

SHERIFF'S SALE

Distribution Sheet

MFT Bank vs. Sean Murphy
 NO. 606-2019 JD
 NO. 134-2019 ED
 DATE OF SALE: September 9, 2020

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) September 9, 2020 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Richard C Matash Jr. Theodore D. Rush for the price or sum of \$ 77,520.00 Dollars.
Richard C Matash Jr. Theodore D. Rush being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

| | | |
|----------------------------------|--------------------|--------------------|
| Bid Price | \$ <u>76000.00</u> | |
| Poundage | <u>1520.00</u> | |
| Transfer Taxes | <u>3056.78</u> | |
| Total Needed to Purchase | | \$ <u>77520.00</u> |
| Amount Paid Down | | <u>77520.00</u> |
| Balance Needed to Purchase | | <u>-0-</u> |

EXPENSES:

| | | |
|---|-----------------------|-------------------|
| Columbia County Sheriff - Costs | \$ <u>430.00</u> | |
| Poundage | <u>1520.00</u> | \$ <u>1950.00</u> |
| Newspaper | | <u>1581.35</u> |
| Printing | | <u>-0-</u> |
| Solicitor | | <u>100.00</u> |
| Columbia County Prothonotary | | <u>10.00</u> |
| Columbia County Recorder of Deeds - | Deed copy work | <u>72.75</u> |
| | Realty transfer taxes | <u>1528.39</u> |
| | State stamps | <u>1528.39</u> |
| Tax Collector () | | <u>-0-</u> |
| Columbia County Tax Assessment Office | | <u>5.00</u> |
| State Treasurer | | <u>100.00</u> |
| Other: <u>Bob Roth</u> | | <u>100.00</u> |
| <u>lien search</u> | | <u>250.00</u> |
| <u>Sewer</u> | | <u>812.48</u> |
| TOTAL EXPENSES: | | \$ <u>8122.00</u> |

| | | |
|----------------------------|--------------------|--|
| Total Needed to Purchase | \$ <u>77520.00</u> | |
| Less Expenses | <u>8038.36</u> | |
| Net to First Lien Holder | <u>69481.64</u> | |
| Plus Deposit | <u>1350.00</u> | |
| Total to First Lien Holder | \$ <u>70831.64</u> | |

Sheriff's Office, Bloomsburg, Pa.

So answers

Sept 8, 2020

[Signature]

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

| | | | |
|----------------------|--------------------------------------|---------------------|------------------|
| Inv Number: 241247 | Invoice Date: 10/21/2020 11:19:34 AM | RECEIPT | Reg/Drw ID: 0101 |
| Customer: SHERIFF | Last Change: | Receipt By: WALK-IN | By: DAG |
| ATTN: OFFICE | | | |

| Chg # | Charge / Payment / Fee Description | Amount | Inst # / Inst Date | Municipality |
|-------|---------------------------------------|---------------------|----------------------|--------------|
| 1 | DEED | \$3,129.53 | 202008178 | BERWICK BORO |
| | Grantor - MURPHY, SEAN D | | 10/21/20 11:19:40 AM | |
| | Grantee - MATASH, RICHARD C -JR | | | |
| | Consideration - \$77,520.00 | | | |
| | Tax Basis - \$152,838.84 | | | |
| | Return Via - MAIL | | | |
| | Fees Summary: | | | |
| | STATE TRANSFER TAX | \$1,528.39 | | |
| | STATE WRIT TAX | \$0.50 | | |
| | JCS/ACCESS TO JUSTICE | \$40.25 | | |
| | AFFORDABLE HOUSING | \$13.50 | | |
| | RECORDING FEES - RECORDER | \$13.50 | | |
| | RECORDER IMPROVEMENT FUND | \$3.00 | | |
| | COUNTY IMPROVEMENT FUND | \$2.00 | | |
| | BERWICK AREA SCHOOL REALTY TAX | \$764.20 | | |
| | BERWICK BORO | \$764.19 | | |
| | Inst Info: SHERIFF DEED | | | |
| | TOTAL CHARGES | \$3,129.53 | | |
| | PAYMENTS | | | |
| | CHECK: 8873 - SHERIFF | \$72.75 | | |
| | CHECK: 8874 - SHERIFF | \$1,528.39 | | |
| | CHECK: 8875 - COLUMBIA COUNTY SHERIFF | \$1,528.39 | | |
| | TOTAL PAYMENTS | \$3,129.53 | | |
| | AMOUNT DUE | \$3,129.53 | | |
| | PAYMENT ON INVOICE | (\$3,129.53) | | |
| | BALANCE DUE ON INVOICE | \$0.00 | | |

Timothy Chamberlain

From: PostSale <PostSale@kmlawgroup.com>
Sent: Friday, September 11, 2020 8:57 AM
To: PostSale; Timothy Chamberlain
Subject: 201538FC 9/9/20 Third Party Sale - KML's Statement of Claim - Docket 2019-CV-606
Attachments: KML Statement of Claim Docket 2019-CV-606.pdf; Entry of Appearance.pdf

I apologize, Sheriff Chamberlain, I meant to include our entry of appearance for your records. Attached is our entry of appearance and our statement of claim for proceeds for this third party sale. Please forward the schedule of distribution to postsale@kmlawgroup.com or fax 267-515-5608. Thank you and stay well!!

Sale Date: 09/09/2020
Docket #: 2019-CV-606
Property: 1628 Orange Street
Defendant: MURPHY, SEAN D.

KML Law Group, P.C.
Pennsylvania and New Jersey
Amy Gough
Supervisor, Foreclosure Client Services
Post Sale Department
Proceed Department
Phone: 215-825-6414, Internal Ext. 8414
Email: agough@kmlawgroup.com
<http://kmlawgroup.com/>



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

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

From: PostSale
Sent: Friday, September 11, 2020 8:52 AM
To: 'tchamberlain@columbiapa.org'
Cc: PostSale
Subject: 201538FC 9/9/20 Third Party Sale - KML's Statement of Claim - Docket 2019-CV-606

Good morning, Sheriff Chamberlain, attached is our statement of claim for proceeds for this third party sale. Please forward the schedule of distribution to postsale@kmlawgroup.com or fax 267-515-5608. Thank you and stay well!!

Sale Date: 09/09/2020
Docket #: 2019-CV-606
Property: 1628 Orange Street
Defendant: MURPHY, SEAN D.

KML Law Group, P.C.
Pennsylvania and New Jersey
Amy Gough
Supervisor, Foreclosure Client Services
Post Sale Department
Proceed Department
Phone: 215-825-6414, Internal Ext. 8414
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KMLLAWGROUP

PENNSYLVANIA AND NEW JERSEY

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M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

No. 2019-CV-606

vs.
SEAN D. MURPHY
1628 Orange Street
Berwick, PA 18603

Defendant(s)

**STATEMENT OF AMOUNTS OWED BY MORTGAGE HOLDER
FOLLOWING THE SHERIFF SALE OF THE PROPERTY TO A THIRD
PARTY**

To the Sheriff of Columbia County, Pa.:

M&T BANK, ("Plaintiff") does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above number held on September 09, 2020 of property located at 1628 Orange Street Berwick PA 18603. Plaintiff is the holder of a mortgage dated May 24, 2012, which is recorded in Mortgage Instrument # 201204681, Columbia County Records. Plaintiff claims as follows:

Judgment Amount: \$81,221.96*

Date: September 10, 2020

KML Law Group, P.C.

By: Maria D. Miksiech

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kevin G. McDonald Pa. ID 203783

Maria D. Miksiech Pa. ID 319383

Suite 5000 – BNY Independence Center

701 Market Street

Philadelphia, PA 19106-1532

Sale Results: The property was sold to a Third Party for the amount of \$76,000.00.

*For purposes of distribution process only as the total debt may be in excess of this amount.

Timothy Chamberlain

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Sale Date: 09/09/2020
Docket #: 2019-CV-606
Property: 1628 Orange Street
Defendant: MURPHY, SEAN D.

KML Law Group, P.C.
Pennsylvania and New Jersey
Amy Gough
Supervisor, Foreclosure Client Services
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COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

M&T BANK

VS. SEAN MURPHY

NO. 134-2019 ED

NO. 606-2019 JD

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

BID PRICE (INCLUDES COST) \$ 76000.00

POUNDAGE - 2% OF BID \$ 1520.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 77520.00

PURCHASER(S): Richard C Matash Jr 570-594-2819

ADDRESS: 1405 3rd Ave Berwick PA 18603

NAMES(S) ON DEED: Richard C Matash Jr Theodore D Rush

PURCHASER(S) SIGNATURE(S): Richard C Matash

TOTAL DUE: \$ 77520.00

LESS DEPOSIT: \$ 77520.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 0-

pd by
CL# 4081

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
M & T BANK

vs.

Defendant
SEAN D MURPHY

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

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

Writ of Execution No. : 2019CV606

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1628 ORANGE STREET, BERWICK, PA 18603

Sheriff Costs

| | |
|---------------------------------|------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
| Crying Sale | \$10.00 |
| Docketing | \$15.00 |
| Levy | \$15.00 |
| Mailing Costs | \$24.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,581.35 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$35.00 |
| Solicitor Services | \$100.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Service | \$135.00 |
| Service Mileage | \$24.00 |
| Distribution Form | \$25.00 |
| Copies | \$4.50 |
| Notary Fee | \$10.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$100.00 |
| Continued or Cancelled Sale | \$10.00 |

Postponed to: 3/25/2020

Total Sheriff Costs \$2,326.35

Municipal Costs

Sewer \$812.48

Total Municipal Costs \$812.48

Distribution Costs

Recording Fees \$72.75

Total Distribution Costs \$72.75

Grand Total: \$3,211.58

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
SEAN D MURPHY

Case Number
2019CV606

SHERIFF'S RETURN OF SERVICE

01/31/2020 09:09 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: SEAN D MURPHY, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1628 ORANGE STREET, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

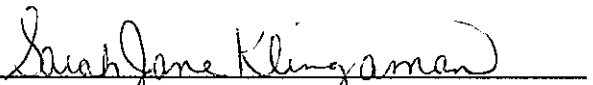
February 03, 2020

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

NOTARY

Affirmed and subscribed to before me this

3RD day of FEBRUARY, 2020



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

(c) CountyScribe Sheriff, Telexsoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Posted
1/31/20 @ 11:09
#6 (1628 Orange St.

Berwick Pa. 18603

Case Number
2019CV606

M & T BANK
vs.
MURPHY, SEAN D

SERVICE COVER SHEET

Service Details:

Category: Civil Action - Order Zone:
Manner: Posting - Order Expires: Warrant:

Notes:

Neighbors don't know where he is. Possible new address

1522 Brittan St
Berwick

Serve To:

Name: SEAN D MURPHY
Primary Address: 1628 ORANGE STREET
BERWICK, PA 18603 Bad (Vacant)
Phone: 570-317 1685 DOB:
Alternate Address: 23 CLOVERLEAF LANE
BERWICK, PA 18603 Bad
Phone:

Final Service:

Served: Personally Adult In Charge Posted Other
Adult In Charge: Julie Hudack
Relation: Staying There
Date: 1/30/20 Time: 9:09
Deputy: 6 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC Phone:

Service Attempts:

| Date: | 1/29/20 | 1/29/20 | 1/29/20 | | | |
|----------|---------|---------|---------|--|--|--|
| Time: | 14:09 | 14:17 | 14:27 | | | |
| Mileage: | — | — | — | | | |
| Deputy: | 6 | 6 | 6 | | | |

Service Attempt Notes:

1. Checked Post Office. No info.
2. Checked J-NET. Possible address.
3. Checked address. No answer, L/C.

- 4.
- 5.
- 6.

MURPHY, SEAN D

2019CV606

1628 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION

ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
BRIAN T. LAMANNA, ESQUIRE (310321)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL JONES, ESQUIRE (321876)
JACQUELINE F. McNALLY, ESQUIRE (201332)
PAUL S. HUNTINGTON, ESQUIRE (312973)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

| |
|--|
| M&T Bank Plaintiff v. Sean D. Murphy Defendant |
|--|

Civil Action No. : 2019-cv-606

2019-ED-134

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1628 Orange Street, Berwick, PA 18603:

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

Sean D. Murphy
1628 Orange Street
Berwick, PA 18603

Sean D. Murphy
23 Cloverleaf Lane
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Sean D. Murphy
1628 Orange Street
Berwick, PA 18603

Sean D. Murphy
23 Cloverleaf Lane
Berwick, PA 18603

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

N/A

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

N/A

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

N/A

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

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128

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:

Columbia County
Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

Tenant(s)/Occupant(s)
1628 Orange Street
Berwick, PA 18603

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

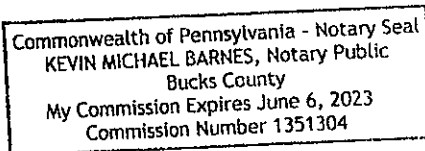
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Sworn to and subscribed before me
this 17 Day of November, 2019.

STERN & EISENBERG, PC

Kevin Michael Barnes
Notary Public

By: J. Manis
Jessica N. Manis, Esq. 11/19/19
Attorney for Plaintiff



ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
BRIAN T. LAMANNA, ESQUIRE (310321)
WILLIAM E. MILLER, ESQUIRE (308951)
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1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

M&T Bank
Plaintiff

v.

Sean D. Murphy
Defendant

Civil Action No. : 2019-cv-606

2019-ED-134

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Sean D. Murphy
1628 Orange Street
Berwick, PA 18603

Sean D. Murphy
23 Cloverleaf Lane
Berwick, PA 18603

Your real estate at 1628 Orange Street, Berwick, PA 18603 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on _____ at _____ AM to enforce the court judgment of \$81,221.96 obtained by M&T Bank against you.

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern &

Eisenberg, PC, at telephone number (215) 572-8111.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling **570-389-5622** to determine the actual date of filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

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

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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

M&T Bank
Plaintiff
v.
Sean D. Murphy
Defendant

Civil Action No. : 2019-cv-606

2019-EP-134

MORTGAGE FORECLOSURE

RE: PREMISES: 1628 Orange Street, Berwick, PA 18603

Dear Sir or Madam:


Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on _____ at _____ AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of **\$81,221.96** together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

August 2, 2019

STERN & EISENBERG, PC

By: 

Jessica N. Manis, Esq.
Attorney for Plaintiff

PARCEL NO.: 04D-05-230-00,000 and 04D-05-229-00,000

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

No.1: BEGINNING at a point on the south side of Orange Street, between Eaton and Scanlon Streets, at the northwesterly corner of Lot Number Two Hundred Twenty-eight (228); THENCE in a southerly direction along the westerly line of Lot Number Two Hundred Twenty-eight (228) a distance of One Hundred Sixty-Four (164) feet to a fifteen foot alley; THENCE in a westerly direction along said alley a distance of Ninety-three (93) feet to a corner in line of Lot Number Two Hundred Twenty-five (225); THENCE in a northerly direction along the easterly line of said Lot Two Hundred Twenty-five (225) a distance of One Hundred Sixty-four (164) feet to Orange Street aforesaid; THENCE along Orange Street in an easterly direction a distance of Ninety-three (93) feet to the place of beginning. BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land & Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land and Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

NO. 2: BEGINNING at a point on the south side of Orange Street at the northwest corner of Lot No. 228; THENCE in a southerly direction along the dividing line between Lot No. 227 and Lot No. 228, a distance of One Hundred Sixty (160) feet, more or less, to a fifteen foot alley; THENCE in an easterly direction along said alley a distance of Thirty-four and one-tenth (34.1) feet to a point in line of land, now or late, of Alleda E. Kreiser; THENCE in a northerly direction and on a line parallel with the first course herein, a distance of One Hundred Sixty (160) feet, more or less, to the south side of Orange Street; THENCE along Orange Street in a westerly direction, a distance of thirty-four and one-tenth (34.1) feet to the place of beginning. BEING the westerly portion of Lot No. 228 in Berwick Land and Improvement Company Addition to West Berwick. (See Miscellaneous Book No. 7 Pages 496 and 497).

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

Fee Simple Title Vested in Sean D. Murphy, an unmarried person by deed from Richard Charles Matash, Sr., and Pennie A. Matash, his wife, dated 5/8/2012, recorded 5/25/2012, in the Columbia County Clerk's Office in Deed Instrument No. 201204680.

RICHARD C MATASH JR
RICHARD C MATASH
1405 3RD AVE
BERWICK, PA 18603-1513

4081

60-8111/2313


Sept 9, 2020
Date

CHECK ARMOR
TRADE PROTECTION

Pay to the

Order of

Columbia County Sheriff Office \$ 77,520.00

Seventy Seven Thousand Five Hundred Twenty ⁰⁰/₁₀₀ Dollars  Photo Safe Deposit® Details on back

PSECU[®]

PENNSYLVANIA STATE
EMPLOYEES CREDIT UNION
HARRISBURG, PA 17110-2990

For

Richard C Matash Jr ¹⁵

⑆231381116⑆ 0450842463⑆ 4081

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

M&T BANK

Plaintiff

vs.

SEAN D. MURPHY
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

CERTIFICATE OF SERVICE

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

SEAN D. MURPHY, Defendant
1628 Orange Street, Berwick, PA 18603

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

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


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

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

TENANTS/OCCUPANTS 1628 Orange Street Berwick, PA 18603

Date: 07/17/2020

KML Law Group, P.C.



Kristen Stears
Legal Assistant

BUSINESS OF THE COURTS

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

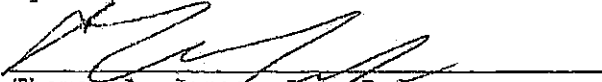
IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTOUR COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

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

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

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

By the Court


Thomas A. James, Jr. P.O.

2020 JUL 14 P 12:38

RECEIVED
CLERK OF COURT
COLUMBIA COUNTY

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

SEAN D. MURPHY
Mortgagor(s) and Record Owner(s)
1628 Orange Street, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

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

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

☒ Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

| | |
|----------------------------|-------------------------------------|
| TO: KML | FROM: Sarah |
| COMPANY: 215-627-7734 | DATE: 7-15-2020 |
| FAX NUMBER: 8 | TOTAL NO. OF PAGES INCLUDING COVER: |
| PHONE NUMBER: 610-662-4798 | SENDER'S REFERENCE NUMBER: |
| RE: Sheriff Sales | YOUR REFERENCE NUMBER: |

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

NOTES/COMMENTS:

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

The Following Sales are moved to: Sept. 9, 2020

Jillian Welch

Sally Longenberger

Clara Bowman

Robert Hawk : Pollyanna Young

Franklin Schrader

Jason Zerbe

BUSINESS OF THE COURTS

Sheriff Sale

Postponement

July 29, 2020 to

September 9, 2020

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

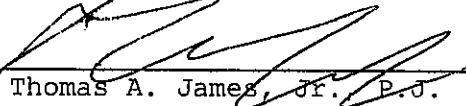
SPECIAL ORDER OF COURT

ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

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

By the Court


Thomas A. James, Jr. P.J.

2020 JUL 14 P 12:38

FILED
PROTHONOTARY

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

SEAN D. MURPHY
Mortgagor(s) and Record Owner(s)
1628 Orange Street, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

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

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

By: 

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Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

X Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

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

M&T BANK

Plaintiff

vs.

SEAN D. MURPHY
Mortgagor(s) and Record Owner(s)
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

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

SEAN D. MURPHY, Defendant
1628 Orange Street, Berwick, PA 18603

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

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

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

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

TENANTS/OCCUPANTS
1628 Orange Street Berwick, PA 18603

Date: 05/22/2020

KML Law Group, P.C.



Kristen Stears
Legal Assistant

COPY

BUSINESS OF THE COURTS

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

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

41-1139

SPECIAL ORDER OF COURT

ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

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

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4. The Sheriff of Columbia County shall publish this Order on his official website.
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6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

BY THE COURT


Thomas A. Games, Jr.

P.C.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

| | |
|--------------------------|-------------------------------------|
| TO: KML | FROM: Columbia Co Sheriff |
| COMPANY: | DATE: 5.21.2020 |
| FAX NUMBER: 215-627-7734 | TOTAL NO. OF PAGES INCLUDING COVER: |
| PHONE NUMBER: | SENDER'S REFERENCE NUMBER: |
| RE: Order - Sheriff Sale | YOUR REFERENCE NUMBER: |

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

NOTES/COMMENTS:

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

Postponement Order on Sheriff Sale

Hawk - 2020 ED 1

Murphy - 2019 ED 134

Schrader - 2019 ED 119

Zerbe - 2020 ED 8

Bowman - 2019 ED 144

Longenberger - 2020 ED 24

Welch - 2020 ED 22

TX Result Report

P 1

05/21/2020 10:47

Serial No. A6VF011029028

TC:00083259

| Addressee | Start Time | Time | Prints | Result | Note |
|--------------|-------------|----------|---------|--------|------|
| 912156277734 | 05-21 10:44 | 00:02:23 | 002/002 | OK | ORG |

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

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
 COURT HOUSE - P.O. BOX 380
 BLOOMSBURG, PA 17815
 FAX: (717) 389-5622

PHONE
 (717) 389-5622

24 HOUR PHONE
 (717) 784-6700

| FACSIMILE TRANSMITTAL SHEET | |
|---|-------------------------------------|
| TO: <u>KML - Law Group</u> | FROM: |
| COMPANY: | DATE: |
| FAX NUMBER: | TOTAL NO. OF PAGES INCLUDING COVER: |
| PHONE NUMBER: <u>215-627-7734</u> | SENDER'S REFERENCE NUMBER: |
| RE: | YOUR REFERENCE NUMBER: |
| <input type="checkbox"/> URGENT <input type="checkbox"/> FOR REVIEW <input type="checkbox"/> PLEASE COMMENT <input type="checkbox"/> PLEASE REPLY <input type="checkbox"/> PLEASE RECYCLE | |

NOTES/COMMENTS
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Order to Postponement

Sean Murphy - 2019 CV 606
 Clara Bowman - 2016 CV 1401
 Schrader/Dawson - 2018 CV 1349
 Strohl - 2019 CV 1338
 Hawk - 2019 CV 1355
 Geatti - 2019 CV 1367

TX Result Report

P 1

05/21/2020 10:50

Serial No. A6VF011029028

TC:00083260

| Addressee | Start Time | Time | Prints | Result | Note |
|--------------|-------------|----------|---------|--------|------|
| 916142205613 | 05-21 10:47 | 00:02:33 | 002/002 | OK | ORG |

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
 Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
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TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
 COURT HOUSE - P.O. BOX 380
 BLOOMSBURG, PA 17815
 FAX: (717) 389-5622

PHONE
 (717) 389-5622

24 HOUR PHONE
 (717) 784-6400

FACSIMILE TRANSMITTAL SHEET

| | |
|-----------------------------------|--|
| TO: <u>MDK</u> | FROM: <u>Columbia Co</u> |
| COMPANY: | DATE: <u>5.21.2020</u> |
| FAX NUMBER: <u>1-614-220-5613</u> | TOTAL NO OF PAGES INCLUDING COVER: _____ |
| PHONE NUMBER: | SENDER'S REFERENCE NUMBER: _____ |
| RE: <u>Sheriff Sales</u> | YOUR REFERENCE NUMBER: _____ |

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

NOTES/COMMENTS
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 OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS,
 PLEASE CALL 570.389.5622. THANK YOU.

Order to Postpone Sheriff Sale

Boyles - 2018 CV 1567

Koscelnick - 2019 CV 1272

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE • P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: 570-389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: KML - Law Group FROM: _____
COMPANY: _____ DATE: _____
FAX NUMBER: _____ TOTAL NO. OF PAGES INCLUDING COVER: _____
PHONE NUMBER: 215-627-7734 SENDER'S REFERENCE NUMBER: _____
RE: _____ YOUR REFERENCE NUMBER: _____

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

NOTES/COMMENTS

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Order to Postponement

Sean Murphy - 2019 CV 606

Clara Bowman - 2016 CV 1401

Schrader/Dawson - 2018 CV 1349

* ~~Strohl - 2019 CV 1338~~

Hawk - 2019 CV 1355

~~Geatti - 2019 CV 1367~~

COPY

BUSINESS OF THE COURTS

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

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

#1-MV-

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

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

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6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

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

BY THE COURT


Thomas A. James, Jr. P.J.

Fax #
215-627-7734

KML Law Group, P.C.

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

ATTORNEY FOR PLAINTIFF

M&T BANK

One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

SEAN D. MURPHY

Mortgagor(s) and Record Owner(s)
1628 Orange Street, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

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

Date: 04/30/2020

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ David Fein Pa. ID 82628
____ Alyk L. Oflazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
____ Rebecca A. Solarz Pa. ID 315936
____ Nora C. Viggiano Pa. ID 320864
____ Kevin G. McDonald Pa. ID 203783
x ____ Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

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

M&T BANK

Plaintiff

vs.

SEAN D. MURPHY

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

SALE NO.

CERTIFICATE OF FILING AND SERVICE

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

SEAN D. MURPHY, Defendant
1628 Orange Street, Berwick, PA 18603

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

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

Date: 5/5/2020

KML Law Group, P.C.

Christyka Velle

___ Tara Busa

x Andi Keller

___ Kody Moreira

___ Aaron Utain-Evans

___ Winter Dunn

Legal Assistant

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

SEAN D. MURPHY
Mortgagor(s) and Record Owner(s)
1628 Orange Street, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

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

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

☒ Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

KML LAW GROUP, P.C.

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

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

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

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

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

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

IN THE SUPREME COURT OF PENNSYLVANIA
WESTERN DISTRICT

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

ORDER

PER CURIAM

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

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

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

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

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

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

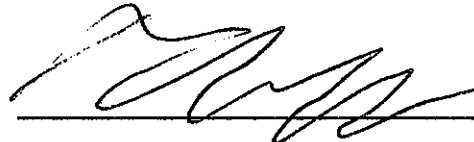
AND NOW, this 20th day of March, 2020 President Judge Thomas A. James, Jr. having declared a

Judicial Emergency in this District on March 16, 2020 and such declaration being effective through

April 14, 2020 the following is ORDERED:

- A) The Sheriff sale scheduled for Wednesday March 25, 2020 is postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall contact all Plaintiffs' attorneys regarding this Order.
- C) No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT



P.J.

Thomas A. James, Jr.

FILED
2020 MAR 20 P 3 15
CLERK OF COURTS
COUNTY OF COLUMBIA

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

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

March 20, 2020

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: M&T BANK
vs.
SEAN D. MURPHY
No. 2019-CV-606
KML File#: 201538FC

Property Address: 1628 Orange Street, Berwick, PA 18603
Sheriff's Sale Date: March 25, 2020

To the Sheriff:

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

Thank you for your cooperation in this matter.

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

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

cc:
SEAN D. MURPHY - 1628 Orange Street, Berwick, PA 18603

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

March 12, 2020

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

RE: No. 2019-CV-606
SEAN D. MURPHY
KML File#: 201538FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on March 25, 2020. Service of the Notice of Sale has been completed in accordance with Rule 3129.

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

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

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

For questions, please contact:

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

M&T BANK

One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

SEAN D. MURPHY

Mortgagor(s) and Record Owner(s)
1628 Orange Street
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-CV-606

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

FILED ON BEHALF OF:
M&T BANK

ATTORNEY FOR PLAINTIFF:

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

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

201538FC
Sale Date: 03/25/2020
\$81,221.96

M&T BANK

Plaintiff

vs.

SEAN D. MURPHY

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

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

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

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

DATED: 03/12/2020

KML Law Group, P.C.

X Winter Dunn
Jacqueline McCoy
Legal Assistant



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

M&T BANK

Plaintiff (Petitioner)

vs.

SEAN D. MURPHY

Defendant (Respondent)

CASE and/or Docket No.:

2019-CV-606

Sheriff's Sale Date:

03/25/2020

AFFIDAVIT OF SERVICE

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

I, COLLIN HOLLENBAUGH, certify that I eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served SEAN D. MURPHY the above process on 1/30/2020, at 6:00 PM, at 1628 ORANGE STREET BERWICK, PA 18603, County of COLUMBIA, Commonwealth of PENNSYLVANIA:

Manner of Service:

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

Commonwealth/State of PENNSYLVANIA) SS:

County of YORK)

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

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

Collin Hollenbaugh
(Signature of Affiant)

Subscribed and sworn to before me
this 31 day of January 2020.

Amy C. Freeburn
Notary Public

File Number: 201538FC

Case ID #: 5769574

Commonwealth of Pennsylvania - Notary Seal
Amy C. Freeburn, Notary Public
York County
My commission expires August 13, 2022
Commission number 1204390
Member, Pennsylvania Association of Notaries

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

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



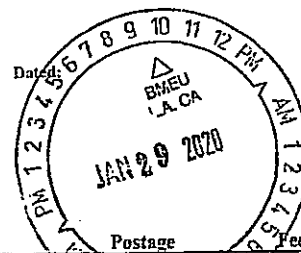
1183399

List Number of Pieces
Listed by Sender

11

Total Number of Pieces
Received at Post office

Postmaster:
Name of receiving employee



| Line | Reference | Tracking Number | Name, Street & P.O. Address | Postage | Fee |
|--------|-----------|-----------------|--|---------|--------|
| 6 | 499268 | 2350912819 | MURPHY, SEAN D. 1628 Orange Street Berwick, PA 18603 | \$0.650 | \$0.43 |
| 10 | 499270 | 2350912823 | MURPHY, SEAN D. 23 Cloverleaf Lane Berwick, PA 18603 | \$0.650 | \$0.43 |
| Totals | | | | | |

Exhibit A to Affidavit of Mailing

Postal Class: Electronic - Ret
Mail Date: 01/28/2020
Type of Mailing: Notice of Sheriff's Sale Sent
Affidavit Attachment: 0036391-01 000 20200128 KML_Law_000606

Sender: KML Law Group P.C.
14583 Camberwell Lane N
Jacksonville FL 32258

0

71969002484060461128
MURPHY, SEAN D.
1628 Orange Street
Berwick, PA 18603

Exhibit A to Affidavit of Mailing

Postal Class: Electronic - Ret
Mail Date: 01/28/2020
Type of Mailing: Notice of Sheriff's Sale Sent
Affidavit Attachment: 0036392-01 000 20200128 KML_Law_000606

Sender: KML Law Group P.C.
14583 Camberwell Lane N
Jacksonville FL 32258

0 71969002484060461203
MURPHY, SEAN D.
23 Cloverleaf Lane
Berwick, PA 18603

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

M&T Bank

Plaintiff

v.

Sean D. Murphy

Defendant(s)

Docket#: 2019-CV-606

**STAMP
AND
RETURN**

ORDER GRANTING ALTERNATIVE OR SPECIAL SERVICE

AND NOW, this 6th day of June, 2019, upon consideration of Plaintiff's Motion for Alternative or Special Service and good cause having been shown; it is hereby ORDERED AND DECREED that Defendant, Sean D. Murphy, shall be served by:

(1) posting a copy of Plaintiff's ^{Complaint} Civil Action, Notice of Sheriff Sale, and all other documents requiring personal service on the mortgaged premises being 1628 Orange Street, Berwick, PA 18603; and

(2) mailing a copy of same to the Defendant, Sean D. Murphy, by certified mail – return receipt requested and first-class U.S. mail – postage prepaid, service complete upon mailing, to the last known addresses of 1628 Orange Street, Berwick, PA 18603 and 23 Cloverleaf Lane, Berwick, PA 18603.

(3) Service of the Complaint shall also be made by publication per Pa. R.C.P. 430 (b) (1)

BY THE COURT:

/s/ Gary E Norton

J.

FILED
PROTHONOTARY
2019 JUN -6 PM 3:15
CLERK OF COURTS OF
COUNTY OF COLUMBIA

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 4, 2020

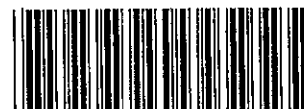


1185177

Postmaster:
Name of receiving employee

[illegible]Page 1 of 10
305

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 4, 2020



1185177

[illegible]

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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 4, 2020

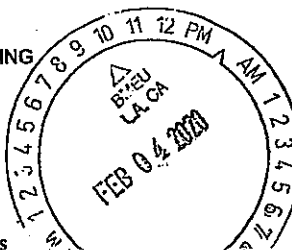


1185177

| Line | Reference | Tracking Number | Name, Street & P.O. Address | Postage | Fee |
|------|-----------|-----------------|---|---------|--------|
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| | | | | | |
| 166 | 504168 | 2351092568 | PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230 | \$0.650 | \$0.43 |
| | | | | | |
| | | | | | |
| 169 | 504167 | 2351092571 | PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675 | \$0.650 | \$0.43 |
| | | | | | |
| | | | | | |
| | | | | | |
| 173 | 504170 | 2351092575 | TENANTS/OCCUPANTS 1628 Orange Street Berwick, PA 18603 | \$0.650 | \$0.43 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

South Park, PA 18129

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 4, 2020



1185177

[illegible]

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

SEAN D. MURPHY
Mortgagor(s) and Record Owner(s)
1628 Orange Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

AFFIDAVIT PURSUANT TO RULE 3129

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

1628 Orange Street
Berwick, PA 18603

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

SEAN D. MURPHY
1628 Orange Street
Berwick, PA 18603

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

SEAN D. MURPHY
1628 Orange Street
Berwick, PA 18603

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

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

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

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

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

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

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

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

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

TENANTS/OCCUPANTS
1628 Orange Street
Berwick, PA 18603

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

DATED: 03/12/2020

KML Law Group, P.C.

 X **Winter Dunn**
 Jacqueline McCoy
 Legal Assistant

For inquiries, please contact:

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

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

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

SEAN D. MURPHY
Mortgagor(s) and Record Owner(s)
1628 Orange Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

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

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

By: 

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

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

SEAN D. MURPHY
Mortgagor(s) and Record Owner(s)
1628 Orange Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

Book:
Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for January 29, 2020 at 9:00 AM in the above matter has been continued until
March 25, 2020 at 9:00 AM

Date: 4/12/2020 By: _____

KML LAW GROUP, P.C.

701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 825-6332

____ Michael McKeever Pa. ID 56129

____ David Fein Pa. ID 82628

☒ Kevin G. McDonald Pa. ID 203783

____ Alyk L. Oflazian Pa. ID 312912

____ Matthew K. Fissel Pa. ID 314567

____ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

Attorneys for Plaintiff

FILED
NOTARIAL
2020 FEB 24 P 12:03
CLERK OF COURT
COUNTY OF COLUMBIA

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

SEAN D. MURPHY
Mortgagor(s) and Record Owner(s)
1628 Orange Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-606

Book:
Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for January 29, 2020 at 9:00 AM in the above matter has been continued until
March 25, 2020 at 9:00 AM

Date: 2/19/2020

By: 

KML LAW GROUP, P.C.

701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 825-6332

____ Michael McKeever Pa. ID 56129
____ David Fein Pa. ID 82628
☒ Kevin G. McDonald Pa. ID 203783
____ Alyk L. Oflazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
____ Rebecca A. Solarz Pa. ID 315936
____ Nora C. Viggiano Pa. ID 320864
Attorneys for Plaintiff

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff
vs.

SEAN D. MURPHY
Mortgagor(s) and
Record Owner(s)
1628 Orange Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2019-CV-606

Book:
Writ:

CERTIFICATE OF FILING AND SERVICE

I hereby certify that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

SEAN D. MURPHY
1628 Orange Street
Berwick, PA 18603

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

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

Date: 2/20/20 By: *AME*
Aaron Utain-Evans, legal assistant
KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
Direct: 215-825-6379
Email: pasales@kmlawgroup.com

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

M&T BANK
 One Fountain Plaza
 Buffalo, NY 14203

Plaintiff

vs.

SEAN D. MURPHY
 (Mortgagor and Record Owner)
 1628 Orange Street
 Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
 OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Term
 No. 2019-CV-606

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

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Michael J. Clark Pa. ID 202929

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Maria D. Miksich Pa. ID 319383

Brooke R. Waisbord Pa. ID 326432

Caitlin M. Donnelly Pa. ID 311403

Attorneys for Plaintiff

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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36490

MURPHY SEAN D
1628 ORANGE STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20120 -4680
Location: LOTS 226-227
Parcel Id:04D-05 -230-00,000

Assessment: 31,021
Balances as of 02/13/2020

| YEAR | TAX TYPE | TAX AMOUNT | PENALTY | DISCOUNT | PAID | BALANCE |
|------|------------------------|------------|---------|----------|------|---------|
| | NO TAX CLAIM TAXES DUE | | | | | |

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36491

MURPHY SEAN D
1628 ORANGE STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20120 -4680
Location: LOT 228 ORANGE ST
Parcel Id:04D-05 -229-00,000

Assessment: 1,088
Balances as of 02/13/2020

| YEAR | TAX TYPE | TAX AMOUNT | PENALTY | DISCOUNT | PAID | BALANCE |
|------|------------------------|------------|---------|----------|------|---------|
| | NO TAX CLAIM TAXES DUE | | | | | |

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

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

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

| |
|--|
| M&T Bank Plaintiff v. Sean D. Murphy Defendant |
|--|

Civil Action No. : 2019-cv-606

2019-ED-134

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Sean D. Murphy
1628 Orange Street
Berwick, PA 18603

Sean D. Murphy
23 Cloverleaf Lane
Berwick, PA 18603

Your real estate at 1628 Orange Street, Berwick, PA 18603 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on January 29, 2020 at 9:00 AM to enforce the court judgment of \$81,221.96 obtained by M&T Bank against you.

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern &

PARCEL NO.: 04D-05-230-00,000 and 04D-05-229-00,000

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

No.1: BEGINNING at a point on the south side of Orange Street, between Eaton and Scanlon Streets, at the northwesterly corner of Lot Number Two Hundred Twenty-eight (228); THENCE in a southerly direction along the westerly line of Lot Number Two Hundred Twenty-eight (228) a distance of One Hundred Sixty-Four (164) feet to a fifteen foot alley; THENCE in a westerly direction along said alley a distance of Ninety-three (93) feet to a corner in line of Lot Number Two Hundred Twenty-five (225); THENCE in a northerly direction along the easterly line of said Lot Two Hundred Twenty-five (225) a distance of One Hundred Sixty-four (164) feet to Orange Street aforesaid; THENCE along Orange Street in an easterly direction a distance of Ninety-three (93) feet to the place of beginning. BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land & Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

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NO. 2: BEGINNING at a point on the south side of Orange Street at the northwest corner of Lot No. 228; THENCE in a southerly direction along the dividing line between Lot No. 227 and Lot No. 228, a distance of One Hundred Sixty (160) feet, more or less, to a fifteen foot alley; THENCE in an easterly direction along said alley a distance of Thirty-four and one-tenth (34.1) feet to a point in line of land, now or late, of Alleda E. Kreiser; THENCE in a northerly direction and on a line parallel with the first course herein, a distance of One Hundred Sixty (160) feet, more or less, to the south side of Orange Street; THENCE along Orange Street in a westerly direction, a distance of thirty-four and one-tenth (34.1) feet to the place of beginning. BEING the westerly portion of Lot No. 228 in Berwick Land and Improvement Company Addition to West Berwick. (See Miscellaneous Book No. 7 Pages 496 and 497).

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

Fee Simple Title Vested in Sean D. Murphy, an unmarried person by deed from Richard Charles Matash, Sr., and Pennie A. Matash, his wife, dated 5/8/2012, recorded 5/25/2012, in the Columbia County Clerk's Office in Deed Instrument No. 201204680.

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date:

Re: Sheriff's Sale Advertising Dates

M:T Bank Vs. Sean D. Murphy

No. 134 of 2019 E.D. and No. 606 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Jan. 8

2nd Week Jan. 15

3rd Week Jan. 22

SALE DATE: Jan. 29, 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

REAL ESTATE OUTLINE

ED # 2019 ED 134

DATE RECEIVED 11-22-19
DOCKET AND INDEX 2019-CV-606

CHECK FOR PROPER INFO.

| | | |
|-------------------------------|----------|------------------|
| WRIT OF EXECUTION | <u>X</u> | |
| COPY OF DESCRIPTION | <u>X</u> | |
| WHEREABOUTS OF LKA | <u>X</u> | |
| NON-MILITARY AFFIDAVIT | <u>X</u> | |
| NOTICES OF SHERIFF SALE | <u>X</u> | |
| WAIVER OF WATCHMAN | <u>X</u> | |
| AFFIDAVIT OF LIENS LIST | <u>X</u> | |
| CHECK FOR \$1,350.00 OR _____ | <u>X</u> | CK# <u>37755</u> |

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

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

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

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

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

M&T Bank
Plaintiff

v.

Sean D. Murphy
Defendant(s)

Civil Action No. :
2019-cv-606

2019 - ED - 134

**FILE AGAINST SEAN D. MURPHY
ONLY**

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1628 Orange Street, Berwick, PA 18603 (see full legal description attached)

Judgment Amount..... \$81,221.96

Interest from November 14, 2019 at the
Per Diem rate of \$8.25 until Judgment is
paid in full..... \$

Total \$ plus costs

Dated: 11-22-19
(SEAL)

Balaban Silvestri
Prothonotary, Common Pleas Court of
Columbia County, PA

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

No. 2019-cv-606

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

M&T Bank
Plaintiff

v.

Sean D. Murphy
Defendant(s)


Premises: 1628 Orange Street, Berwick, PA 18603
UPI/Parcel No.: 04D-05-230-00.000.04D-05--229-00.0

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost: \$ _____



Jessica N. Manis, Esq.
PA Attorney ID No. 318705
Attorney for Plaintiff

PARCEL NO.: 04D-05-230-00,000 and 04D-05-229-00,000

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TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

Fee Simple Title Vested in Sean D. Murphy, an unmarried person by deed from Richard Charles Matash, Sr., and Pennie A. Matash, his wife, dated 5/8/2012, recorded 5/25/2012, in the Columbia County Clerk's Office in Deed Instrument No. 201204680.

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank
Plaintiff
v.
Sean D. Murphy
Defendant(s)

Civil Action No. :
2019-cv-606

2019-ED-134

FILE AGAINST SEAN D. MURPHY
ONLY

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

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Per Diem rate of \$8.25 until Judgment is
paid in full..... \$

Total \$ plus costs

Dated: 11-22-19
(SEAL)

Barbara Silvette
Prothonotary, Common Pleas Court of
Columbia County, PA

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

By: Deputy

No. 2019-cv-606

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

M&T Bank
Plaintiff

v.

Sean D. Murphy
Defendant(s)

Premises: 1628 Orange Street, Berwick, PA 18603
UPI/Parcel No.: 04D-05-230-00.000.04D-05--229-00.0

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost: \$ _____



Jessica N. Manis, Esq.
PA Attorney ID No. 318705
Attorney for Plaintiff

PARCEL NO.: 04D-05-230-00,000 and 04D-05-229-00,000

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ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
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1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

M&T Bank

Plaintiff

v.

Sean D. Murphy

Defendant

Civil Action No. : 2019-cv-606

2019-ED-134

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Sean D. Murphy
1628 Orange Street
Berwick, PA 18603

Sean D. Murphy
23 Cloverleaf Lane
Berwick, PA 18603

Your real estate at 1628 Orange Street, Berwick, PA 18603 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on _____ at _____ AM to enforce the court judgment of **\$81,221.96** obtained by M&T Bank against you.

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern &

Eisenberg, PC, at telephone number (215) 572-8111.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling **570-389-5622** to determine the actual date of filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

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

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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

M&T Bank
Plaintiff
v.
Sean D. Murphy
Defendant

Civil Action No. : 2019-cv-606

2019-EP-134

MORTGAGE FORECLOSURE

RE: PREMISES: 1628 Orange Street, Berwick, PA 18603

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on _____ at _____ AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of **\$81,221.96** together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

August 2, 2019

STERN & EISENBERG, PC

By: _____

Jessica N. Manis, Esq.
Attorney for Plaintiff

PARCEL NO.: 04D-05-230-00,000 and 04D-05-229-00,000

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TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

Fee Simple Title Vested in Sean D. Murphy, an unmarried person by deed from Richard Charles Matash, Sr., and Pennie A. Matash, his wife, dated 5/8/2012, recorded 5/25/2012, in the Columbia County Clerk's Office in Deed Instrument No. 201204680.

Eisenberg, PC, at telephone number (215) 572-8111.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling **570-389-5622** to determine the actual date of filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
MURPHY, SEAN D

Case Number
2019CV606

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|-----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 134 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

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

Final Service:

| | | | |
|-------------------------|---|-----------------|-------|
| Served: | Personally • Adult In Charge • Posted • Other | | |
| Adult In Charge: | | | |
| Relation: | Det | | |
| Date: | 11/26/19 | Time: | 15:23 |
| Deputy: | 6 | Mileage: | |

Attorney / Originator:

| | |
|------------------------------------|---------------|
| Name: STERN & EISENBERG, PC | Phone: |
|------------------------------------|---------------|

Service Attempts:

| | | | | | | |
|-----------------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

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

GINGHER, CONNIE C.

2019CV606

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

M&T Bank

Plaintiff

v.

Sean D. Murphy

Defendant

Civil Action No. : 2019-cv-606

2019-ED-134

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Sean D. Murphy
1628 Orange Street
Berwick, PA 18603

Sean D. Murphy
23 Cloverleaf Lane
Berwick, PA 18603

Your real estate at 1628 Orange Street, Berwick, PA 18603 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on January 29, 2020 at 9:00 AM to enforce the court judgment of \$81,221.96 obtained by M&T Bank against you.

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern &

ANDREW J. MARLEY, ESQUIRE (312314)
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WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

M&T Bank
Plaintiff

v.

Sean D. Murphy
Defendant

Civil Action No. : 2019-cv-606

2019-ED-134

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TO: Sean D. Murphy
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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 11/27/19

Account:

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

| | |
|--------------|-----------------------|
| Ad ID: | 1185009 |
| Description: | SEAN D MURPHY SHERIFF |
| SALE | |
| Run Dates: | 01/08/20 to 01/22/20 |
| Class: | 2 |
| Agate Lines: | 243 |
| Blind Box: | |

| | | | | |
|---------------------------|---------------------|--------------------|-----------------------|--------------------|
| Total Ad Cost | \$1,581.35 | | | |
| Amount Paid | \$0.00 | | | |
| <u>Publication</u> | <u>Start</u> | <u>Stop</u> | <u>Inserts</u> | <u>Cost</u> |
| Press Enterprise | 01/08/20 | 01/22/20 | 3 | \$1,581.35 |

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV806

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

WEDNESDAY, JANUARY 29, 2020 AT 9:00 O'CLOCK A.M.

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

PARCEL NO. 040 Ds 230 00,000 and 040 Ds 229 00,000
ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:
No. 1. BEGINNING at a point on the south side of Orange Street, between Eaton and Seckin Streets, at the northwesterly corner of Lot Number Two Hundred Twenty-eight (228); THENCE in a southerly direction along the westerly line of Lot Number Two Hundred Twenty-eight (228) a distance of One Hundred Sixty-four (164) feet to a fifteen foot alley; THENCE in a westerly direction along said alley a distance of Ninety-three (93) feet to a corner in line of Lot Number Two Hundred Twenty-five (225); THENCE in a northerly direction along the easterly line of said Lot Two Hundred Twenty-five (225) a distance of One Hundred Sixty-four (164) feet to Orange Street; THENCE in a southerly direction along Orange Street an easterly direction a distance of Ninety-three (93) feet to the place of beginning; BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan; BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan; NO. 2. BEGINNING at a point on the south side of Orange Street at the northwest corner of Lot No. 228; THENCE in a southerly direction along the dividing line between Lot No. 227 and Lot No. 228, a distance of One Hundred Sixty (160) feet, more or less, to a fifteen foot alley; THENCE in an easterly direction along said alley a distance of Thirty-four and one-eighth (34 1/8) feet to a point in line of lot, more or less, of ALBERT F. KRAUSE; THENCE in a northerly direction and on a line parallel with the first course herein, a distance of One Hundred Sixty (160) feet, more or less, to the south side of Orange Street; THENCE along Orange Street in a westerly direction, a distance of thirty-four and one-eighth (34 1/8) feet, to the place of beginning; BEING the westerly portion of Lot No. 228 in Berwick Land Improvement Company's Addition to West Berwick, (See Miscellaneous Book No. 7 Pages 436 and 437) 10GL 111LH with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same. Fee Simple Title Vested in Sean D. Murphy, an unmarried person by deed from Richard Charles Malachuk, Sr. and Ronnie A. Malachuk, his wife, dated 5/8/2012, recorded 5/25/2012, in the Columbia County Clerk's Office in Deed Instrument No. 201204680.

PROPERTY ADDRESS: 1628 ORANGE STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 040 Ds 230 00,000 & 040 Ds 229 00,000

Sent and taken into execution to be sold as the property of SEAN D. MURPHY in suit of 1157 BANK TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THE ABOVE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE UNPAID BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may, at his/her discretion, resell the property at a public sale without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default of sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff
STEVEN EISENBERG
WARRINGTON, PA

TIMOTHY CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, PENNSYLVANIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
SEAN D MURPHY

Case Number
2019CV606

SHERIFF'S RETURN OF SERVICE

11/26/2019 07:00 PM - I, DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: SEAN D MURPHY, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 23 CLOVERLEAF LANE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019

NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019

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

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

(c) CountySaver Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
MURPHY, SEAN D

Case Number
2019CV606

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 134

Manner: < Not Specified >

Expires:

Warrant:

Notes:

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

Serve To:

Name: SEAN D MURPHY

Primary Address: 23 CLOVERLEAF LANE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Unable to locate

Date:

11/26/19

Time:

19:00

Deputy:

G

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

MURPHY, SEAN D

2019CV606

23 CLOVERLEAF LANE, BERWICK, PA 18603

NO EXPIRATION

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank

Plaintiff

v.

Sean D. Murphy

Defendant(s)

Civil Action No. :
2019-cv-606

2019-ED-134

FILE AGAINST SEAN D. MURPHY
ONLY

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1628 Orange Street, Berwick, PA 18603 (see full legal description attached)

Judgment Amount..... \$81,221.96

Interest from November 14, 2019 at the
Per Diem rate of \$8.25 until Judgment is
paid in full..... \$

Total \$ plus costs

Dated: 11-22-19
(SEAL)

Barbara N. Silvestri
Prothonotary, Common Pleas Court of
Columbia County, PA

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

Deputy

No. 2019-cv-606

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

M&T Bank
Plaintiff

v.

Sean D. Murphy
Defendant(s)

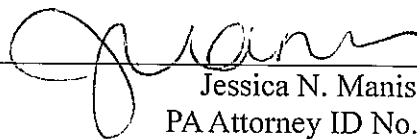
Premises: 1628 Orange Street, Berwick, PA 18603
UPI/Parcel No.: 04D-05-230-00.000.04D-05--229-00.0

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost: \$ _____



Jessica N. Manis, Esq.
PA Attorney ID No. 318705
Attorney for Plaintiff

PARCEL NO.: 04D-05-230-00,000 and 04D-05-229-00,000

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

M&T Bank
Plaintiff

v.

Sean D. Murphy
Defendant

Civil Action No. : 2019-cv-606

2019-ED-134

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

PARCEL NO.: 04D-05-230-00,000 and 04D-05-229-00,000

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

No.1: BEGINNING at a point on the south side of Orange Street, between Eaton and Scanlon Streets, at the northwesterly corner of Lot Number Two Hundred Twenty-eight (228); THENCE in a southerly direction along the westerly line of Lot Number Two Hundred Twenty-eight (228) a distance of One Hundred Sixty-Four (164) feet to a fifteen foot alley; THENCE in a westerly direction along said alley a distance of Ninety-three (93) feet to a corner in line of Lot Number Two Hundred Twenty-five (225); THENCE in a northerly direction along the easterly line of said Lot Two Hundred Twenty-five (225) a distance of One Hundred Sixty-four (164) feet to Orange Street aforesaid; THENCE along Orange Street in an easterly direction a distance of Ninety-three (93) feet to the place of beginning. BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land & Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land and Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

NO. 2: BEGINNING at a point on the south side of Orange Street at the northwest corner of Lot No. 228; THENCE in a southerly direction along the dividing line between Lot No. 227 and Lot No. 228, a distance of One Hundred Sixty (160) feet, more or less, to a fifteen foot alley; THENCE in an easterly direction along said alley a distance of Thirty-four and one-tenth (34.1) feet to a point in line of land, now or late, of Alleda E. Kreiser; THENCE in a northerly direction and on a line parallel with the first course herein, a distance of One Hundred Sixty (160) feet, more or less, to the south side of Orange Street; THENCE along Orange Street in a westerly direction, a distance of thirty-four and one-tenth (34.1) feet to the place of beginning. BEING the westerly portion of Lot No. 228 in Berwick Land and Improvement Company Addition to West Berwick. (See Miscellaneous Book No. 7 Pages 496 and 497).

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

Fee Simple Title Vested in Sean D. Murphy, an unmarried person by deed from Richard Charles Matash, Sr., and Pennie A. Matash, his wife, dated 5/8/2012, recorded 5/25/2012, in the Columbia County Clerk's Office in Deed Instrument No. 201204680.

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

M&T Bank

Plaintiff

v.

Sean D. Murphy

Defendant(s)

Docket#: 2019-CV-606

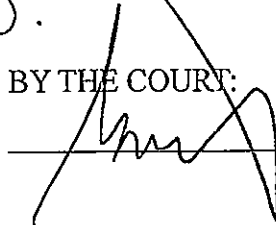
ORDER GRANTING ALTERNATIVE OR SPECIAL SERVICE

AND NOW, this 6th day of June, 2019, upon consideration of Plaintiff's Motion for Alternative or Special Service and good cause having been shown; it is hereby ORDERED AND DECREED that Defendant, Sean D. Murphy, shall be served by:

- (1) posting a copy of Plaintiff's ^{Complaint} Civil Action, Notice of Sheriff Sale, and all other documents requiring personal service on the mortgaged premises being 1628 Orange Street, Berwick, PA 18603; and
- (2) mailing a copy of same to the Defendant, Sean D. Murphy, by certified mail – return receipt requested and first-class U.S. mail – postage prepaid, service complete upon mailing, to the last known addresses of 1628 Orange Street, Berwick, PA 18603 and 23 Cloverleaf Lane, Berwick, PA 18603.

(3) Service of the Complaint shall also be made by publication per A.R.C.P. 430(b)(1).

BY THE COURT:



FILED
PROTHONOTARY
2019 JUN -6 P 3:11
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank

Plaintiff

v.

Sean D. Murphy

Defendant(s)

Civil Action No. :

2019-cv-606

2019-ED-134

**FILE AGAINST SEAN D. MURPHY
ONLY**

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1628 Orange Street, Berwick, PA 18603 (see full legal description attached)

Judgment Amount..... \$81,221.96

Interest from November 14, 2019 at the
Per Diem rate of \$8.25 until Judgment is
paid in full..... \$

Total \$ plus costs

Dated: 11-22-19
(SEAL)

Barbara Silvestri
Prothonotary, Common Pleas Court of
Columbia County, PA
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

By: _____
Deputy

No. 2019-cv-606

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

M&T Bank
Plaintiff

v.

Sean D. Murphy
Defendant(s)


Premises: 1628 Orange Street, Berwick, PA 18603
UPI/Parcel No.: 04D-05-230-00.000.04D-05--229-00.0

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost: \$ _____



Jessica N. Manis, Esq.
PA Attorney ID No. 318705
Attorney for Plaintiff

PARCEL NO.: 04D-05-230-00,000 and 04D-05-229-00,000

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

No.1: BEGINNING at a point on the south side of Orange Street, between Eaton and Scanlon Streets, at the northwesterly corner of Lot Number Two Hundred Twenty-eight (228); THENCE in a southerly direction along the westerly line of Lot Number Two Hundred Twenty-eight (228) a distance of One Hundred Sixty-Four (164) feet to a fifteen foot alley; THENCE in a westerly direction along said alley a distance of Ninety-three (93) feet to a corner in line of Lot Number Two Hundred Twenty-five (225); THENCE in a northerly direction along the easterly line of said Lot Two Hundred Twenty-five (225) a distance of One Hundred Sixty-four (164) feet to Orange Street aforesaid; THENCE along Orange Street in an easterly direction a distance of Ninety-three (93) feet to the place of beginning. BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land & Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

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TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

Fee Simple Title Vested in Sean D. Murphy, an unmarried person by deed from Richard Charles Matash, Sr., and Pennie A. Matash, his wife, dated 5/8/2012, recorded 5/25/2012, in the Columbia County Clerk's Office in Deed Instrument No. 201204680.

M&T Bank vs. Sean D Murphy

Mortgage Foreclosure

| Date | Judge |
|------------|---|
| 5/7/2019 | <p>Filing: Civil Complaint Paid by: Stern & Eisenberg PC Receipt number: 0003033 Dated: 5/7/2019 Amount: \$134.75 (Check) For: M&T Bank (plaintiff)</p> <p>REAL PROPERTY MORTGAGE FORECLOSURE: RESIDENTIAL COMPLAINT FILED by Atty Edward McKee. One copy returned to Atty McKee by regular mail. 2 certified copies issued to the Sheriff by hand.</p> <p>AGE CIVIL OTHER CASE</p> |
| 5/30/2019 | <p>Sheriff Return of Service filed. 5/30/2019 -- Deputy Michael Tkach attempter to serve deft at Cloverleaf Lane, Berwick. Deft. moved per ex-girlfriend. Made diligent search and inquiry but was unable to locate deft at Orange St, Berwick. Many attempts made, cannot locate. /s/So Answers: Timothy Chamberlain, Sheriff.</p> |
| 6/5/2019 | <p>Motion For Alternative Or Special Service and Cert. of Service f/b Atty. Briar T. LaManna w/ proposed Order. Original issued to Court Admin. via office mailbox w/ brief.</p> |
| 6/6/2019 | <p>Order of Court dated June 6, 2019. It is ordered and decreed that Deft., Sea Gary E Norton D. Murphy shall be served by posting a copy of the Plaintiff's Complaint, Notice of Sheriff's Sale, and ALL docs on mortgaged premises being 1628 Orange St., Berwick, PA 18603....see file for total ORDER BY THE COURT: /s/ Gary E. Norton J. 1 copy returned to Atty. Lamanna by reg. mail.</p> |
| 6/17/2019 | <p>Praeipce to Reinstate Civil Action filed by Atty Jessica Manis. {1 copy with reinstated complaint ret'd to atty by mail; 1 to Sheriff by hand}</p> |
| 6/25/2019 | <p>Sheriffs Return of Service filed for service of Complaint by posting a copy at 1628 Orange Street, Berwick, PA by Deputy Michael Tkach on 6/20/2019</p> |
| 6/26/2019 | <p>Cert. of Service filed by Andrew Marley. Atty. Marley served the Plaintiff's Complaint was mailed to the Defts., by cert. mail. and reg. mail per Court Order dated June 6, 2019 on June 21, 2019 by Cert. mailing. See file for exhibit.</p> |
| 9/27/2019 | <p>Certificate of Service filed by Atty Edward McKee for service of Complaint by publication in Press Enterprise on 6/28/2019. One copy returned to Atty Edward McKee by regular mail.</p> |
| 11/22/2019 | <p>Filing: Judgment Fee-Defaults, Non Pros, Revivals, Summary Judg. Paid by: Stern & Eisenberg PC Receipt number: 0007447 Dated: 11/22/2019 Amount: \$25.00 (Check) For: M&T Bank (plaintiff)</p> <p>DEFAULT JUDGMENT FILED (CIVIL-OTHER) Praeipce for Entry of Judgment and Assessment of Damages filed by Atty Jessica Manis for failure to file an answer. Certificate of Compliance attached. One copy returned to Atty Jessica Manis by regular mail. One copy of all documents filed with notice of entry of judgment mailed to the Defendant by regular mail.</p> <p>Judgment is hereby entered in favor of the Plaintiff and against the Defenda in the amount of \$81,221.96 /s/ Barbara N Silvetti, Prothonotary</p> <p>Praeipce for Writ of Execution filed by Atty Jessica N Manis Writ of Execution 2019-ED-134. Certificate of Compliance attached. One copy returned to Atty Jessica Manis by regular mail. 5 Writs issued to the Sheriff by hand.</p> |

Date: 1/28/2020

Time: 03:22 PM

Page 2 of 2

Columbia County Court of Common Pleas

ROA Report

Case: 2019-CV-0000606-MF

Current Judge: No Judge

User: RANT

M&T Bank vs. Sean D Murphy

Mortgage Foreclosure

| Date | Judge |
|------------|---|
| 12/30/2019 | Entry of Appearance f/b Atty Matthew K. Fissel. TO THE PROTH: Kindly enter my appearance on behalf of Plaintiff in the above captioned matter. 1 copy returned to Atty. Fissel by reg. mail. |
| 1/16/2020 | Praecipe to Reinstate Complaint filed by Atty Brooke Waisbord. Certification of Compliance attached. One praecipe and One reinstated complaint returned to Atty Brooke Waisbord by regular mail. One reinstated complaint issued to the Sheriff by hand. |
| 1/27/2020 | Sheriffs Return of Service filed for service of Complaint & Notice by posting property at 23 Cloverleaf Lane, Berwick, PA by Deputy Michael Tkach on 1/17/2020 |

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

January 28, 2020

Columbia

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

RE: M&T BANK
vs.
SEAN D. MURPHY
Term No. 2019-CV-606

Property address:

1628 Orange Street
Berwick, PA 18603

Sheriff's Sale Date: January 29, 2020

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for January 29, 2020 to March 25, 2020.

Thank you for your cooperation.

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

Tara Busa /s/
Michael T. McKeever, Esq.
By: Tara Busa, legal assistant

cc: SEAN D. MURPHY
1628 Orange Street
Berwick, PA 18603

SHERIFF'S SALE COST SHEET

19-606

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

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>135.00</u> | |
| LEVY (PER PARCEL | \$15.00 | |
| MAILING COSTS | \$ <u>24.60</u> | |
| ADVERTISING SALE BILLS & COPIES | \$17.50 | |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 | |
| MILEAGE | \$ <u>24.60</u> | |
| POSTING HANDBILL | \$15.00 | |
| CRYING/ADJOURN SALE | \$10.00 | |
| SHERIFF'S DEED | \$35.00 | |
| TRANSFER TAX FORM | \$25.00 | |
| DISTRIBUTION FORM | \$25.00 | |
| COPIES | \$ <u>4.50</u> | |
| NOTARY | \$ <u>16.00</u> | |
| TOTAL ***** | | \$ <u>370.00</u> |

| | | |
|-----------------------|-------------------|-------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>1581.35</u> | |
| SOLICITOR'S SERVICES | \$100.00 | |
| TOTAL ***** | | \$ <u>1831.35</u> |

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

| | | |
|-----------------------|----------------|----------------|
| REAL ESTATE TAXES: | | |
| BORO, TWP & COUNTY 20 | \$ | |
| SCHOOL DIST. 20 | \$ | |
| DELINQUENT 20 | \$ <u>5.00</u> | |
| TOTAL ***** | | \$ <u>5.00</u> |

| | | |
|---------------------|------------------|------------------|
| MUNICIPAL FEES DUE: | | |
| SEWER 20 | \$ <u>812.48</u> | |
| WATER 20 | \$ | |
| TOTAL ***** | | \$ <u>812.48</u> |

| | | |
|----------------------|------------------|-----------------|
| SURCHARGE FEE (DSTE) | \$ <u>100.00</u> | |
| MISC. _____ | \$ | |
| _____ | \$ | |
| TOTAL ***** | | \$ <u>- 0 -</u> |

TOTAL COSTS (OPENING BID) \$ 3201.58

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV606

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

WEDNESDAY, JANUARY 28, 2020 AT 9:00 O'CLOCK A.M.

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

PARCEL NO. 04D-05-230-00.000 AND 04D-05-229-00.000

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:

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PROPERTY ADDRESS: 1628 ORANGE STREET, BERWICK, PA 18803
UP / TAX PARCEL NUMBER: 04D-05-230-00.000 & 04D-05-229-00.000

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

Attorney for the Plaintiff:
STEVEN EISENBERG
WASHINGTON, PA

TIMOTHY CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, PENNSYLVANIA

Ad Text: SEAN D MURPHY SHERIFF SALE

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

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

Albert Lee Jensen
(Notary Public)

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

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

Tax Notice 2019 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC.1, 2019

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2019BILL NO.
5238

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|--------|----------------------------------|---------------------------------|--------------------------|
| GENERAL | 1,088 | 11.385 | 12.14 | 12.39 | 13.63 |
| SINKING | | 1 | 1.07 | 1.09 | 1.20 |
| FIRE | | 1.25 | 1.33 | 1.36 | 1.43 |
| LIGHT | | 1.25 | 1.33 | 1.36 | 1.43 |
| BORO RE | | 17.1 | 18.23 | 18.60 | 19.53 |
| The discount & penalty have been calculated for your convenience | | | 34.10 | 34.80 | 37.22 |
| PAY THIS AMOUNT | | | April 30 If paid on or before | June 30 If paid on or before | June 30 If paid after |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MURPHY SEAN D
1628 ORANGE STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-05 -229-00,000
LOT 228 ORANGE ST
.1249 Acres

Land 1,088
Buildings 1,088
Total Assessment 2,176

This tax returned
to courthouse on:
January 1, 2020

We 25th

FILE COPY

4-30

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

2019 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

04D05

04D05 22900000 2860 C04
MURPHY SEAN D
1628 ORANGE ST
BERWICK, PA 18603-2520

Bill Date: 7/1/2019

Bill #: 2860

COUPON MUST BE RETURNED WITH PAYMENT

Parcel #: 04D05 22900000

Prop. Type

Property Location and Description:

Assessment:

.125

L= 1,088
B= 0
T= 1,088

| Tax Description | Mills/Rate | Amount |
|--------------------------|----------------------|--------|
| SCHOOL REAL ESTATE | 43.400 | 47.22 |
| HOMESTEAD EXCLUSION | NA | NA |
| FARMSTEAD EXCLUSION | NA | NA |
| If Paid By 8/31/2019 | 2% Discounted Amount | 46.28 |
| If Paid By 10/31/2019 | FACE Amount | 47.22 |
| If Paid After 10/31/2019 | 10% Penalty Amount | 51.94 |

Last Day to Pay: 12/31/2019

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

Office Hours:

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

PAID

10/17/19

Tax Notice 2019 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
TAX COLLECTOR
1615 LINCOLN AVENUE
BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
NO PERSONAL CHECKS AFTER DEC.1, 2019

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2019BILL NO.
5239

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|--------|----------------------------------|---------------------------------|--------------------------|
| GENERAL | 31,021 | 11.385 | 346.11 | 353.17 | 388.49 |
| SINKING | | 1 | 30.40 | 31.02 | 34.12 |
| FIRE | | 1.25 | 38.00 | 38.78 | 40.72 |
| LIGHT | | 1.25 | 38.00 | 38.78 | 40.72 |
| BORO RE | | 17.1 | 519.85 | 530.46 | 556.98 |
| The discount & penalty have been calculated for your convenience | | | 972.36 | 992.21 | 1,061.03 |
| PAY THIS AMOUNT | | | April 30 If paid on or before | June 30 If paid on or before | June 30 If paid after |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MURPHY SEAN D
1628 ORANGE STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-05 -230-00,000
1628 ORANGE ST
.3388 Acres Land
Buildings
Total Assessment

Core Logic

This tax returned
to courthouse on:
January 1, 2020

*UP 2564**FILE COPY 4-30*

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

2019 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

049095

04D05 23000000 2861 C04
MURPHY SEAN D
1628 ORANGE ST
BERWICK, PA 18603-2520

Bill Date: 7/1/2019

Bill #: 2861

RETURN THIS COUPON IF PAYING IN FULL

Parcel #: 04D05 23000000

Prop. Type

Property Location and Description:

1628 ORANGE ST
.339

Assessment:

L= 5,904
B= 25,117
T= 31,021

| Tax Description | Mills/Rate | Amount |
|--------------------------|----------------------|----------|
| SCHOOL REAL ESTATE | 43.400 | 1,346.31 |
| HOMESTEAD EXCLUSION | (4,490.00) | (194.91) |
| FARMSTEAD EXCLUSION | NA | NA |
| If Paid By 8/31/2019 | 2% Discounted Amount | 1,128.37 |
| If Paid By 10/31/2019 | FACE Amount | 1,151.40 |
| If Paid After 10/31/2019 | 10% Penalty Amount | 1,266.54 |

Last Day to Pay: 12/31/2019

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

Office Hours:

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

PAID*8/31/19*****Homestead/Farmstead Applied****

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

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

M&T Bank

Plaintiff

v.

Sean D. Murphy

Defendant

Civil Action No. : 2019-cv-606

2019-ED-134

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Sean D. Murphy
1628 Orange Street
Berwick, PA 18603

Sean D. Murphy
23 Cloverleaf Lane
Berwick, PA 18603

Your real estate at 1628 Orange Street, Berwick, PA 18603 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on January 29, 2020 at 9:00 AM to enforce the court judgment of \$81,221.96 obtained by M&T Bank against you.

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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern &



December 19, 2019

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

VS.

SEAN D. MURPHY

NO: 2019-CV-606

Dear Timothy:

The amount due on the sewer account #134564 for the property located at 1628 Orange Street, Berwick, Pa through March 31, 2020 is **\$812.48**.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
SEAN D MURPHY

Case Number
2019CV606

SHERIFF'S RETURN OF SERVICE

12/02/2019 11:16 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1628 ORANGE STREET, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

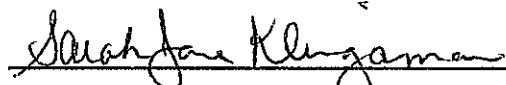
December 02, 2019

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

NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
MURPHY, SEAN D

Case Number
2019CV606

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

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

Zone:

Expires:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 1628 ORANGE STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/2/19

Time:

11:16

Deputy:

6

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Service Attempt Notes:

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

(POSTING)

2019CV606

1628 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
MURPHY, SEAN D

Case Number
2019CV606

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|-----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 134 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

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

Final Service:

| | | | |
|-------------------------|--|-----------------|--------|
| Served: | Personally <u>Adult In Charge</u> · Posted · Other | | |
| Adult In Charge: | Shelly Feitner | | |
| Relation: | Clerk | | |
| Date: | 12/3/19 | Time: | 10:20A |
| Deputy: | 8 | Mileage: | |

Attorney / Originator:

| | |
|------------------------------------|---------------|
| Name: STERN & EISENBERG, PC | Phone: |
|------------------------------------|---------------|

Service Attempts:

| | | | | | | |
|-----------------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV606 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
MURPHY, SEAN D

Case Number
2019CV606

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|-----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 134 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

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

Final Service:

| | |
|-------------------------|---|
| Served: | Personally · Adult In Charge · Posted · Other |
| Adult In Charge: | Shurri Evans |
| Relation: | Clerk |
| Date: | 12/3/19 |
| Time: | 10:18A |
| Deputy: | 8 |
| Mileage: | |

Attorney / Originator:

| | |
|------------------------------------|---------------|
| Name: STERN & EISENBERG, PC | Phone: |
|------------------------------------|---------------|

Service Attempts:

| | | | | | |
|-----------------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV606

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
SEAN D MURPHY

Case Number
2019CV606

SHERIFF'S RETURN OF SERVICE

11/26/2019 07:00 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: SEAN D MURPHY AT 1628 ORANGE STREET, BERWICK, PA 18603. THE ADDRESS WAS FOUND TO BE VACANT.

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019

COMMONWEALTH OF PENNSYLVANIA

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

NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019

Sarah Jane Klingaman

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

(c) CountySuite Sheriff, Telosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
MURPHY, SEAN D

Case Number
2019CV606

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|-----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 134 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

| | |
|---------------------------|---|
| Name: | SEAN D MURPHY |
| Primary Address: | 1628 ORANGE STREET BERWICK, PA 18603 <i>Vacant</i> |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | |
|-------------------------|---|
| Served: | Personally · Adult In Charge · Posted · Other |
| Adult In Charge: | |
| Relation: | Unable to locate |
| Date: | 11/29/19 |
| Time: | 19:00 |
| Deputy: | 6 |
| Mileage: | |

Attorney / Originator:

| | |
|------------------------------------|---------------|
| Name: STERN & EISENBERG, PC | Phone: |
|------------------------------------|---------------|

Service Attempts:

| | | | | | |
|-----------------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

MURPHY, SEAN D

2019CV606

1628 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV606

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

WEDNESDAY, JANUARY 29, 2020
AT 9:00 O'CLOCK A.M.

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

PARCEL NO.: 04D-05-230-00,000 and 04D-05-229-00,000

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

NO. 1: BEGINNING at a point on the south side of Orange Street, between Eaton and Scanlon Streets, at the northwesterly corner of Lot Number Two Hundred Twenty-eight (228); THENCE in a southerly direction along the westerly line of Lot Number Two Hundred Twenty-eight (228) a distance of One Hundred Sixty-Four (164) feet to a fifteen foot alley; THENCE in a westerly direction along said alley a distance of Ninety-three (93) feet to a corner in line of Lot Number Two Hundred Twenty-five (225); THENCE in a northerly direction along the easterly line of said Lot Two Hundred Twenty-five (225) a distance of One Hundred Sixty-four (164) feet to Orange Street aforesaid; THENCE along Orange Street in an easterly direction a distance of Ninety-three (93) feet to the place of beginning. BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land & Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land and Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

NO. 2: BEGINNING at a point on the south side of Orange Street at the northwest corner of Lot No. 228; THENCE in a southerly direction along the dividing line between Lot No. 227 and

Lot No. 228, a distance of One Hundred Sixty (160) feet, more or less, to a fifteen foot alley; THENCE in an easterly direction along said alley a distance of Thirty-four and one-tenth (34.1) feet to a point in line of land, now or late, of Alleda E. Kreiser; THENCE in a northerly direction and on a line parallel with the first course herein, a distance of One Hundred Sixty (160) feet, more or less, to the south side of Orange Street; THENCE along Orange Street in a westerly direction, a distance of thirty-four and one-tenth (34.1) feet to the place of beginning. BEING the westerly portion of Lot No. 228 in Berwick Land and Improvement Company Addition to West Berwick. (See Miscellaneous Book No. 7 Pages 496 and 497).

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

Fee Simple Title Vested in Sean D. Murphy, an unmarried person by deed from Richard Charles Matash, Sr., and Pennie A. Matash, his wife, dated 5/8/2012, recorded 5/25/2012, in the Columbia County Clerk's Office in Deed Instrument No. 201204680.

PROPERTY ADDRESS: 1628 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-230-00,000 & 04D-05-229-00,000

Seized and taken into execution to be sold as the property of SEAN D MURPHY in suit of M & T BANK.

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

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania



Stern & Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

Telephone: (215) 572-8111

Facsimile: (215) 572-5025

RE: M&T Bank

VS. Sean D. Murphy

C.C.P. COLUMBIA CO. NO. 2019-cv-606

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Sean D. Murphy
1628 Orange Street
Berwick, PA 18603

Sean D. Murphy
23 Cloverleaf Lane
Berwick, PA 18603

Please forward an affidavit of service once completed.

Very truly yours,

Jessica N. Manis

JNM/ip
Enclosures

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

M&T Bank

Plaintiff

v.

Sean D. Murphy

Defendant(s)

Civil Action No. : 2019-cv-606

2019-ED-134

MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

Any Deputy Sheriff leaving upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of leave 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.



Attorney for Plaintiff

Now this 13th day of November, 2019, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

PARCEL NO.: 04D-05-230-00,000 and 04D-05-229-00,000

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

No.1: BEGINNING at a point on the south side of Orange Street, between Eaton and Scanlon Streets, at the northwesterly corner of Lot Number Two Hundred Twenty-eight (228); THENCE in a southerly direction along the westerly line of Lot Number Two Hundred Twenty-eight (228) a distance of One Hundred Sixty-Four (164) feet to a fifteen foot alley; THENCE in a westerly direction along said alley a distance of Ninety-three (93) feet to a corner in line of Lot Number Two Hundred Twenty-five (225); THENCE in a northerly direction along the easterly line of said Lot Two Hundred Twenty-five (225) a distance of One Hundred Sixty-four (164) feet to Orange Street aforesaid; THENCE along Orange Street in an easterly direction a distance of Ninety-three (93) feet to the place of beginning. BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land & Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land and Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

NO. 2: BEGINNING at a point on the south side of Orange Street at the northwest corner of Lot No. 228; THENCE in a southerly direction along the dividing line between Lot No. 227 and Lot No. 228, a distance of One Hundred Sixty (160) feet, more or less, to a fifteen foot alley; THENCE in an easterly direction along said alley a distance of Thirty-four and one-tenth (34.1) feet to a point in line of land, now or late, of Alleda E. Kreiser; THENCE in a northerly direction and on a line parallel with the first course herein, a distance of One Hundred Sixty (160) feet, more or less, to the south side of Orange Street; THENCE along Orange Street in a westerly direction, a distance of thirty-four and one-tenth (34.1) feet to the place of beginning. BEING the westerly portion of Lot No. 228 in Berwick Land and Improvement Company Addition to West Berwick. (See Miscellaneous Book No. 7 Pages 496 and 497).

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

Fee Simple Title Vested in Sean D. Murphy, an unmarried person by deed from Richard Charles Matash, Sr., and Pennie A. Matash, his wife, dated 5/8/2012, recorded 5/25/2012, in the Columbia County Clerk's Office in Deed Instrument No. 201204680.

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 17414 | Carrier / service: | USPS Server | First-Class Mail® | 11/25/2019 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|------------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000169629

Doc Ref #: 2019ED134

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 17413 | Carrier / service: | USPS Server | First-Class Mail® | 11/25/2019 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|------------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000169612

Doc Ref #: 2019ED134

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 17412 | Carrier / service: | USPS Server | First-Class Mail® | 11/25/2019 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|------------------------|

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000169605

Doc Ref #: 2019ED134

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 17411 | Carrier / service: | USPS Server | First-Class Mail® | 11/25/2019 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|------------------------|

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000169599

Doc Ref #: 2019ED134

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|------------------------|
| Trans # | 17411 | Carrier / service: | USPS Server | First-Class Mail® | 11/25/2019 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|------------------------|

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000169599

Doc Ref #: 2019ED134

Postage 5.6000

HARRISBURG PA 17105

37755

STERN & EISENBERG PC

ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

KEYBANK
50-7044/2223

| DATE | CHECK | AMOUNT |
|------|-------|--------|
|------|-------|--------|

| | | |
|----------|--|--|
| 11/21/19 | | |
|----------|--|--|

| | | |
|--|--|------------|
| | | \$1,350.00 |
|--|--|------------|

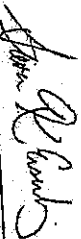
One Thousand Three Hundred Fifty and 00/100*****

PAY
TO THE
ORDER
OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

GENERAL ACCOUNT
VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE



⑈037755⑈ ⑆222370440⑆007900993879⑈