deputy:

8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2018CV1349

43 WEAVERS LANE, CATAWISSA, PA 17820

NO EXPIRATION

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road

Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES
AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**

**Dennis Dawson, AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST**

**Heidi Dawson, AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST**

**Melinda Dawson, AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**

**FRANKLIN D. SCHRADER AKA FRANKLIN D.
SHRADER, INDIVIDUALLY AND AS TRUSTEE OF
THE IRREVOCABLE SCHRADER CATAWISSA
HOME TRUST**

43 Weavers Lane

Catawissa, PA 17820

THE UNITED STATES OF AMERICA

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

2019 - ED-119

AFFIDAVIT PURSUANT TO RULE 3129

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

43 Weavers Lane

Catawissa, PA 17820

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

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**

43 Weavers Lane

Catawissa, PA 17820

**Dennis Dawson, AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST**

2638 2nd Street

Bloomsburg, PA 17815

Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST

741 West Valley Avenue

Elysburg, PA 17824

**Melinda Dawson, AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST**

1249 Clyde Road

Unityville, PA 17774

FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
244 West Street
Bloomsburg, PA 17815

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

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
43 Weavers Lane
Catawissa, PA 17820

Dennis Dawson, AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST
2638 2nd Street
Bloomsburg, PA 17815

Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
741 West Valley Avenue
Elysburg, PA 17824

Melinda Dawson, AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST
1249 Clyde Road
Unityville, PA 17774

FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
244 West Street
Bloomsburg, PA 17815

THE UNITED STATES OF AMERICA
Harrisburg Federal Building & Courthouse
228 Walnut Street, Suite 220
Harrisburg, PA 17108

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

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

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

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

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

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

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

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

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

TENANTS/OCCUPANTS
43 Weavers Lane
Catawissa, PA 17820

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

Date: _____

10/9/15

By: _____

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Ofazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

* Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

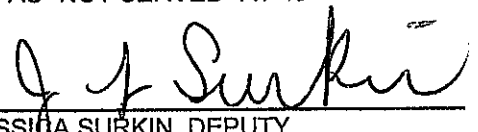


FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SHERIFF'S RETURN OF SERVICE

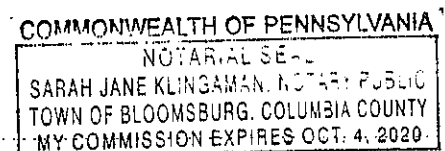
10/25/2019 02:21 PM - I, DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SHE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HER BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT SERVED" AT 43 WEAVERS LANE, CATAWISSA, PA 17820.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

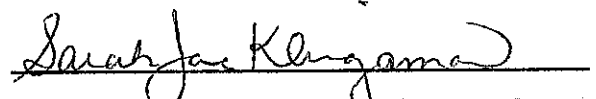
November 27, 2019



NOTARY

Affirmed and subscribed to before me this

27TH day of NOVEMBER, 2019



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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SHERIFF'S RETURN OF SERVICE

10/25/2019 02:21 PM - I, DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SHE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HER BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT SERVED" AT 43 WEAVERS LANE, CATAWISSA, PA 17820.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

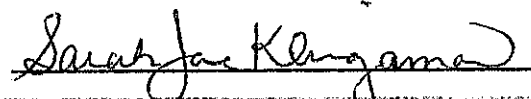
November 27, 2019

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

27TH day of NOVEMBER, 2019



Plaintiff Attorney: KML LAW GROUP, P.C., 100 MARKET STREET, PHILADELPHIA, PA 19106

TX Result Report

P 1

11/27/2019 12:28

Serial No. A6VF011029028

TC:00069078

Addressee	Start Time	Time	Prints	Result	Note
912675155634	11-27 12:16	00:03:50	001/005	Cont	ORG
912675155634	11-27 12:21	00:07:01	004/005	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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
 Sheriff



Earl D. Mordan, Jr.
 Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
 vs.
 UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
 2018CV1349

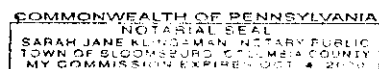
SHERIFF'S RETURN OF SERVICE

10/25/2019 03:40 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DENNIS DAWSON AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 360, BLOOMSBURG, PA 17815.

Timothy T. Chamberlain
 TIMOTHY T. CHAMBERLAIN, SHERIFF

Affirmed and subscribed to before me this
 29TH day of OCTOBER, 2019

NOTARY



Sarah Jane Klingaman

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 119
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: DENNIS DAWSON
Primary Address: 2638 2ND STREET
 BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address: Office
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Dennis
Relation:
Date: 10-25-19 **Time:** 1540
Deputy: JC **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date: 10/25/19					
Time: 1435					
Mileage:					
Deputy: 4					

Service Attempt Notes:

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

DAWSON, DENNIS

2018CV1349

2638 2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF LYCOMING COUNTY

R. Mark Lusk
Sheriff



Curtis Ulmer
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349 (COLUMBIA CO.)

SHERIFF'S RETURN OF SERVICE

10/28/2019 RECEIVED NOTICE OF SALE AND WRIT FOR SHERIFF SALE IN COLUMBIA COUNTY WITH A \$100.00 DEPOSIT CHECK.
10/29/2019 ASSIGNED TO ZONE 2
10/31/2019 03:17 PM - DEPUTY ODESSA CARICHNER, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THE NOTICE OF SHERIFF SALE WAS SERVED UPON MELINDA DAWSON AT 1249 CLYDE ROAD, UNITYVILLE, PA 17774 BY HANDING A TRUE AND ATTESTED COPY TO THE DEFENDANT AND MADE KNOWN THE CONTENTS THEREOF.

ODESSA CARICHNER, DEPUTY

SHERIFF COST: \$92.97

SO ANSWERS,

R. MARK LUSK, SHERIFF

November 04, 2019

COSTS

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
10/29/2019	Advance Fee	Advance Fee	8721	\$0.00	\$100.00
11/04/2019	Mileage			\$71.92	\$0.00
11/04/2019	Docket & Return			\$9.00	\$0.00
11/04/2019	Service			\$9.00	\$0.00
11/04/2019	Notary Fee			\$2.50	\$0.00
11/04/2019	Postage			\$0.55	\$0.00
11/04/2019	Refund	(PAID 11/04/2019)	13514	\$7.03	\$0.00

\$100.00 \$100.00

BALANCE: \$0.00

SWORN AND SUBSCRIBED
BEFORE ME ON THIS
4th DAY OF NOVEMBER 2019.

SUZANNE M. FEDELE
Prothonotary & Clerk of Courts
Williamsport, Lycoming County
My Commission Expires Jan. 1, 2020

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	119
Manner:	< Not Specified >	Expires:	
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:	43 WEAVERS LANE CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	10/29/19
Time:	3:15p
Deputy:	8
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

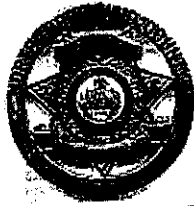
2018CV1349

43 WEAVERS LANE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY

Case Number
18 CV 01349

vs.
ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST & FRANKLIN D. SCHRADER
AKA FRANKLIN D. SCHRADER AKA FRANKLIN D SCRADER, INDIVID AND AS
TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST (et al.)

SHERIFF'S RETURN OF SERVICE

11/13/2019 02:12 PM - SERVED THE REQUESTED OTHER BY "PERSONALLY" HANDING A TRUE COPY TO A
PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: HEIDI DAWSON, AS
BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST AT THE
NORTHUMBERLAND COUNTY SHERIFF'S OFFICE, 201 MARKET STREET, SUNBURY, PA 17801.

SHERIFF COST: \$62.80

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

November 13, 2019

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SHERIFF'S RETURN OF SERVICE

10/25/2019 03:40 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DENNIS DAWSON AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

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

29TH day of OCTOBER, 2019

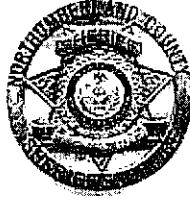
Sarah Jane Klingaman

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

(c) CountySuite Sheriff, Telersoft, Inc.

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST & FRANKLIN D. SCHRADER
AKA FRANKLIN D. SCHRADER AKA FRANKLIN D SCRADER, INDIVID AND AS
TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST (et al.)

Case Number
18 CV 01349

SHERIFF'S RETURN OF SERVICE

11/13/2019 02:12 PM - SERVED THE REQUESTED OTHER BY "PERSONALLY" HANDING A TRUE COPY TO A
PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: HEIDI DAWSON, AS
BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST AT THE
NORTHUMBERLAND COUNTY SHERIFF'S OFFICE, 201 MARKET STREET, SUNBURY, PA 17801.

SHERIFF COST: \$62.80

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

November 13, 2019

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

10/31
EX

FIRST COLUMBIA BANK & TRUST COMPANY
vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST & FRANKLIN D. SCHRADER
AKA FRANKLIN D. SCHRADER AKA FRANKLIN D SCRADER, INDIVID AND AS TRUS (al.)

Case Number
18 CV 01349

SERVICE COVER SHEET

Service Details:

Category: Personal Property - Other

Zone:

Manner: Adult in Charge

Expires: 11/15/2019

Warrant:

Notes: WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve

Serve To:

Name: HEIDI DAWSON, AS BENEFICIARY OF THE

Primary Address: 741 WEST VALLEY AVE.
ELYSBURG, PA 17824

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult in Charge Posted Other

Adult In Charge:

Relation:

Date: 11-13-2019

Time:

Deputy: Sgtr

Mileage: 100

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 215-627-1322

Service Attempts:

Date:	11/07/2019	11/08/2019				
Time:	1200	1231				
Mileage:	ELYSBURG	ELYSBURG				
Deputy:	OWENS	OWENS				

Service Attempt Notes:

1. NOTICE POSTED AS FIRST DOWN
2. NOTICE POSTED AS FIRST DOWN. PREVIOUS NOTICE REMOVED
- 3.
- 4.
- 5.
- 6.

RECEIVED
2019 NOV 13 PM 2:12
ROBERT J. WOLFE-SHERIFF
NORTHUMBERLAND COUNTY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

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: HEIDI DAWSON

Primary Address: 741 WEST VALLEY AVENUE
ELYSBURG, PA 17824

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

ROBERT J. WOLFE-SHERIFF
NORTHUMBERLAND COUNTY

2019 OCT 28 AM 9:36

RECEIVED

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, October 18, 2019 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Northumberland County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

DAWSON, HEIDI

2018CV1349

741 WEST VALLEY AVENUE, ELYSBURG, PA 17824

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 10/22/19

Account:

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

Ad ID: 1181830
Description: SCHRADER CATAWISSA
HOME TRUST
Run Dates: 01/08/20 to 01/22/20
Class: 2
Agate Lines: 219
Blind Box:

Total Ad Cost \$1,426.55
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/08/20	01/22/20	3	\$1,426.55

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1349

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 hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or lot of land, situate in the Township of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron rod found at the northeasterly corner of land of William and Thelma Krasiewski and running:

THENCE along line the southerly side of a right of way and line of land of Elsie M. Weaver, North 74 degrees 27 minutes East 159.67 feet to an iron rod set;

THENCE along line of land of said Weaver, South 18 degrees 12 minutes East, 273.08 feet to an iron rod set in line of land of George L. Rohrbach;

THENCE along line of land of said Rohrbach, South 74 degrees 27 minutes West 159.67 feet to an iron rod found at the southeasterly corner of land of the aforesaid Krasiewski; THENCE along line of land of said Krasiewski, North 18 degrees 12 minutes West, 273.08 feet to an iron rod, place of BEGINNING.

CONTAINING 1.00 acre of land in all as more fully shown on a draft of survey dated May 7, 1984 and prepared by James D. Creasy Registered Surveyor No. 22377 - E, who also wrote the above description.

BEING KNOWN AS: 43 WEAVERS LANE, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 09-04-003-14

BEGING THE SAME PREMISES WHICH FRANKLIN D. SCHRADER BY DEED DATED 5/26/2015 AND RECORDED 6/5/2015 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201504295, GRANTED AND CONVEYED UNTO FRANKLIN D. SCHRADER, TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST

PROPERTY ADDRESS: 43 WEAVERS LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09-04-003-14

Seized and taken into execution to be sold as the property of UNKNOWN SUCCESSOR OF FRANKLIN D. SCHRADER, DENNIS DAWSON, MELINDA DAWSON, HEIDI DAWSON in suit of FIRST COLUMBIA BANK & TRUST COMPANY.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

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

FIRST COLUMBIA BANK & TRUST COMPANY
992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES
AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
Dennis Dawson, AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
Melinda Dawson, AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST
FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER,
INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
43 Weavers Lane
Catawissa, PA 17820

THE UNITED STATES OF AMERICA
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2018-CV-1349

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2019 - ED - 119

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

COMMONWEALTH OF PENNSYLVANIA:
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:

PREMISES: 43 Weavers Lane, Catawissa, PA 17820

AMOUNT DUE \$102,537.73

Interest From 09/12/2019
to the Date of Sheriff's Sale
at per diem rate of \$13.17

(Costs to be added)

Dated: 10/11/19

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

Deputy

[Signature]

SHERIFF'S OFFICE OF LYCOMING COUNTY

R. Mark Lusk
Sheriff



Curtis Ulmer
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER

Case Number
2018CV1349 (COLUMBIA CO.)



case

DEPOSIT RECEIPT



ledger

Printed: 10/29/2019 9:00:47AM

Receipt No: 14134

Date: 10/29/2019

Type: Civil Action

Paid By: COLUMBIA COUNTY SHERIFF OFFICE

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
8721	10/21/2019	Advance Fee	\$100.00

Mail To: COLUMBIA COUNTY SHERIFF OFFICE

Origin: Foreign County Columbia

Received by: RM

Lycoming County, Williamsport, Pennsylvania, 17701, 570-327-2280, 570-327-2366 (fax)

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

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: MELINDA DAWSON

Primary Address: 1249 CLYDE ROAD
UNITYVILLE, PA 17774

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, October 18, 2019 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Lycoming County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

DAWSON, MELINDA

2018CV1349

1249 CLYDE ROAD, UNITYVILLE, PA 17774

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	119
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Debbie Miller
Relation:	Clerk
Date:	10/21/19
Time:	14:10
Deputy:	# 2
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV1349

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

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: Alyssa Wild

Relation: Clerk

Date: 10/21/19 Time: 14:12

Deputy: #2 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2018CV1349 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

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: Paula Clark

Primary Address: 138 South Street
Catawissa, PA 17820

Phone: 570-356-2189

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10/29/19

Time:

4:50p

Deputy:

8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CLARK, PAULA

2018CV1349

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

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: CATAWISSA SEWER TREATMENT PLANT

Primary Address: SOUTH FIRST STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally • Adult In Charge • Posted • Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CATAWISSA SEWER TREA

2018CV1349

SOUTH FIRST STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER (et al.)

Case Number
2018CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

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: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Alice Snyder

Relation: Clerk

Date: 10/29/19

Time: 2:45

Deputy: 8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CATAWISSA WATER AUTH

2018CV1349

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

KML Law Group, P.C.

Suite 5000
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322
 Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road
 Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR
 BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
 TRUST**

**Dennis Dawson , AS ALTERNATE TRUSTEE OF THE IRREVOCABLE
 SCHRADER CATAWISSA HOME TRUST**

**Heidi Dawson , AS BENEFICIARY OF THE IRREVOCABLE SCHRADER
 CATAWISSA HOME TRUST**

**Melinda Dawson , AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE
 IRREVOCABLE SCHRADER CATAWISSA HOME TRUST**

**FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY
 AND AS TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
 TRUST**

43 Weavers Lane
 Catawissa, PA 17820

THE UNITED STATES OF AMERICA

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2018-CV-1349

2019-ED-191

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO
 YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT
 PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
 TRUST**

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA
 HOME TRUST**

43 Weavers Lane
 Catawissa, PA 17820

Your house at 43 Weavers Lane, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on 1/29/2020, at 9:00 AM, in Sheriff's
 Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$102,537.73 obtained by FIRST COLUMBIA BANK & TRUST COMPANY 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 cancelled if you pay to FIRST COLUMBIA BANK & TRUST COMPANY, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 185631FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. 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 below 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 NOT 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 bid price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
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 within thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

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.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

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

Press Enterprise

2700 Lackawanna Ave

Bloomsburg, PA 17815

Date:

Re: Sheriff's Sale Advertising Dates

First Columbia Bank :
Trust Company

vs.

Any or ALL Unknown Successor Trustees
Beneficiaries of the irrevocable Schrader
Catawissa Home Trust

Case No: 119 ED 20 19

and Case No. 1349 CV 20 18

Dear Sir / Madam:

Please advertise the enclosed SHERIFF SALE on following dates:

1st Week Jan. 8 2020

2nd Week Jan. 15th 2020

3rd Week Jan. 22nd 2020

SALE DATE: Jan. 29th 2020 @ 9:00 AM

Feel free to contact Sarah Klingaman or Sheriff Chamberlain if you have any questions. Thank you

ALL THAT CERTAIN piece, parcel or lot of land, situate in the Township of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron rod found at the northeasterly corner of land of William and Thelma Krasiewski and running;

THENCE along line the southerly side of a right of way and line of land of Elsie M. Weaver, North 74 degrees 27 minutes East 159.67 feet to an iron rod set;

THENCE along line of land of said Weaver, South 18 degrees 12 minutes East, 273.08 feet to an iron rod set in line of land of George L. Rohrbach;

THENCE along line of land of said Rohrbach, South 74 degrees 27 minutes West 159.67 feet to an iron rod found at the southeasterly corner of land of the aforesaid Krasiewski;

THENCE along line of land of said Krasiewski, North 18 degrees 12 minutes West, 273.08 feet to an iron rod, place of BEGINNING.

CONTAINING 1.00 acre of land in all as more fully shown on a draft of survey dated May 7, 1984 and prepared by James D. Creasy Registered Surveyor No. 22377 – E, who also wrote the above description.

BEING KNOWN AS: 43 WEAVERS LANE, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 09-04-003-14

BEING THE SAME PREMISES WHICH FRANKLIN D. SCHRADER BY DEED DATED 5/26/2015 AND RECORDED 6/5/2015 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201504295, GRANTED AND CONVEYED UNTO FRANKLIN D. SCHRADER, TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST.

REAL ESTATE OUTLINE

ED # 2019ED119

DATE RECEIVED 10-14-19
DOCKET AND INDEX 2018 CV 1349

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	} emailed 10/16/19
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>931454</u>

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

SALE DATE Jan. 29, 2020 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan 8</u>
2 ND WEEK	<u>Jan 15</u>
3 RD WEEK	<u>Jan. 22</u>

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ FIRST COLUMBIA BANK & TRUST COMPANY	COURT NUMBER 2018-CV-1349	
DEFENDANT/S/ ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA	TYPE OF WRIT OR COMPLAINT MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
43 Weavers Lane, Catawissa, PA 17820

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

Please serve copy of Notice of Sale to Defendant Personally or Person in Charge

SIGNATURE OF ATTORNEY

Michael T. McKeever

Telephone Number 215-627-1322
Service Department
215-825-6345

DATE
November 4, 2019

ADDRESS OF ATTORNEY

KML Law Group, P.C.
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

FIRST COLUMBIA BANK & TRUST COMPANY
992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

No. 2018-CV-1349

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR
BENEFICIARIES OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST**

**Dennis Dawson, AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**

**Melinda Dawson, AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST**

**FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER,
INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**

43 Weavers Lane
Catawissa, PA 17820

THE UNITED STATES OF AMERICA
Defendant(s)

WAIVER OF WATCHMAN

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS	
PLAINTIFF/S/ FIRST COLUMBIA BANK & TRUST COMPANY	COURT NUMBER 2018-CV-1349
DEFENDANT/S/ ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA	TYPE OF WRIT OR <u>COMPLAINT</u> MORTGAGE FORECLOSURE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
Dennis Dawson , AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
2638 2nd Street, Bloomsburg, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

Please Deputize to Northumberland County

SIGNATURE OF ATTORNEY

Michael T. McKeever

Telephone Number 215-627-1322
Service Department
215-825-6345

DATE
November 4, 2019

ADDRESS OF ATTORNEY

KML Law Group, P.C.
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ FIRST COLUMBIA BANK & TRUST COMPANY	COURT NUMBER 2018-CV-1349	
DEFENDANT/S/ ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA	TYPE OF WRIT OR <u>COMPLAINT</u> MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
Heidi Dawson , AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
741 West Valley Avenue, Elysburg, PA 17824

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

Please Deputize to Northumberland County

SIGNATURE OF ATTORNEY

Michael T. McKeever

Telephone Number 215-627-1322
Service Department
215-825-6345

DATE
November 4, 2019

ADDRESS OF ATTORNEY

KML Law Group, P.C.
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST COMPANY
Plaintiff

vs.

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR
BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST

NO. 2018-CV-1349

Dennis Dawson, AS ALTERNATE TRUSTEE OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST
Melinda Dawson, AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST
FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER,
INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST

Defendant(s)

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL RELIEF ACT AS
AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://scra.dmdc.osd.mil/>) for the following individual(s):

Franklin D. Schrader Aka Franklin D. Shrader, Individually And As Trustee Of The Irrevocable Schrader Catawissa Home Trust

Melinda Dawson, As Successor Trustee And Beneficiary Of The Irrevocable Schrader Catawissa Home Trust

Dennis Dawson, As Alternate Trustee Of The Irrevocable Schrader Catawissa Home Trust

Heidi Dawson, As Beneficiary Of The Irrevocable Schrader Catawissa Home Trust

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

4. An inquiry cannot be made for the following individuals because Plaintiff does not have the social security number for them:

ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date

9/11/18

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa ID 326432

Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-7682
 Birth Date:
 Last Name: DAWSON
 First Name: DENNIS
 Middle Name:
 Status As Of: Sep-11-2019
 Certificate ID: 6P977Z1T3QT66DJ

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

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

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

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

Michael V. Sorrento

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

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.



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-3446
 Birth Date:
 Last Name: SHRADER
 First Name: FRANKLIN
 Middle Name: D
 Status As Of: Sep-11-2019
 Certificate ID: 1V41ZSH52DR6P2Z

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

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

Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

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Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-3446
 Birth Date:
 Last Name: SHRADER
 First Name: FRANKLIN
 Middle Name:
 Status As Of: Sep-11-2019
 Certificate ID: 986XY43L5PJWR80

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

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

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
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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

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Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-3446
 Birth Date:
 Last Name: SCHRADER
 First Name: FRANKLIN
 Middle Name: D
 Status As Of: Sep-11-2019
 Certificate ID: DMJ9PF9WJTC4FDK

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

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
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SSN: XXX-XX-3446
 Birth Date:
 Last Name: SCHRADER
 First Name: FRANKLIN
 Middle Name:
 Status As Of: Sep-11-2019
 Certificate ID: FY4HHXZS25TVLR0

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

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-8345
 Birth Date:
 Last Name: DAWSON
 First Name: HEIDI
 Middle Name:
 Status As Of: Sep-11-2019
 Certificate ID: Q8CV11WGVWG0MC2

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

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
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SSN: XXX-XX-0008
 Birth Date:
 Last Name: DAWSON
 First Name: MELINDA
 Middle Name:
 Status As Of: Sep-11-2019
 Certificate ID: GK6T3MKLX9QLL6L

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1349

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 distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or lot of land, situate in the Township of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron rod found at the northeasterly corner of land of William and Thelma Krasiewski and running;

THENCE along line the southerly side of a right of way and line of land of Elsie M. Weaver, North 74 degrees 27 minutes East 159.67 feet to an iron rod set;

THENCE along line of land of said Weaver, South 18 degrees 12 minutes East, 273.08 feet to an iron rod set in line of land of George L. Rohrbach;

THENCE along line of land of said Rohrbach, South 74 degrees 27 minutes West 159.67 feet to an iron rod found at the southeasterly corner of land of the aforesaid Krasiewski;

THENCE along line of land of said Krasiewski, North 18 degrees 12 minutes West, 273.08 feet to an iron rod, place of BEGINNING. CONTAINING 1.00 acre of land in all as more fully shown on a draft of survey dated May 7, 1984 and prepared by James D. Creasy Registered Surveyor No. 22377 — E, who also wrote the above description.

BEING KNOWN AS: 43 WEAVERS LANE, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 09-04-003-14

BENG THE SAME PREMISES WHICH FRANKLIN D. SCHRADER BY DEED DATED 5/26/2015 AND RECORDED 6/5/2015 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201504295, GRANTED AND CONVEYED UNTO FRANKLIN D. SCHRADER, TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HON,E TRUST.

PROPERTY ADDRESS: 43 WEAVERS LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09-04-003-14

Seized and taken into execution to be sold as the property of UNKNOWN SUCCESSOR OF FRANKLIN D SCHRADER, DENNIS DAWSON, MELINDA DAWSON, HEIDI DAWSON in suit of FIRST COLUMBIA BANK & TRUST COMPANY.

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

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST COMPANY
992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES
AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST
Dennis Dawson, AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST
Heidi Dawson, AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST
Melinda Dawson, AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST
FRANKLIN D. SCHRADER AKA FRANKLIN D.
SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST
43 Weavers Lane
Catawissa, PA 17820**

THE UNITED STATES OF AMERICA
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2018-CV-1349

ALL THAT CERTAIN lot of land situate in Township of Catawissa, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 43 Weavers Lane, Catawissa, PA 17820

SOLD as the property of ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Dennis Dawson, AS ALTERNATE TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Heidi Dawson, AS BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Melinda Dawson, AS SUCCESSOR TRUSTEE AND BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST and FRANKLIN D. SCHRADER AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST

TAX PARCEL #09-04-003-14

ATTORNEY: KML Law Group, P.C.

ALL THAT CERTAIN piece, parcel or lot of land, situate in the Township of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron rod found at the northeasterly corner of land of William and Thelma Krasiewski and running;

THENCE along line the southerly side of a right of way and line of land of Elsie M. Weaver, North 74 degrees 27 minutes East 159.67 feet to an iron rod set;

THENCE along line of land of said Weaver, South 18 degrees 12 minutes East, 273.08 feet to an iron rod set in line of land of George L. Rohrbach;

THENCE along line of land of said Rohrbach, South 74 degrees 27 minutes West 159.67 feet to an iron rod found at the southeasterly corner of land of the aforesaid Krasiewski;

THENCE along line of land of said Krasiewski, North 18 degrees 12 minutes West, 273.08 feet to an iron rod, place of BEGINNING.

CONTAINING 1.00 acre of land in all as more fully shown on a draft of survey dated May 7, 1984 and prepared by James D. Creasy Registered Surveyor No. 22377 – E, who also wrote the above description.

BEING KNOWN AS: 43 WEAVERS LANE, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 09-04-003-14

BEING THE SAME PREMISES WHICH FRANKLIN D. SCHRADER BY DEED DATED 5/26/2015 AND RECORDED 6/5/2015 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201504295, GRANTED AND CONVEYED UNTO FRANKLIN D. SCHRADER, TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST.

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

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

**ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES
AND/OR BENEFICIARIES OF THE IRREVOCABLE
SCHRADER CATAWISSA HOME TRUST**

**Dennis Dawson, AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST**

**Heidi Dawson, AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST**

**Melinda Dawson, AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST**

**FRANKLIN D. SCHRADER AKA FRANKLIN D.
SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME
TRUST**

43 Weavers Lane
Catawissa, PA 17820

THE UNITED STATES OF AMERICA

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1349

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

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

✓ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

KML LAW GROUP, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com
(215) 627-1322
Fax (215) 627-7734

October 9, 2019

RE: Docket # 2018-CV-1349

ATTENTION: Columbia County Sheriff

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

***ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Dennis Dawson, AS ALTERNATE TRUSTEE OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Heidi Dawson, AS BENEFICIARY OF THE
IRREVOCABLE SCHRADER CATAWISSA HOME TRUST, Melinda Dawson, AS SUCCESSOR TRUSTEE AND
BENEFICIARY OF THE IRREVOCABLE SCHRADER CATAWISSA HOME TRUST and FRANKLIN D. SCHRADER
AKA FRANKLIN D. SHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE SCHRADER
CATAWISSA HOME TRUST***

will be personally served with the Notice of Sheriff's Sale by an outside process server.

Thank you,
Judgment Department
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

Document Receipt

Trans #	17273	Carrier / service:	USPS Server	First-Class Mail®	10/21/2019 12:00:00 AM
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Ship to:

PENNSYLVANIA DEPT OF LABOR &
INDUSTRY

651 BOAS STREET

HARRISBURG PA 17128

Tracking #: 71901140006000168172

Doc Ref #: 2019ED119

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Document Receipt

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Ship to:

PENNSYLVANIA DEPT OF LABOR &
INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000168172

Doc Ref #: 2019ED119

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HARRISBURG PA 17128

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000168141

Doc Ref #: 2019ED119

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HARRISBURG PA 17105

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DEPARTMENT OF PUBLIC
WELFARE

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HARRISBURG PA 17105

Document Receipt

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000168134

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HARRISBURG PA 17128

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000168134

Doc Ref #: 2019ED119

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HARRISBURG PA 17128

Document Receipt

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000168127

Doc Ref #: 2019ED119

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17268	Carrier / service:	USPS Server	First-Class Mail®	10/21/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000168127

Doc Ref #: 2019ED119

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HARRISBURG PA 17105

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000168158

Doc Ref #: 2019ED119

Postage 5.6000

PHILADELPHIA PA 19106

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

**FIRSTTRUST
BANK**

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

931454

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00/100

Sheriff's Office PO Box 380
Bloomsburg, PA 17815

MEMO

Dawson; 18563 IFC

October 09, 2019

\$

1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

[Signature]
AUTHORIZED SIGNATURE

⑈00931454⑈ ⑈23607380⑈ ⑈8000082795⑈

Security features. Details on back.