Fulton Bank, N.A.,

Columbia County
Court of Common Pleas

Plaintiff,

v.

Number: 2018-CV-1419

Robert C. Miknich,

Defendant.

ORDER

AND NOW, this 2 7 day of 2, 20 / f, upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for August 28, 2019, it is hereby ORDERED that the Sheriff's Sale of the property known as 168 Dutch Hill Road, Bloomsburg, PA 17815 is adjourned to the October 9, 2019 Sheriff's Sale. It is FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129.1 is required except for such notice as may be required by virtue of Rule 3129.3 (b)(2)(i) Pa.R.C.P.. The postponement shall be announced at the August 28, 2019 Sheriff's Sale.

BY THE COURT:

THE RIGHT TO A 8: 34

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

fax

TO:	Sarah Campoli	FROM: Sheriff Timothy Chamberlain
FAX:		PAGES: 2
PHON	VE:	DATE: October 7, 2019
RE:	Robert Miknich Execution	CC:
Ur	gent For Review Plea	ase Comment Please Reply Please Recycle
	eived your stay, attached	is a cost sheet showing a balance

McCABE, WEISBERG & CONWAY, LLC

SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

October 7, 2019

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

Re:

Fulton Bank, N.A. vs. Robert C. Miknich

Columbia; C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **October 9, 2019** Sheriff's Sale. I am requesting at this time that you stay this sale. Defendant filed a Chapter 13 bankruptcy on February 18, 2019 in the MIDDLE District of PA., under # 19-00666.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,
Sarah Campoli, Legal Assistant

/sc

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE DATE

Page 001

FAX COVER SHEET

To: "

From: Sarah Campoli

Company:

Date: 10/07/19 10:36:26 AM

Fax Number: 5703895625

Pages (Including cover): 1

Re: Stay Sale // 18-101861

Notes:

Fulton Bank, N.A. vs. Robert C. Miknich Columbia; C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815



Sarah Campoli

McCabe, Weisberg & Conway, LLC **Suite 1400** 123 South Broad Street Philadelphia, PA 19109

Main: (215) 790-1010 Direct: (267) 479-5447 Fax: (215) 790-1274

SCampoli@mwc-law.com

Escalation: EscalatedPA@mwc-law.com

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If you had exceptional service, please click here: and let us know.

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FAX COVER SHEET

From: Sarah Campoli

To: "

Company: Date: 10/07/19 10:40:30 AM

Fax Number: 5703895625 Pages (Including cover): 3

Re: RE: Stay Sale // 18-101861

Notes:

Please see attached stay letter.



Sarah Campoli

McCabe, Weisberg & Conway, LLC Suite 1400 123 South Broad Street Philadelphia, PA 19109

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From: Sarah Campoli

Sent: Monday, October 07, 2019 10:36 AM

To: '5703895625@fax2mail.com' Subject: Stay Sale // 18-101861



Fulton Bank, N.A. vs. Robert C. Miknich Columbia; C.C.P, No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815



P 1 10/07/2019 11:09 Serial No. A6VF011029028 TC:00064425

Addressee	Start Time	Time	Prints	Result	Note
912157901274	10-07 11:08	00:01:19	002/002	ок	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 1-FAX: Internet Fax ORG: Original Size

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



TO:	Sarah Campoli	FROM:	Sheriff Timothy Chamberlain
FAX:		PAGES:	2
PHON	E:	DATE:	October 7, 2019
RE:	Robert Miknich Execution	cc:	
[] Ura	gent For Review Pleas	se Comment	: Please Reply Please Recycle
lrece	eived your stay, attached i	s a cost s	heet showing a balance
due (of \$995.00.		

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

FULTON BANK NA VS. ROBERT MIKNICH NO. 1419-2018 JD NO. 13-2019 ED DATE/TIME OF SALE: OCTOBER 9, 2019 \$_____ BID PRICE (INCLUDES COST) \$____ POUNDAGE – 2% OF BID \$_____ TRANSFER TAX – 2% OF FAIR MKT \$_____ MISC. COSTS \$______ TOTAL AMOUNT NEEDED TO PURCHASE PURCHASER(S): PURCHASER(S) SIGNATURE(S):______ \$____ TOTAL DUE: \$____ LESS DEPOSIT: \$_____ DOWN PAYMENT:

TOTAL DUE IN 8 DAYS

\$_____

SHERIFF'S SALE COST SHEET 18-149

	vs. Mikhich	
NOED NO	JD DATE/TIME OF SALE	
DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ [†] A ² 25,60	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ 54,00	
ADVERTISING SALE BILLS & COPIL	· 	
ADVERTISING SALE (NEWSPAPER)	== -	
MILEAGE	\$ 10,60	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ 7,50	
NOTARY	\$ 10-00	
	***** \$ <u>479,0</u>	<u>o</u>
WEB POSTING	\$150,00	
PRESS ENTERPRISE INC.	\$1596,00	
SOLICITOR'S SERVICES	\$100.00	
TOTAL ******	****** \$ 1846c	<u>60</u>
PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ 7),75 *********** \$ 81,75	
TOTAL ******	*********** \$ <u>0/, /3</u>	
REAL ESTATE TAXES:	d)	
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20_	\$	
DELINQUENT 20_	\$ <u>5,00</u> ****** \$ <u>5,00</u> _	
TOTAL ******	**************************************	
MUNICIPAL FEES DUE:		
SEWER 20	\$	•
WATER 20	\$ \$ **********	
TOTAL *****	******	
SURCHARGE FEE (DSTE)	\$ 160,00	
MISC	\$	
	\$	
	\$ \$ ***********	<u></u>
	(OPENING BID)	\$2571.75

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 01/29/19

Ad ID: 1158939

Description: ROBERT MIKNICH SALE Run Dates: 02/27/19 to 03/13/19

Class: Agate Lines: 264

Blind Box:

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid** \$1,596.00

\$0.00

Start Stop

Cost Inserts

\$1,596.00

Publication Press Enterprise

02/27/1903/13/19

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV1419

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 Pronsylvania on

WEDNESDAY, MARCH 20, 2019 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 Sheriffs 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 filled with the Sheriffs Office opin thereto.

ALLTHAT CERTAIN piece, parcel or for of fand broated in the Township of Hemlock County of Columbia and State of Pennsylvania. Becanning the described as folking the described as folking the sounded and described as folking the broated and described as folking the sounded and described as folking the sounded and described as folking the sounded and described as folking the sound of the sounded and the southwest conner of a 50 loor right-of-way.

THENCE along Lot #27, north 32 degrees 40 minutes 00 seconds west 146.66 feet to an iron pri found; in line of lands now or formerly of Repmed Land Hand Harvey,

THENCE along Land as own or formerly of Repmed Land Land Harvey,

THENCE along that a common comer of lands now or formerty of Lon E, and Suzanne C.

Edmonds:

THENCE along Edmonds south 32 degrees 40 minutes 00 seconds east 122.56 feet to

THENCE along echnomas south 32 degrees 40 minutes 10 seconds east 122.50 feet to an iron pin (flound) south 46 degrees 05 minutes 10 seconds east 23.0.06 feet to an iron pin (flound) at a common comer Lot B; THENCE along Lot B and the west end of a 50 foot right-of-way south 29 degrees 47 minutes 20 seconds west 154 68 feet to an iron pin (found) the place of BEGINNING. CONTANING 135 acres of land and is shown as Lot A on a survey draft by Thomas H. Par PLS dates Luty 25, 1997. TOGETH-ER WITH a 50 foot right-of-way for the purposes of ingress, egress and regress to the above described premises.

TOGET-HER WITH à 50 foot right-of-way for the purposes of ingress, egress and regress to the above described premises, tounded and described as follows: Beginning at a point in the centre fine of State Route #4007 (Dutch Hill Road), being the southeast corner of Lot B. and a common corner of lands now or formarly of Jeffrey E. and Pamiela S. Keppset. These along Kepprer and lands now or formerly of Robert A. and Constance N. Millor north 75 degrees 17 minutes 50 seconds west 577.04 feet to an iron pin (found) at a common corner of Lot #29 and Lot A. Thorco along Lot A north 29 degrees 77 minutes 20 seconds east 51.78 leet to a point Thronco through Lot B south 75 degrees 17 minutes 50 seconds east 523.86 feet to a point in the centre fine of aforesaid State Route.

There along the centre fine of aforesaid State Route south 19 degrees 15 minutes 40 seconds oast 50.29 feet to a point the place

seconing task 60/25 feet to a point the pace of Beginning. The aloresaid description described a 50 foot right-of-way as shown on a survey draft by Thomas H. Parr P.L.S dated July 25th, 1997.

PROPERTY ADDRESS: 168 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-03-001-23-000

UPI / TAX PARCEL NUMBER: 18-03-001-23-000

Secud and taken not operation to be sold as the property of ROBERT C. MIKNICH in suit of PULTION RAIK, NA. COLUMBA COUNTY SHERIFFS SALE-Case No. 2018-CV 1419

TREMS OF SALE MINMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) percent of the bid price or costs (opening bid at stell). Minimum payments to be payment to the payment of the payment of the PROPERTY OF SALE. The greater of ten (10%) percent of the bid price is to be paid within sight (8) days after the sale in cash, certified check or casher's check. IMPORTANT NOTICE FOR FALURE TO PAY BID PRICE. PAY EMBER PRICE: FALURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SCHOLUS FINANCIAL CONSCOUNTIES TO THE BIDDER, DO NOT BID UNLES FUNDS. A REAM LABLE FOR PAYMENT WITHIN THE PRESCRIBED TAKE PETRIOD. If the successful bidder fails to but the bidd price as per the above terms. Use Shert Imp. dects to either such the bidder for the bidder of the bidder for bidder for bidder for the case of default at sums paid by the bidder will be considered in the text of the payment of the bidder for bidder for bidder will be responsible for any amonthy feet signal of the bidder for damages. Proceeds an payable to the Parmitt the processed of the CAUMBAC COUNTY Shertiff Sifice mockeds school or without a displication of the plaintiff. In the CAUMBAC COUNTY Shertiff Sifice mockeds school or bidder for bidder for damages, it proceeds an payable to the Parmitt the processed force will be payable to the familiar in the CAUMBAC COUNTY Shertiff Sifice recovers before control to the sold of the stand or distribution of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sherift COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: MCCABE, WEISBERG & CONAVAY PC Philadelphia, PA 215-790-1010

McCABE, WEISBERG & CONWAY, LLC

SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

August 26, 2019

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

Re:

Fulton Bank, N.A. vs. Robert C. Miknich

Columbia County; C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **August 28, 2019** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **October 9, 2019** Sheriff's Sale.

Please be advised that this sale is being postponed by a motion. Your office will receive a copy of the order prior to sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Lucy Smith, Legal Assistant

/LSMITH SENT VIA FACSIMILE TRANSMITT SHERIFF'S OFFICE-RECEIVED BY:	ALNUMBER 570-389-5625
SIGNATURE	DATE

McCABE, WEISBERG & CONWAY, LLC

MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ. ESQUIRE - ID # 28009 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 LAUREN M. MOYER. ESQUIRE - ID # 320589 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Fulton Bank, N.A.,

Columbia County
Court of Common Pleas

Plaintiff,

٧.

Number: 2018-CV-1419

Robert C. Miknich,

Defendant.

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for <u>August 28, 2019</u> at 09:00 A.M. in the above-captioned matter has been continued until <u>October 9, 2019</u> at 09:00 A.M..

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Robert C. Miknich 168 Dutch Hill Road Bloomsburg, PA 17815

Date: \$\76\9

McCABE, WEISBERG & CONWAY, LLC

- L U	
Margaret Gairo, Esq. Christine L. Graham, Esq. Joseph F. Riga, Esq. Lauren M. Moyer, Esq.	 Andrew L. Markowitz, Esq Ann E. Swartz, Esq. Joseph I. Foley, Esq. Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

Fulton Bank, N.A.,

Columbia County
Court of Common Pleas

Plaintiff,

v.

Number: 2018-CV-1419

Robert C. Miknich,
Defendant.

ORDER

AND NOW, this 27 day of 20/6, upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for August 28, 2019, it is hereby ORDERED that the Sheriff's Sale of the property known as 168 Dutch Hill Road, Bloomsburg, PA 17815 is adjourned to the October 9, 2019 Sheriff's Sale. It is FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129.1 is required except for such notice as may be required by virtue of Rule 3129.3 (b)(2)(i) Pa.R.C.P.. The postponement shall be announced at the August 28, 2019 Sheriff's Sale.

BY THE COURT:

Ţ

Page 001

FAX COVER SHEET

To: From: Lucy Smith

Company: Date: 08/26/19 10:12:13 AM

Fax Number: 5703895625 Pages (Including cover): 3

Re: Sale Postponement

Notes:

Re: Fulton Bank, N.A. vs. Robert C. Miknich

Columbia County, C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815



Lucy Smith

McCabe, Weisberg & Conway, LLC Suite 1400 123 South Broad Street

Philadelphia, PA 19109 LSmith@mwc-law.com Main: (215) 790-1010

Direct: (215) 790-1010 x5427

Fax: (215) 790-1274

Escalation: EscalatedPA@mwc-law.com

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from a debt collector. This email may be an attempt to collect a debt and any information obtained will be used for that purpose.

->



->

McCABE, WEISBERG & CONWAY, LLC

SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

August 26, 2019

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

Re:

Fulton Bank, N.A. vs. Robert C. Miknich

Columbia County, C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the August 28, 2019 Sheriff's Sale. 1 am requesting at this time that you postpone this matter to the October 9, 2019 Shoriff's Sale.

Please be advised that this sale is being postponed by a motion. Your office will receive a copy of the order prior to sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement. I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Lucy Smith, Legal Assistant

/LSMITH SENT VIA FACSIMILE TRANSMITTAL-NUMBER 570-389-5625 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE	DATE

Page 001

FAX COVER SHEET

From: Lucy Smith To:

Date: 07/23/19 02:43:03 PM Company:

->

Pages (Including cover): 3 Fax Number: 5703895625

Re: Order to Postpone--Miknich

Notes:

Re: Fulton Bank, N.A. vs. Robert C. Miknich

Columbia County, C.C.P, No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815



Lucy Smith

McCabe, Weisberg & Conway, LLC **Suite 1400** 123 South Broad Street

Philadelphia, PA 19109 LSmith@mwc-law.com Main: (215) 790-1010

Direct: (215) 790-1010 x5427

Fax: (215) 790-1274

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Fulton Bank, N.A.,

Columbia County
Court of Common Pleas

Plaintiff,

Number: 2018-CV-1419

Robert C: Miknich,

Défendant.

ORDER

AND NOW; this 13 day of 1, 20 , upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above captioned matter for July 24, 2019, it is hereby ORDERED that the Sheriff's Sale of the property known as 168 Dutch Hill Road, Bloomsburg, PA-17815 is adjourned to the August 28, 2019 Sheriff's Sale. It is FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forthin the Affidavit Pursuant to Pa.R.C.P. 3129.1 is required except for such notice as may be required by virtue of Rule 3129.3 (b)(2)(i) Pa.R.C.P.. The postponement shall be announced at the July 24, 2019 Sheriff's Sale.

BY THE COURT:

PROTHOHOTARY

JIM JUL 23 P 2: 51

CLEMK OF COURTS OF ILLERY

Fulton Bank, N.A.,

Columbia County Court of Common Pleas

Plaintiff,

٧.

Number: 2018-CV-1419

Robert C. Miknich,

Defendant.

ORDER

AND NOW, this 13-1 day of

, 20 / , upon consideration of

Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for July 24, 2019, it is hereby ORDERED that the Sheriff's Sale of the property known as 168 Dutch Hill Road, Bloomsburg, PA 17815 is adjourned to the August 28, 2019 Sheriff's Sale. It is FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129.1 is required except for such notice as may be required by virtue of Rule 3129.3 (b)(2)(i) Pa.R.C.P.. The postponement shall be announced at the July 24, 2019 Sheriff's Sale.

BY THE COURT:

2019 JUL 23 P 12: 58

J.

McCABE, WEISBERG & CONWAY, LLC

SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274



July 16, 2019

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

Re:

Fulton Bank, N.A. vs. Robert C. Miknich

Columbia County; C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815

Dear Sheriff:

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Very truly yours,

Lucy Smith, Legal Assistant	
/LSMITH SENT VIA FACSIMILE TRANSMITT SHERIFF'S OFFICE-RECEIVED BY:	
SIGNATURE	DATE

McCABE, WEISBERG & CONWAY, LLC

MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 LAUREN M. MOYER, ESQUIRE - ID # 320589 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400 Philadelphia, PA 19109

(215) 790-1010

Fulton Bank, N.A.,

Columbia County

Court of Common Pleas

Plaintiff,

v.

Number: 2018-CV-1419

Robert C. Miknich,

Defendant.

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for <u>July 24, 2019</u> at 09:00 A.M. in the above-captioned matter has been continued until <u>August 28, 2019</u> at 09:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

BY

Robert C. Miknich 168 Dutch Hill Road Bloomsburg, PA 17815

Date: 7/16/19

McCabe, weisberg & CONWAY, LLC

	U	
[] Margaret Gairo, Esq. [] Christine L. Graham, [] Joseph F. Riga, Esq. [] Lauren M. Moyer, Es Attorneys for Plaintiff	Esq. [] Andrew L. Markowitz, Esq.] Ann E. Swartz, Esq.] Joseph I. Foley, Esq.] Chelsea A. Nixon, Esq.

McCABE, WEISBERG & CONWAY, LLC

SUFFE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

July 16, 2019

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

Re: Fulton Bank, N.A. vs. Robert C. Miknich

Columbia County, C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **July 24, 2019** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **August 28, 2019** Sheriff's Sale.

Please be advised that this sale is being postponed by a motion. Your office will receive a copy of the order prior to sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Lucy Smith.	, Legal	Assistant
-------------	---------	-----------

/LSMITH

SENT VIA FACSIMILE TRANSMITTAL-NUMBER 570-389-5625 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE DATE

FAX COVER SHEET

To: From: Lucy Smith

Company: Date: 07/16/19 09:58:40 AM

Fax Number: 5703895625 Pages (Including cover): 3

Re: Sale Postponement

Notes:

Re: Fulton Bank, N.A. vs. Robert C. Miknich

Columbia County, C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815



Lucy Smith

McCabe, Weisberg & Conway, LLC Suite 1400 123 South Broad Street

Philadelphia, PA 19109 LSmith@mwc-law.com Main: (215) 790-1010

Direct: (215) 790-1010 x5427

Fax: (215) 790-1274

Escalation: EscalatedPA@mwc-law.com

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McCABE, WEISBERG & CONWAY, LLC

SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

May 17, 2019

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

Re:

Fulton Bank, N.A. vs. Robert C. Miknich

Columbia County; C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the May 29, 2019 Sheriff's Sale. I am requesting at this time that you postpone this matter to the July 24, 2019 Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Lucy Smith, Legal Assistant

/LSMITH				
SENT VIA	FACSIMILE 7	TRANSMITT	'ALNUMBER	570-389-5625
SHERIFF'S	S OFFICE-RE	CEIVED BY:		

SIGNATURE DATE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - 1D # 34419 ANDREW L. MARKOWITZ, ESQUIRE - 1D # 28009 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 LAUREN M. MOYER, ESQUIRE - ID # 320589 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400 Philadelphia, PA 19109

(215) 790-1010

Fulton Bank, N.A.,

Plaintiff,

v.

Robert C. Miknich,

Defendant.

Columbia County
Court of Common Pleas

Number: 2018-CV-1419

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for May 29, 2019 at 9:00AM in the above-captioned matter has been continued until July 24, 2019 at 9:00AM.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Robert C. Miknich 168 Dutch Hill Road Bloomsburg, PA 17815

Date: 5/17/19

McCABE, WEISBERG & CONWAY, LLC

BY: Myt Daus	:v
Margaget Gairo, Esq.	[] Andrew L. Markowitz, Esq.
[] Christine L. Graham, Esq.	[] Ann E. Swartz, Esq.
[] Joseph F. Riga, Esq.	[] Joseph I. Foley, Esq.
[] Lauren M. Moyer, Esq.	[] Chelsea A. Nixon, Esq.
Attorneys for Plaintiff	

McCABE, WEISBERG & CONWAY, LLC

SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

May 17, 2019

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

Re:

Fulton Bank, N.A. vs. Robert C. Miknich Columbia County; C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the May 29, 2019 Sheriff's Sale. I am requesting at this time that you postpone this matter to the July 24, 2019 Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Linco	Smith	Legal	Assistant
	LOLLILLIA		/2331364111

/LSMITH
SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

FAX COVER SHEET

To: From: Lucy Smith

Company: Date: 05/17/19 09:57:20 AM

Fax Number: 5703895625 Pages (Including cover): 3

Re: Sale Postponement

Notes:

Re: Fulton Bank, N.A. vs. Robert C. Miknich

Columbia County, C.C.P, No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815



Lucy Smith

McCabe, Weisberg & Conway, LLC Suite 1400 123 South Broad Street

Philadelphia, PA 19109 LSmith@mwc-law.com Main: (215) 790-1010

Direct: (215) 790-1010 x5427

Fax: (215) 790-1274

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If you had exceptional service, please click here: and let us know.

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Page 002

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Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice February 27 and March 6, 13, 2019 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.

Sworn and subscribed to before me this	
(Notary Public)	
(Notary Public)	
Commonwealth of Pennsylvania - Notary Seal Karen M. Beach, Notary Public Columbia County My commission expires May 13, 2022 Commission number 1283596 Member, Pennsylvania Association of Notaries And now, I hereby certify that the advertising	and
publication charges amounting to \$for publishing the foregoing notice, and the	he
fee for this affidavit have been paid in full.	

McCABE, WEISBERG & CONWAY, LLC

SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

March 11, 2019

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

Re:

Fulton Bank, N.A. vs. Robert C. Miknich

Columbia County; C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the March 20, 2019 Sheriff's Sale. I am requesting at this time that you postpone this matter to the May 29, 2019 Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Lucy Smith, Legal Assistant	
/LSMITH SENT VIA FACSIMILE TRANSMITTAL! SHERIFF'S OFFICE-RECEIVED BY:	NUMBER 570-389-5625
SIGNATURE	DATE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID# 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 CHRISTINE L. GRAHAM, ESQUIRE - 1D # 309480 BRIAN T. LAMANNA. ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH L FOLEY, ESQUIRE - ID # 314675 LAUREN M. MOYER, ESQUIRE - ID # 320589 CHELSEA A. NIXON, ESQUIRE -- ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

(215) /90-1010		
Fulton Bank, N.A		Columbia County Court of Common Pleas
	Plaintiff.	
V.		Number: 2018-CV-1419
Robert C. Miknich,		
	Defendant.	

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for March 20, 2019 at 9:00AM in the above-captioned matter has been continued until May 29, 2019 at 9:00AM.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Robert C. Miknich 168 Dutch Hill Road Bloomsburg, PA 17815

McCABE, WEISBERG & CONWAY, LLC

[] Christine L. Graham, Esq. [] Brian	w L. Markowitz, Esq. T. LaManna, Esq. IF. Riga, Esq. IM. Moyer, Esq.
---	---

McCABE, WEISBERG & CONWAY, LLC

SUITE 1400 123 SOUTH BROAD STREET PHEADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

March 11, 2019

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

Re:

Fulton Bank, N.A. vs. Robert C. Miknich Columbia County; C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the March 20, 2019 Sheriff's Sale. It am requesting at this time that you postpone this matter to the May 29, 2019 Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Lucy Smith, Legal Assistant

/LSMITH

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625 SHERIFF'S OFFICE-RECEIVED BY:

***************************************	***************************************
SIGNATURE	DATE

FAX COVER SHEET

To: From: Lucy Smith

Company: Date: 03/11/19 10:37:28 AM

Fax Number: 5703895625 Pages (including cover): 3

Re: Sale Postponement

Notes:

Re: Fulton Bank, N.A. vs. Robert C. Miknich

Columbia County, C.C.P, No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815



Lucy Smith

McCabe, Weisberg & Conway, LLC Suite 1400 123 South Broad Street Philadelphia, PA 19109

LSmith@mwc-law.com Main: (215) 790-1010

Direct: (215) 790-1010 x5427

Fax: (215) 790-1274

Escalation: EscalatedPA@mwc-law.com

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McCABE, WEISBERG & CONWAY, LLC

SUFFE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

March 11, 2019

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

Re:

Fulton Bank, N.A. vs. Robert C. Miknich Columbia County; C.C.P; No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815

Dear Sherift:

As you know, the above-captioned matter is currently scheduled for the March 20, 2019 Sheriff's Sale. I am requesting at this time that you postpone this matter to the June 7, 2019 Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Lucy Smith, Legal Assistant

/LSMITH

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE DATE

FAX COVER SHEET

To:

From: Lucy Smith

Company:

Date: 03/11/19 09:49:47 AM

Fax Number: 5703895625

Pages (Including cover): 3

Re: Sale Postponement

Notes:

Re:

Fulton Bank, N.A. vs. Robert C. Miknich Columbia County, C.C.P, No. 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, PA 17815



Lucy Smith

McCabe, Weisberg & Conway, LLC Suite 1400 123 South Broad Street

Philadelphia, PA 19109 LSmith@mwc-law.com Main: (215) 790-1010

Direct: (215) 790-1010 x5427

Fax: (215) 790-1274

Escalation: EscalatedPA@mwc-law.com

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If you had exceptional service, please click here: and let us know.

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->



McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Fulton Bank, N.A., v. Robert C. Miknich,	Plaintiff,	Columbia County Court of Common Pleas Number: 2018-CV-1419
	Defendant.	

DATE: February 11, 2019

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Robert C. Miknich

PROPERTY: 168 Dutch Hill Road, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$104,421.11

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on March 20, 2019 at 9:00 AM in Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to <u>CONTACT YOUR OWN ATTORNEY</u> as <u>WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE</u>

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Check type of mail or service: Adult Signature Required Adult Signature Restricted Delivery Certified Mail Certified Mail Collect on Delivery (COD) Insured Mail	Addressee (Name, Street, City, State, & ZIP Code TM)		Robert C. Miknich 168 Dutch Hill Road Bloomsburg, PA 17815	FNB Bank, N.A. 37 West Main Street Bloomsburg, PA 17815	Tenants 168 Dutch Hill Road Bloomsburg, PA 17815	United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754	Domestic Relations of Columbia County 11 West Main Street Bloomsburg , PA 17815	Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815	United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Stc. 311 Scranton, PA 18503	United States of America Internal Revenue Service Technical Support Group William Green Federal Building 600 Arch Street, Room 3259 Philadelphia, PA 19106	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE BUREAU OF CHILD SUPPORT ENFORCEMENT P.O. BOX 2675 HARRISBURG, PA 17105 ATTN: DAN RICHARD
Name and Address of Sender McCabe, Weisberg & Conway, LLC 123 S. Broad St., Suite 1400 Philadelphia, PA 19109 Attn: ELAINA TANCREDI	USPS Tracking/Article Number	Fulton Bank, N.A. v. Robert C. Miknich	-i	.2	ÿ	4.	5.	9	7.	∞i	6

10		COMMONWEALTH OF PA	
		110 NORTH ATH STREET	
		SUITE #204	
11			
		BUKEAU UF INDIVIDUAL IAX INHERITANCE TAX DIVISION	
		6TH FLOOR, STRAWBERRY SQUARE	
		DEPARTMENT # 280601	
		DEPART OF PRINTED AND	
12		DEFT. OF FUBLIC WELFAKE	
		ESTATE RECOVERY PROGRAM	
		WILLOW OAK BLDG	-
		P.O. BOX 8486	
		HARRISBURG, PA 17105-8486	
13		PA DEPARTMENT OF REVENUE	
'		BUKEAU OF COMPLIANCE	
		DO BOX 280648	
		LA DESIGNATE HARRISBURG PA 17128-0948	_
V-		COMMONWEALTH OF PA	
*		DEPARTMENT OF REVENUE	
		BUREAU OF COMPLIANCE	
		CLEARANCE SUPPUKI DEPAKIMENI 281230	
		ATTN: SHERIFF'S SALES	
		COMMONWEALTH OF PA	
15		DEPARTMENT OF REVENUE	
		BUREAU OF COMPLIANCE	
		DEPAKIMENT 280946	
		HAKKISBUKU, PA 1/128-1230 ATTN: SHERIFF'S SALES	
16		COMMONWEALTH OF PENNSYLVANIA	
		DEPARTMENT OF WELFARE	
		P.O. BOX 2675	
17		INITED STATES OF AMERICA C/O	
_		ATTY GENERAL OF THE UNITED STATES	-
		U.S. DEPT OF JUSTICE, ROOM 5111	
		WASHINGTON DC 20530-0001	
01		UNITED STATES OF AMERICA	
101		C/O ATTY GENERAL OF THE UNITED STATES	
		U.S. DEPT OF JUSTICE, ROOM 4400	
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Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	
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2019 Co/TWP TAX

DATE BILL NO. 03/01/2019 20160	ASSESSMENT MILLS LESS DISCOUNT TAX AMOUNT DIE INC. PENALTY	38,560 11.385 439.01 482.91 1 37.79 38.56 42.42 1.65 62.35 63.62 69.98 9.15 345.76 352.82 388.10	 	Ī	2% 2% 10% 10% 18-03-001-23,000 HHILL RD Land	Total Assessment 38,560
FOR: COLUMBIA County	DESCRIPTION ASSE	GENERAL SINKING FIRE TWP RE	The discount & penalty have been calculated for your convenience	SHAPHIO		e with your payment
Municipality	MAKE CHECKS PAYABLE TO:	TEMLCUK TOWNSHIP TAX COLLECTOR 116 FROSTY VALLEY ROAD BLOOMSBURG PA 17815 HOURS,MARCH & APRIL: TUE & THUR 1PM TO 6PP JUNE 20, 827: 1 PM TO 6 PM JUNE 29: 9-NOON OR BY APPOINTMENT	. – –	TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS BEQUEETED	MIKNICH ROBERT C 168 DUTCH HILL ROAD BLOOMSBURG PA 17815	If you desire a receipt, send a self-addressed stamped envelope with your payment. THIS TAX NOTICE MILET BE DETUDATED WITH YOUR DAY.

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 LAUREN M. MOYER, ESQUIRE - ID # 320589 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400 Philadelphia, PA 19109

(215) 790-1010

Fulton Bank, N.A.,

Plaintiff.

٧.

Robert C. Miknich,

Defendant.

Columbia County

Court of Common Pleas

Number: 2018-CV-1419

2019-ED-13

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Robert C. Miknich 168 Dutch Hill Road Bloomsburg, PA 17815

Your house (real estate) at 168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on March 20 at 9.00 am in Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$104,421.11 obtained by Fulton Bank, N.A. against the above premises.



Timothy T. Chamberlain Sheriff



Exrl D. Mordan, Jr. Chief Deputy

	BANK, N.A.			Case N	lumber
vs. MIKNICH,	ROBERT C				V1419
	SERVICE (COVER SHI	FFT		
Service De					
Category:	Real Estate Sale - Posting - Sale Bill	A PERCENTAGE OF THE SECOND CONTRACTOR		Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 03/20/2019 AT 9:00 AM SHERIFF'S SALE BILL	e transfer en	A manage of the second		
Serve To:		Final Servi	ře·	e e e e e e e e e e e e e e e e e e e	•
Name:	(POSTING)	Served:	Personally · Adu	It In Charge · F	Posted Other
Primary Address:	168 DUTCH HILL ROAD BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:	pain the entire and an analysis of the entire analysis of the entire analysis of the entire and an analysis of the entire and	en en amusia en	
Alternate Address:	The first of the second control of the control of t	Date:	2/11/19	Time:	11.42a
Phone:	The state of the s	Deputy:	Awayaa, , waa ka waxaa a a a a	Mileage:	
Attorney /	Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	w	· · · · · · · · · · · · · · · · · · ·
Service At	tempts:			water -	
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OSTING)

018CV1419

168 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FULTON BANK, N.A. vs.
ROBERT C MIKNICH

Case Number 2018CV1419

SHERIFF'S RETURN OF SERVICE

01/28/2019 03:49 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE AUSTIN MIKNICH HIS SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ROBERT C MIKNICH AT 168 DUTCH HILL ROAD, BLOOMSBURG, PA 17815.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 29, 2019

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

Affirmed and subscribed to before me this

29TH day of JANUARY

2019

Darah Jane Klingana.

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITÉ 2080, PHILADELPHIA, PA 19105

NOTARY

(c) CountySuite Sheriff, Teleosoft, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FULTON BANI vs. ROBERT C MI				Case Number 2018CV1419
		SHERIFF'S	RETURN OF S	SERVICE
SE	RVICE WAS	PERFORMED BY POS	TING A TRUE COPY	RN ACCORDING TO LAW, STATES OF THE REQUESTED HANDBILL UPON BLOOMSBURG, PA 17815 JESSICA SURKIN, DEPUTY SO ANSWERS,
				Tindo T. Charlestin
February 12, 20	19			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
Affirmed and su	ubscribed to b	efore me this	NOTARY	
12TH	day of	FEBRUARY ,	2019	Warah Jan Klusama

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

Date: 02/07/2019

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 33658

MIKNICH ROBERT C 168 DUTCH HILL ROAD BLOOMSBURG PA 17815

District: HEMLOCK TWP Deed: 20021 -3751 Location: 168 DUTCH HILL RD Parcel Id:18 -03 -001-23,000

Assessment: 38,560 Balances as of 02/07/2019

YEAR TAX TYPE TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By: COLUMBIA COUNTY SHERIFF Per:_____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1419

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, MARCH 20, 2019 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 located in the Township of Hemlock County of Columbia and State of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin (Found) at a common corner of Lot#29, Lot#27 and Lot B and at the southwest corner of a 50 foot right-of-way;

THENCE along Lot#27, being lands now formerly of Robert A. and Constance N. Miller north 46 degrees 05 minutes 10 seconds west 285.90 feet to an iron pin (found);

THENCE along Lot#27 north 32 degrees 40 minutes 00 seconds west 146.66 feet to an iron pin (found) in line of lands now or formerly of Raymond J. and Hazel Harvey;

THENCE along Harvey north 59 degrees 57 minutes 40 seconds east 150.27 feet to an iron pin (found) at a common corner of lands now or formerly of Lon E. and Suzanne C. Edmonds;

THENCE along Edmonds south 32 degrees 40 minutes 00 seconds east 122.56 feet to an iron pin (found);

THENCE along Edmonds south 46 degrees 05 minutes 10 seconds east 230.06 feet to an iron pin (found) at a common corner Lot B;

THENCE along Lot B and the west end of a 50 foot right-of-way south 29 degrees 47 minutes 20 seconds west 154.68 feet to an iron pin (found) the place of BEGINNING.

CONTAINING 1.35 acres of land and is shown as Lot A on a survey draft by Thomas H. Parr P.L.S dated July 25, 1997.

TOGETHER WITH a 50 foot right-of-way for the purposes of ingress, egress and regress to the above described premises, bounded and described as follows:

Beginning at a point in the center line of State Route #4007 (Dutch Hill Road), being the southeast corner of Lot B, and a common corner of lands now or formerly of Jeffrey E. and Pamela S. Kepner;

Thence along Kepner and lands now or formerly of Robert A. and Constance N. Miller north 75 degrees 17 minutes 50 seconds west 577.04 feet to an iron pin (found) at a common corner of Lot #29 and Lot A;

Thence along Lot A north 29 degrees 47 minutes 20 seconds east 51.78 feet to a point;

Thence through Lot B south 75 degrees 17 minutes 50 seconds east 529.88 feet to a point in the center line of aforesaid State Route:

Thence along the center line of aforesaid State Route south19 degrees 15minutes 40 seconds east 60.29 feet to a point the place of Beginning.

The aforesaid description described a 50 foot right-of-way as shown on a survey draft by Thomas H. Parr P.L.S dated July 25th 1997.

PROPERTY ADDRESS: 168 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-03-001-23-000

Seized and taken into execution to be sold as the property of ROBERT C MIKNICH in suit of FULTON BANK, N.A..

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 failts 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 agiainst 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 conneciton 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: MCCABE, WEISBERG & CONWAY PC PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

Fulton Bank, N.A.	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA						
Plaintiff							
	No. <u>2019</u> Term 13 E.D.						
ν.	NoA.D.						
```	No. <u>2018-CV-1419</u> TermJ.D.						
Robert C. Miknich							
Defendant							
	WDIT OF EVECTOR						
	WRIT OF EXECUTION						
Commonwealth of Pennsylvania:	MORTGAGE FORECLOSURE						
·							
County of Columbia							
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY, I	PENNSYLVANIA						
To satisfy the judgement, interest and costs in the about following described property (specifically described property)							
Being Known As: 168 Dutch Hill Road, Bloomsbur	rg, PA 17815						
	-						
Amount Due	\$ 104,421.11						
Interest from 01/08/19 to DATE	· · · · · · · · · · · · · · · · · · ·						
plus \$17.16 per diem thereaft	eer						
(Costs to be added) Total	d.						
\ mod 2	\$						
Dated: 1 28 200	worker & North						
(ODAL)	Prothonotary, Common Pleas Count of Columbia County Penna (1999)						
	By: 24 N N D O & of tropy of Cooper						

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

#### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Hemlock, County of Columbia and State of Pennsylvania bounded and described as follows:

BEGINNING st an iron pin (Found) at a common corner of Lot #29, Lot #27 and Lot B and at the southwest corner of a 50 foot right-of-way;

THENCE along Lot #27, being lands now or formerly of Robert A, and Constance N. Miller north 46 degrees 05 minutes 10 seconds west 285.90 feet to an iron pin (found);

THENCE along Lot #27 north 32 degrees 40 minutes 00 seconds west 146.66 feet to an iron pin (found) in line of lands now or formerly of Raymond J. and Hazel Harvey;

THENCE along Harvey north 59 degrees 57 minutes 40 seconds east 150.27 feet to an iron pin (found) at a common corner of lands now or formerly of Lon B. and Suzanne C. Edmonds;

THENCE along Edmonds south 32 degrees 40 minutes 00 seconds east 122.56 feet to an iron pin (found);

THENCE along Edmonds south 46 degrees 05 minutes 10 seconds cast 230.06 feet to an iron pin (found) at a common comer of Lot B;

THENCE along Lot B and the west end of a 50 foot right-of-way south 29 degrees 47 minutes 20 seconds west 154.68 feet to an iron pin (found) the place of BEGINNING.

CONTAINING 1.35 acres of land and is shown as Lot A on a survey draft by Thomas H. Parr. P.L.S. dated July 25, 1997.

TOGETHER WITH a 50 foot right-of-way, for the purposes of ingress, egress and regress to the above described premises, bounded and described as follows:

Beginning at a point in the center line of State Route #4007 (Dutch Hill Road), being the southeast corner of Lot B, and a common corner of lands now or formerly of Jeffrey E. and Pamela S. Kepner;

Thence along Kepner and lands now or formerly of Robert A, and Constance N. Miller north 75 degrees 17 minutes 50 seconds west 577.04 feet to an iron pin (found) at a common corner of Lot #29 and Lot A;

Thence along Lot A north 29 degrees 47 minutes 20 seconds east 51.78 feet to a point;

Thence through Lot B south 75 degrees 17 minutes 50 seconds east 529.88 feet to a point in the center line of aforesaid State Route;

Thence along the center line of aforesaid State Route south 19 degrees 15 minutes 40 seconds east 60.29 feet to a point the place of Beginning.

The aforesaid description described a 50 foot right-of-way as shown on a survey draft by Thomas H. Parr P.L.S. dated July 25, 1997.

No. $\frac{2019}{12}$ Term $\frac{13}{12}$ E.D.
NoA.D.
No. <u>2018-CV-1419</u> TermJ.D.
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
Fulton Bank, N.A.
v.
Robert C. Miknich
WRIT OF EXECUTION (Mortgage Foreclosure)
Costs
Pro. Pd.
Judg. Fee
Cr.
Sat.
McCabe, weisberg & conway, llc
BY:  [ ] Margaret Gairo, Esq. [ ] Andrew L. Markowitz, Esq. [ ] Christine L. Graham, Hsq. [ ] Brian T. LaManna, Esq. [ ] Joseph I. Foley, Esq. [ ] Lauren M. Moyer, Esq. [ ] Chelsea A. Nixon, Esq. Attorneys for Plaintiff

P 1 01/28/2019 12:27 Serial No. A6VF011029028 TC:00039455

Addressee	Start Time	Time	Prints	Result	Note
95707841425	01-28 12:24	00:02:30	002/002	ОК	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

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EULTON B	ANK, N.A					tumber

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FULTON B	ANK, N.A.		Case Number
	ROBERT C	2018CV1419	
	SERVICE CO	OVER SHI	EET
Service De			
Category:	Real Estate Sale - Sale Notice		Zone: 13
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 03/20/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS
		570 -	784-1425
Serve To:		Final Serv	ice:
Name:	GAREY BITTENBENDER	Served:	Personally · Adult In Charge · Posted · Other
Primary Address:	BUCKHORN ROAD BLOOMSBURG, PA 17815	Adult In Charge:	
Phone:	DOB:	Relation:	
Alternate Address:		Date:	Time:
Phone:		Deputy:	Mileage:
Attorney / (	Originator:		
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
Service Att	lèmots:		
Date:			
Time:			
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Deputy:			
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1.			
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<u>4.</u> 5.			

BITTENBENDER, GAREY 2018CV1419

BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

#### **CIVIL ACTION LAW**

## McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 LAUREN M. MOYER, ESQUIRE - ID # 320589 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400 Philadelphia, PA 19109

(215) 790-1010

Fulton Bank, N.A.,

Plaintiff,

Defendant.

v.

Robert C. Miknich,

Columbia County

Court of Common Pleas

Number: 2018-CV-1419

2019-ED-13

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Robert C. Miknich 168 Dutch Hill Road Bloomsburg, PA 17815

Your house (real estate) at 168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on March 20 am at 9:00 am in Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$104,421.11 obtained by Fulton Bank, N.A. against the above premises.

#### McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 LAUREN M. MOYER, ESQUIRE - ID # 320589 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400 Philadelphia, PA 19109

(215) 790-1010

Fulton Bank, N.A.,

Plaintiff,

v.

Robert C. Miknich,

Defendant,

Columbia County Court of Common Pleas

Number: 2018-CV-1419
2019 - ED-13

## **AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Robert C. Miknich

168 Dutch Hill Road Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Name

Address

Robert C. Miknich

168 Dutch Hill Road Bloomsburg, PA 17815 3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name

Address

Plaintiff herein

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

Name

Address

Plaintiff herein

FNB Bank, N.A.

37 West Main Street Bloomsburg, PA 17815

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

Name

Address

**NONE** 

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

Name

Address

NONE

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:

Name	Address
Tenants/Occupants	168 Dutch Hill Road
	Bloomsburg, PA 17815
Commonwealth of	Department of Public Welfare
Pennsylvania	Bureau of Child Support Enforcement
	P.O. Box 2675
	Harrisburg, PA 17105
	ATTN: Dan Richard

110 North 8th Street Commonwealth of Suite #204 Pennsylvania Inheritance Tax Office Philadelphia, PA 19107 Commonwealth of 6th Floor, Strawberry Square Pennsylvania Department #280601 Bureau of Individual Tax Harrisburg, PA 17128 Inheritance Tax Division Department of Public Welfare Willow Oak Building **TPL Casualty Unit** P.O. Box 8486 Estate Recovery Program Harrisburg, PA 17105-8486 PA Department of Revenue P.O. Box 280948 Harrisburg PA 17128-0948 Bureau of Compliance Lien Section Commonwealth of Clearance Support Department 281230 Pennsylvania Department of Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales Revenue Bureau of Compliance Commonwealth of PA Bureau of Compliance Department of Revenue Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales Commonwealth Of Department Of Welfare Pennsylvania P.O. Box 2675 Harrisburg, PA 17105 U.S. Dept of Justice, Room 5111 💉 United States of America c/o Atty General of the United 950 Pennsylvania Avenue NW States Washington, DC 20530-0001 United States of America U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW  $\stackrel{\textstyle \sim}{\sim}$ c/o Atty General of the United Washington, DC 20530-0001 States

8. Name and address of Attorney of record:

Name

Address

**NONE** 

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

Date: 12319	McCABE, WEISBERG & CONWAY, LLC
	BY:
	[ ] Margaret Gairo, Esq. Andrew L. Markowitz, Esq.
	[ ] Christine L. Graham, Esq. [ ] Brian T. LaManna, Esq.
	[ ] Ann E. Swartz, Esq. [ ] Joseph F. Riga, Esq.
	[ ] Joseph I. Foley, Esq. [ ] Lauren M. Moyer, Esq.
	[ ] Chelsea A. Nixon, Esq.
	Attorneys for Plaintiff

Fulton Bank, N.A. v. Robert C. Miknich Columbia County; Number: 2018-CV-1419

#### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Hemlock, County of Columbia and State of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin (Found) at a common corner of Lot #29, Lot #27 and Lot B and at the southwest corner of a 50 foot right-of-way;

THENCE along Lot #27, being lands now or formerly of Robert A, and Constance N. Miller north 46 degrees 05 minutes 10 seconds west 285.90 feet to an iron pin (found);

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THENCE along Lot B and the west end of a 50 foot right-of-way south 29 degrees 47 minutes 20 seconds west 154.68 feet to an iron pin (found) the place of BEGINNING.

CONTAINING 1.35 acres of land and is shown as Lot A on a survey draft by Thomas H. Parr, P.L.S. dated July 25, 1997.

TOGETHER WITH a 50 foot right-of-way, for the purposes of ingress, egress and regress to the above described premises, bounded and described as follows:

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Thence through Lot B south 75 degrees 17 minutes 50 seconds east 529.88 feet to a point in the center line of aforesald State Route;

Thence along the center line of aforesaid State Route south 19 degrees 15 minutes 40 seconds east 60.29 feet to a point the place of Beginning.

The aforesaid description described a 50 foot right-of-way as shown on a survey draft by Thomas H. Parr P.L.S. dated July 25, 1997.

#### Lot A and Lot B UNDER AND SUBJECT to following restrictions:

- Each lot to be used for residential purposes only. No structure other than a single family dwelling and related accessory structures shall be erected or placed upon either lot.
- 2. No lot shall be further subdivided.
- No mobile homes shall be erected or place upon either lot. Each single family dwelling shall contain a minimum of 1,200 square feet above grade living space.
- No junked or unlicensed motor vehicles shall be permitted to remain on either lot.
- 5. Lots A and B share equally in the use and maintenance of the existing right-of-way extending from Dutch Hill Road to the boundary of Lot A, extending approximately 577.04 feet. Road maintenance must be reviewed on an annual basis by lot owners.

BEING KNOWN AS: 168 DUTCH HILL ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-03-001-23-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Robert C. Miknich and Cheri L. Miknich, husband and wife, by deed dated November 20, 2002 and recorded on November 25, 2002, in Columbia County as Instrument No. 200213751, granted and conveyed unto Robert C. Miknich.

REAL DEBT: \$104,421.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT C. MIKNICH

McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FULTON B vs.	BANK, N.A.		Case Number
	ROBERT C		2018CV1419
	SERVICE CO	OVER SHI	EET
Service De		7	
Category:	Real Estate Sale - Sale Notice		Zone: 13
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 03/20/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS
Serve To:		Final Servi	ićė:
Name:	ROBERT C MIKNICH	Served:	Personally Adult In Charge · Posted · Other
Primary Address:	168 DUTCH HILL ROAD BLOOMSBURG, PA 17815	Adult In Charge:	Dustin Mikuicit
Phone:	DOB:	Relation:	sa.
Alternate Address:		Date:	1/28/19 Time: 1549
Phone:		Deputy:	나 Mileage:
Attorney / C	Originator:		
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
Service Att	empts:	4 * * * * * * * * * * * * * * * * * * *	
Date:	of the territory transfers on some over surface.		
Time:			
Mileage:	er of the first of the contract of the contrac		
Deputy:			
Service Att	empt Notes:		······································
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2018CV1419 168 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

MIKNICH, ROBERT C

NO EXPIRATION

X

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FULTON B vs.	BANK, N.A.		Case No	ımber
	ROBERT C		2018C\	/1419
_	SERVICE CO	OVER SH	EET	
Service De				
Category:	Real Estate Sale - Sale Notice		Zone:	13
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 03/20/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	
Serve To:		Final Serv	ice:	
Name:	OCCUPANT	Served:	Personally Adult In Charge Po	sted · Oth
Primary Address:	168 DUTCH HILL ROAD BLOOMSBURG, PA 17815	Adult In Charge:	Austin MIKHICH	-(-
Phone:	DOB:	Relation:	OWNERS SON	
Alternate Address:		Date:	VZA C	1549
Phone:		Deputy:	Mileage:	
Attorney / (	Originator:	2.0		
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	
Service Att	empts:			
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CCUPANT

2018CV1419

168 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

X

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FULTON B	BANK, N.A.		Case Number
vs. MIKNICH, I	ROBERT C		2018CV1419
	SERVICE CO	OVER SH	EET
Service De			
Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	Expires:	Zone: 13 Warrant:
Notes:	SALE DATE & TIME: 03/20/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS
Serve To:		Final Serv	ice:
Name:	Domestic Relations Office of Columbia Coι	Served:	Personally · Adult In Charge · Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	Coxol February
Phone:	DOB:	Relation:	CLEKK
Alternate Address:		Date:	1/28/19 Time: 1504
Phone:		Deputy:	Mileage:
Attorney / (	Originator:		
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
Service Att	empts:		
Date:			
Time:			
Mileage:			
Deputy:			
Service Att	empt Notes:		
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2018CV1419 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

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COLUMBIA COUNTY TAX C

2018CV1419

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FULTON B	ANK, N.A.		Case Number
vs. MIKNICH, I	ROBERT C		2018CV1419
	SERVICE CO	OVER SHE	EET
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Category:	Real Estate Sale - Sale Notice	mentenani, mentena	Zone: 13
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 03/20/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS
Serve To:	e de la companya de Nota	Final Servi	ce:
Name:	Columbia County Tax Office	Served:	Personally · Adult In Charge · Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	SHEKKLY EVAKE
Phone:	570-389-5649 <b>DOB</b> :	Relation:	CLEXIC
Alternate Address:		Date:	1/28/19 Time: 1456
Phone:	The second se	Deputy:	ન Mileage:
ttorney / 0	Priginator:		And the second s
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
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PO BOX 380, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FULTON B vs. MIKNICH.	ROBERT C	•	Case Number 2018CV1419
	SERVICE O	OVER SH	
Service De			tion from 1
Category:	Real Estate Sale - Sale Notice	The second second	Zone: 13
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 03/20/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		RIGHTS
Serve To:		Final Servi	ice:
Name:	FNB BANK	Served:	Personally Adult In Charge Posted Othe
Primary Address:	37-41 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	HELISSA MORRIS
Phone:	DOB:	Relation:	HEAD TELLEK
Alternate Address:		Date:	1/28/19 Time: 1448
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FNB BANK

2018CV1419

37-41 WEST MAIN STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

P 1 01/28/2019 12:32 Serial No. A6VF011029028 TC:00039456

Addressee	Start Time	Time	Prints		Note
912158256441	01-28 12:32	00:00:37	000/001	S-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

#### CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC
MARGARI I GARO, ESQUIRE - ID # 34419
ANDREW L. MARROWITZ, ESQUIRE - ID # 399480
CHRISTINET. GRAHAM, ESQUIRE - ID # 310321
RIGAN T. I AMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 37716
JOSEPHI T. FOLEY, ESQUIRE - ID # 324530
LAUREN M. MOYER, ESQUIRE - ID # 320589
CTRLESEA A. NIXON, ESQUIRE - ID # 324130
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010
Fulton Bank, N.A.,

Columbia County Court of Common Pleas

Plaintiff.

Number: 2018-CV-1419

Robert C. Miknich,

Defendant.

£1-<1 ∃- P/O\$,

Attorneys for Plaintiff

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Robert C. Miknich 168 Dutch Hill Road Bloomsburg, PA 17815

Your house (real estate) at 168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on March 20° at 9.00 am in Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$104,421.11 obtained by Fulton Bank, N.A. against the above premises.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FULTON E	BANK, N.A.			Case Number	
	ROBERT C			2018CV1419	
	SERVICE C	OVER SHEET			
Service De	etails:				٠.
Category:	Real Estate Sale - Sale Notice	e manage sang away awawa ya manana aya aya a sang ang	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Zone: 13	
Manner:	< Not Specified >	Expires:		Warrant:	
Votes:	SALE DATE & TIME: 03/20/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S RIGHT			
erve To:	The second secon	Final Service:			
Vame:	Denise D. Ottaviani	Served: Pers	sonally · Adult	In Charge Posted · Oth	er
Primary Address:	116 Frosty Valley Road Bloomsburg, PA 17815	Adult In Charge:	Darier	- OTTAVIOLI	
Phone:	570-784-9310 <b>DOB</b> :	Relation:	-thus	BAND	
Alternate Address:		Date:	28/19	Time: 1545	
Phone:		Deputy:	+	Mileage:	
ttorney /	Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone: 215	-790-1010		:
ervice Att	tempts:			***	
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2018CV1419 ,446-EROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION 18-03-001-23-000 Hemlock Tup

# REAL ESTATE OUTLINE

ED#2019E013

DATE RECEIVED  DOCKET AND INDEX  2018	019 CV 1419
CHECK FOR PROPER WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR **IF ANY OF ABOVE IS MISSING	X X X X X X X X CK# 142994
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	March 20 th TIME 9:00  1 ST WEEK 2 ND WEEK 3 RD WEEK

LAUREN M. MOYER, ESQUIRE - ID # 320589 123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Fulton Bank, N.A.,

Plaintiff,

COURT OF COMMON PLEAS COLUMBIA COUNTY

v.

Number 2018-CV-1419

Robert C. Miknich.

Defendant.

2019-ED-13

TO: Sheriff of Columbia County

Columbia County Courthouse

35 West Main Street

Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the abovecaptioned matter.

#### **INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:

168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Robert C. Miknich 168 Dutch Hill Road Bloomsburg, Pennsylvania 17815

#### WAIVER OF WATCHMAN

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

Date:

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

#### McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 LAUREN M. MOYER, ESQUIRE - ID # 320589 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400 Philadelphia, PA 19109

(215) 790-1010

Fulton Bank, N.A.,	Plaintiff,	Columbia County Court of Common Pleas
v.	<del>-</del>	
Robert C. Miknich,		Number: 2018-CV-1419
resource. Ivilianion,		2019-ED-13

Defendant.

## **AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
Robert C. Miknich	168 Dutch Hill Road Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

dress
Dutch Hill Road omsburg, PA 17815

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

Name

Address

Plaintiff herein

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

Name

Address

Plaintiff herein

FNB Bank, N.A.

37 West Main Street Bloomsburg, PA 17815

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

Name

Address

**NONE** 

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

Name

Address

NONE

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:

Name	Address
Tenants/Occupants	168 Dutch Hill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard

Commonwealth of Pennsylvania

Inheritance Tax Office

110 North 8th Street Suite #204

Philadelphia, PA 19107

Commonwealth of Pennsylvania

Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square

Department #280601 Harrisburg, PA 17128

Department of Public Welfare

TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486

Harrisburg, PA 17105-8486

PA Department of Revenue Bureau of Compliance

Lien Section

P.O. Box 280948

Harrisburg PA 17128-0948

Commonwealth of

Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230

Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

Commonwealth of PA Department of Revenue

Bureau of Compliance Department 280946

Harrisburg, PA 17128-0946

Attn: Sheriff's Sales

Commonwealth Of Pennsylvania

Department Of Welfare

P.O. Box 2675

Harrisburg, PA 17105

United States of America c/o

Atty General of the United States

U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America c/o Atty General of the United States

U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8.	Name a	and add	ress of	Attorney	of reco	rd:
----	--------	---------	---------	----------	---------	-----

Name

Address

NONE

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

Date: 112319	McCABE, WEISBERG & CONWAY, LLC
	BY:
	[ ] Margaret Garo, Esq. Andrew L. Markowitz, Esq.
	[ ] Christine L. Graham, Esq. ] Brian T. LaManna, Esq.
	[ ] Ann E. Swartz, Esq. [ ] Joseph F. Riga, Esq.
	[ ] Joseph I. Foley, Esq.
	[ ] Chelsea A. Nixon, Esq.
	Attorneys for Plaintiff

Fulton Bank, N.A. v. Robert C. Miknich Columbia County; Number: 2018-CV-1419

#### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land located in the Township of Hemiock, County of Columbia and State of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin (Found) at a common corner of Lot #29, Lot #27 and Lot B and at the southwest corner of a 50 foot right-of-way;

THENCE along Lot #27, being lands now or formerly of Robert A, and Constance N. Miller north 46 degrees 05 minutes 10 seconds west 285,90 feet to an iron pin (found);

THENCE along Lot #27 north 32 degrees 40 minutes 00 seconds west 146.66 feet to an iron pin (found) in fine of lands now or formerly of Raymond J. and Hazel Harvey;

THENCE along Harvey north 59 degrees 57 minutes 40 seconds cast 150,27 feet to an iron pin (found) at a common corner of lands now or formerly of Lon B. and Suzanne C. Edmonds:

THENCE along Edmonds south 32 degrees 40 minutes 00 seconds east 122.56 feet to an iron pin (found);

THENCE along Edmonds south 46 degrees 05 minutes 10 seconds cast 230.06 feet to an iron pin (found) at a common comer of Ear B;

THENCE along Lot B and the west end of a 50 foot right-of-way south 29 degrees 47 minutes 20 seconds west 154.68 feet to an iron pin (found) the place of BEGINNING.

CONTAINING 1.35 acres of land and is shown as Lot A on a survey draft by Thomas H. Parr. P.L.S. dated July 25, 1997.

TOGETHER WITH a 50 foot right-of-way, for the purposes of ingress, egress and regress to the above described premises, bounded and described as follows:

Beginning at a point in the center line of State Route #4007 (Dutch Hill Road), being the southeast corner of Lot B, and a common corner of lands now or formerly of Jeffrey E. and Pamela S. Kepner;

Thence along Kepner and lands now or formerly of Robert A. and Constance N. Miller north 75 degrees 17 minutes 50 seconds west 577.04 feet to an iron pin (found) at a common comer of Lot #29 and Lot A;

Thence along Lot A north 29 degrees 47 minutes 20 seconds east 51.78 feet to a point;

Thence through Lot B south 75 degrees 17 minutes 50 seconds east 529.88 feet to a point in the center line of aforesaid State Route;

Thence along the center line of aforesaid State Route south 19 degrees 15 minutes 40 seconds east 60.29 feet to a point the place of Beginning.

The aforesaid description described a 50 foot right-of-way as shown on a survey draft by Thomas H. Parr P.L.S. dated July 25, 1997.

# Lot A and Lot B UNDER AND SUBJECT to following restrictions:

- Each lot to be used for residential purposes only. No structure other than a single family dwelling and related accessory structures shall be erected or placed upon either lot.
- 2. No lot shall be further subdivided.
- 3. No mobile homes shall be erected or place upon either lot. Each single family dwelling shall contain a minimum of 1,200 square feet above grade living space.
- 4. No junked or unlicensed motor vehicles shall be permitted to remain on either lot.
- Lots A and B share equally in the use and maintenance of the existing rightof-way extending from Dutch Hill Road to the boundary of Lot A, extending approximately 577.04 feet. Road maintenance must be reviewed on an annual basis by lot owners.

BEING KNOWN AS: 168 DUTCH HILL ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 18-03-001-23-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Robert C. Miknich and Cheri L. Miknich, husband and wife, by deed dated November 20, 2002 and recorded on November 25, 2002, in Columbia County as Instrument No. 200213751, granted and conveyed unto Robert C. Miknich.

REAL DEBT: \$104,421.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT C. MIKNICH

McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

# McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

LAUREN M. MOYER, ESQUIRE - ID # 320589 123 South Broad Street, Suite 1400 Philadelphia, PA 19109 (215) 790-1010

Fulton Bank, N.A.,

Plaintiff.

COURT OF COMMON PLEAS COLUMBIA COUNTY

v.

Number 2018-CV-1419

Robert C. Miknich,

Defendant.

2019 - ED-13

TO: Sheriff of Columbia County

Columbia County Courthouse

35 West Main Street

Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

# INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Robert C. Miknich 168 Dutch Hill Road Bloomsburg, Pennsylvania 17815

# WAIVER OF WATCHMAN

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

Date: 123 19

McCABE, WEISBERG & CONWAY, LLC

BY:

Lauren M. Moyer, Esc

Attorneys for Plaintiff

# McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESOUIRE - 1D # 34419 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I. FOLEY, ESQUIRE - ID # 314675 LAUREN M. MOYER, ESQUIRE - ID # 320589 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Fulton Bank, N.A.,

Plaintiff.

Columbia County

Court of Common Pleas

v.

Robert C. Miknich.

Defendant.

Number: 2018-CV-1419

2019-ED-13

# AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

## COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Robert C. Miknich, is not in the Military or Naval Service of the United States, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendant, Robert C. Miknich, is over eighteen (18) years of age, and resides as follows:

Robert C. Miknich 168 Dutch Hill Road Bloomsburg, PA 17815

SWORN AND SUBSCRIBED

BEFORE ME THIS 23-JDAY

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL DEAN R. JACOBS JR., Notary Public City of Philadelphia, Phila. County My Commission Expires June 27, 2021

DATE:	1/2	2311	U	

McCABE, WEISBERG & CONWAY, LLC

BY:

Margaret Gairo Esq. [ ] Christine L. Oraham, Esq. Ann E. Swartz, Esq.

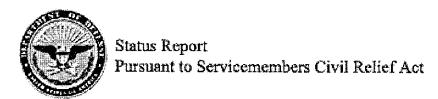
] Andrew L. Markowitz, Esq. Brian 7. LaManna, Esq. ] Joseph E. Riga, Esq.

Lauren M. Moyer, Esq

[ ] Joseph I. Foley, Esq

[ ] Chelsea A. Nixon, Esq.

Attorneys for Plaintiff



SSN: Birth Date: XXX-XX-

Last Name:

MIKNICH

First Name:

ROBERT

С

Middle Name:

Status As Of:

Jan-23-2019

Certificate ID:

5FG6MWCDXM3K74R

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

	Left Active Duty Within 367 D	ays of Active Duty Status Date	
Active Outy Start Date	Active Duty End Date	Status	Service Component
NA NA	NA	No	NA NA
This re	sponse reflects where the individual left active duty s	status within 367 days preceding the Active Duty Sta	atus Date

	The Member or His/Her Unit Was Notified of a Future	Call-Up to Active Duty on Active Duty Status E	ate
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA NA
This	response reflects whether the individual or his/her un		tive duty

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

Michael V. Sorrento, Director

Department of Defense - Manpower Data Center

400 Gigling Rd. Seaside, CA 93955 The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

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

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

# More information on "Active Duty Status"

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

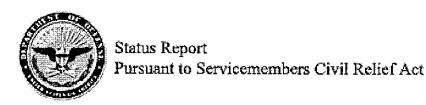
## Coverage Under the SCRA is Broader in Some Cases

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

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

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

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



SSN:

XXX-XX-

Birth Date:

**MIKNICH** 

Last Name: First Name:

ROBERT

Middle Name:

Status As Of:

Jan-23-2019

Certificate ID: P1CYNKT4NT30J68

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

	Left Active Duty Within 367 D	ays of Active Duty Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA NA	NA	No	NA NA
This re	sponse reflects where the individual left active duty :	status within 367 days preceding the Active Duty S	itatus Date

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

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.

V. Senento

Michael V. Sorrento, Director

Department of Defense - Manpower Data Center

400 Gigling Rd. Seaside, CA 93955 The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

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

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

# More information on "Active Duty Status"

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

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## LAW OFFICES

# McCABE, WEISBERG & CONWAY, LLC

SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

January 23, 2019

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

Re:

Fulton Bank, N.A. vs. Robert C. Miknich Columbia County, Number 2018-CV-1419

Premises: 168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find 2 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Kindly serve the defendants in the manner listed below:

Please serve the Notice of Sale upon Defendant(s) as follows:

• Robert C. Miknich, 168 Dutch Hill Road, Bloomsburg, PA 17815

**Kindly post the handbill to the property address: 168 Dutch Hill Road, Bloomsburg, Pennsylvania 17815.

Very truly yours,

Bari Blackledge, Bari Blackledge McCabe, Weisberg & Conway, LLC

/b.blackledge Enclosures

## Document Receipt

Trans # 15221 Carrier / service: USPS Server First-Class Mail® 1/28/2019 12:00:00 AM

Ship to:

UNITED STATE OF AMERICA U.S. DEPT OF JUSTICE

ROOM 4400 950 PENNSYLVANIA AVE Tracking #: 71901140006000148983 NW

Doc Ref #: 2019ED13

Postage 5.4200

WASHINGTON DC 20530

## Document Receipt

First-Class Mail® 1/28/2019 12:00:00 AM Trans# 15220 Carrier / service: USPS Server

Ship to:

UNITED STATES ATTY GENERAL U.S. DEPT OF JUSTICE

ROOM 5111 950 PENNSYLVANIA AVE NW 71901140006000148976 Tracking #.

Dac Ref#: 2019ED13

5.4200 Postage

WASHINGTON DC 20530

### Document Receipt

Trans # 15220 Carrier / service: USPS Server First-Class Mail® 1/28/2019 12:00:00 AM

Ship to:

UNITED STATES ATTY GENERAL U.S. DEPT OF JUSTICE

ROOM 5111 950 PENNSYLVANIA AVE Tracking #: 71901140006000148976

Doc Ref #: 2019ED13

Postage 5.4200

WASHINGTON DC 20530

### Document Receipt

Trans # 15219 Carrier / service: USPS Server First-Class Mail® 1/28/2019 12:00:00 AM

Ship to:

COMMON OF PA DEPT OF REVENUE

DEPT 280946 ATTN: SHERIFFS SALES Tracking #: 71901140006000148969

Doc Ref #: 2019ED13

Postage 5.4200

### Document Receipt

Trans # 15218 Carrier / service: USPS Server First-Class Mail® 1/28/2019 12:00:00 AM

Ship to:

PA DEPT OF REVENUE LIEN SECTION

P.O. BOX 280948 Tracking #: 71901140006000148952

Doc Ref #: 2019ED13

Postage 5.4200

### Document Receipt

Trans # 15219 Carrier / service: USPS Server First-Class Mail® 1/28/2019 12:00:00 AM

Ship to.

COMMON OF PA DEPT OF REVENUE

DEPT 280946 ATTN: SHERIFFS SALES Tracking #: 71901140006000148969

Doc Ref #: 2019ED13
Postage 5.4200

Postage 5.420

Document Receipt

Carrier / service: USPS Server First-Class Mail® 1/28/2019 12:00:00 AM Trans # 15217

Ship to:

DEPT OF WELFARE TPL CASUALTY UNIT

Tracking #: 71901140006000148945 WILLOW OAK BUILDING

P.O. BOX 8486 Doc Ref#: 2019ED13

Postage 5.4200

### Document Receipt

Trans # 15216 Carrier / service: USPS Server First-Class Mail® 1/28/2019 12:00:00 AM

Ship to:

COMMON OF PA BUREAU OF INDIVIDUAL TAX

6TH FLOOR STRAWBERRY SQ DEPT # Tracking #: 71901140006000148938

280601

Doc Ref #: 2019ED13

Postage 5.4200

### Document Receipt

Trans # 1

15215 Carrier / service:

USPS Server

First-Class Mail®

5.4200

1/28/2019 12:00:00 AM

Ship to.

COMMON OF PA

INHERITANCE TAX OFFICE

110 NORTH 8TH STREET

Tracking #: Doc Ref #: 71901140006000148921

SUITE#204

Doc Ref # Postage 2019ED13

PHILDELPHIA

PA 19107

## Document Receipt

First-Class Mail® 1/28/2019 12:00:00 AM Trans# USPS Server 15213 Carrier / service:

Ship to.

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000148907 600 ARCH STREET ROOM 3259 Tracking #:

Doc Ref#: 2019ED13

Postage 5.4200

PHILADELPHIA PA 19106

### Document Receipt

1/28/2019 12:00:00 AM Carrier / service: USPS Server First-Class Mail® Trans# 15212

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

71901140006000148891 1150 FIRST AVENUE Tracking #: SUITE 1001 Doc Ref#: 2019ED13

Postage 5.4200

KING OF PRUSSIA PA 19406

### Document Receipt

15212 USPS Server First-Class Mail® Trans# Carrier / service:

1/28/2019 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

Tracking #:

71901140006000148891

SUITE 1001

Doc Ref#: Postage

2019ED13

5.4200

KING OF PRUSSIA

PA 19406

Document Receipt

1/28/2019 12:00:00 AM Carrier / service: USPS Server First-Class Mail® Trans# 15211

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

71901140006000148884 PO BOX 8016 Tracking #:

Doc Ref#: 2019ED13 5.4200

Postage

## Document Receipt

Carrier / service: USPS Server 1/28/2019 12:00:00 AM 15211 First-Class Mail® Trans #

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I R.

71901140006000148884 PO BOX 8016 Tracking #:

2019ED13 Doc Ref#:

Postage 5.4200

### Document Receipt

Trans # 15210 Carrier / service: USPS Server First-Class Mail® 1/28/2019 12:00:00 AM

Ship to.

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000148877

Doc Ref #: 2019ED13

Postage 5.4200

Document Receipt

Trans # 15210 Carrier / service: USPS Server First-Class Mail® 1/28/2019 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000148877

Doc Ref #: 2019ED13
Postage 5.4200

Postage 5.4200

## Document Receipt

Trans # 15209 Carrier / service: USPS Server First-Class Mail® 1/28/2019 12:00:00 AM

Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000148860

Doc Ref #: 2019ED13

Postage 5.4200

NO. 142994

142994

McCABE, WEISBERG & CONWAY, LLC
PA ESCROW TRUST ACCOUNT
123 S, BROAD STREET SUTE 1400
PHILADELPHIA, PA 19109
(215) 790-1010

One thousand three hundred fifty and NO/100

PAY:

8-9/430

DATE

01/24/2019

AMOUNT \$1,350.00

7

2 SIGNATURES REQUIRED OVER \$25,000.00 VOID AFTER 180 DAYS

Shield

9

A THE STATE OF THE STANKE OF T Y VANCE WANTED DE GROUP TO WIND TO WHAT THE PARTY OF THE #15429000 #10# 1#0455 #1 #1

Miknich, Robert C. Steriff Sale(18-101861) - Miknich, Robert C.

Sheriff of Columbia County

TO THE ORDER Ā

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