IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank s/b/m Franklin First Savings Bank	CIVIL DIVISION
Plaintiff vs.	Docket No.: 2019-CV-1069 2019-ED-136
Dorothy J. Koscelnick	
Defendant	COLUMN 100 100 100 100 100 100 100 100 100 10
vs.	FILED THOKOTA TY OF COUNTS TY OF COLUM
PNC Bank, National Association	FILED FILED NOTARY FOUNDS SHOPE COLUMNIA
Petitioner	
AND NOW, this day 2nd of June, 20	
Emergency Petition to Set Aside Sale, it is hereby	
(1) a rule is issued upon the respondent to show co	ause why the moving party is not entitled to the
relief requested; (Respondent - all por	thes and parties in interest);
(2) the respondent shall file an answer to the moti	on within twenty (20) days of service upon the
r espondent,	
(3) the motion shall be decided under Pa.RCP No	. 206.7;
hearing (4) a pre-disposition conference shall be held on	August, 5 at 1:30 pm., in the
-undersigned Judge's Chambers of the Columb	County Courthouse, Bloomsburg,
m 1 ·	O .
V 2) notice of entry of this order shall be provided:	to all parties by the moving party. A I all
3) (4) notice of only of this order shall be provided	to the end the
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Jos. Ozga ov be	c kerekn mionnes 1 moleril
(4) Bosogy ct Berwick	and firther continued
the building on the	may petition to estery
Borowshiet Derwie	12 immediately
20-005777 apprelition is arene	to all parties by the moving party, and all the sale and the with hereby on joined from Lemolithing be perfy in the firther coder; when the effect may petition to effect immediately the left and safety.
THE WEIN IN THE	

the Columbia County Sheriff shall not record the Sheriff's Deed until a final Order of Court

is entered on the Petition.

BY THE COURTS

Judge Columbia County Court of Common Pleas

and all entities who bid at the sale and the Borough of Berwick

(4) Borough of Berwick is hereby enjoined from demolishing the building on the premises until further order; Borough of Berwick may petition to effect demolition if demolition is immediately necessary to protect health and safety.

and all entities who bid at the sale and the Borough of Berwick

(4) Borough of Berwick is hereby enjoined from demolishing the building on the premises until further order; Borough of Berwick may petition to effect demolition if demolition is immediately necessary to protect health and safety.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CIVIL DIVISION

M&T Bank s/b/m Franklin First Savings Bank



Plaintiff Docket No.: 2019-CV-1069 2019-ED-136 VS. Dorothy J. Koscelnick Defendant VS. PNC Bank, National Association Petitioner AND NOW, this day 2nd of June, 2010, upon consideration of the within the Emergency Petition to Set Aside Sale, it is hereby ordered as follows: (1) a rule is issued upon the respondent to show cause why the moving party is not entitled to the relief requested; (Responshing - all pothers and perher in interest); (2) the respondent shall file an answer to the motion within twenty (20) days of service upon the respondent, (3) the motion shall be decided under Pä.RCP No. 206.7; (1) (4) a pre-disposition-conference shall be held on Almst, 5 at 1.30 pm., in the -undersigned Judge's Chambers of the Court Courthouse, Electrical Street, Pennsylvania. 13)(4) notice of entry of this order shall be provided to all parties by the moving party, and all entropy the Mo by at the Sale of the Sound of Berwick to because a point of the property and t is entered on the Petition.

Júdge

Columbia County Court of Common Pleas



MANLEYDEAS.COM

P.O. BOX 165028 COLUMBUS, OH 43216 P 614-220-5611 | F 614-220-5613

May 29, 2020

VIA UPS NEXT DAY DELIVERY

Columbia County Court of Common Pleas
Office of the Prothonotary
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Re: M&T Bank s/b/m Franklin First Savings Bank vs. Dorothy J. Koscelnick

Property Address: 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

Docket No. 2019-CV-1069; 2019-ED-136

Our File Number: 20-005777

Dear Sir/Madam:

Enclosed please find the following:

- an original and two (2) copies of an Emergency Petition to Set Aside Sale;
- an original and two (2) copies of proposed Order of Court;
- · a business reply envelope.

Please file the original documents with the Court and return a file-stamped copy of each document to me in the enclosed self-addressed, stamped envelope.

Should you have any questions or need additional documents, please contact Shelly Scheib at 717-516-7659.

Very truly yours,

Manley Deas Kochalski LLC



MANLEYDEAS.COM

P.O. 80X 165028 COLUMBUS, OH 43216 P 614-220-5611 | F 614-220-5613

May 28, 2020

VIA UPS NEXT DAY DELIVERY

Columbia County Court of Common Pleas
Office of the Court Administrator
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Re:

M&T Bank s/b/m Franklin First Savings Bank vs. Dorothy J. Koscelnick

Property Address: 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

Docket No. 2019-CV-1069; 2019-ED-136

Our File Number: 20-005777

Dear Sir/Madam:

Enclosed please find one copy of the Emergency Petition to Set Aside Sale that has been filed with Prothonotary.

Should you have any questions or need additional documents, please contact Shelly Scheib at 717-516-7659.

Very truly yours,

Manley Deas Kochalski LLC

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank s/b/m Franklin First Savings Bank	CIVIL DIVISION
Plaintiff vs.	Docket No.: 2019-CV-1069 2019-ED-136
Dorothy J. Koscelnick	
Defendant	
vs.	·
PNC Bank, National Association	
Petitioner	
ORDER OF	COURT
AND NOW, this day of,	, upon consideration of the within the
Emergency Petition to Set Aside Sale, it is hereby	ordered as follows:
(1) a rule is issued upon the respondent to show ca	ause why the moving party is not entitled to th
relief requested;	
(2) the respondent shall file an answer to the moti-	on within twenty (20) days of service upon the
respondent;	
(3) the motion shall be decided under Pa,RCP No.	. 206.7;
(4) a pre-disposition conference shall be held on	, atm., in the
undersigned Judge's Chambers of the	County Courthouse,,
Pennsylvania.	
(5) notice of entry of this order shall be provided	to all parties by the moving party.

(6) the Columbia County Sheriff shall not record the Sheriff's Deed until a final Order of Court is entered on the Petition.

BY THE COURT:

Judge

Columbia County Court of Common Pleas

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank s/b/m Franklin First Savings Bank	CIVIL DIVISION		
Plaintiff vs.	Docket No.: 2019-CV-1069 2019-ED-136		
Dorothy J. Koscelnick			
Defendant			
vs.			
PNC Bank, National Association			
Petitioner			
ORDER OF	COURT		
AND NOW, this day	of 20, upon		
review of the Emergency Petition to Set Aside Sa	de of 1654 Brittain Street, Berwick, PA 18603,		
and Respondent's subsequent response, if any, I	T IS HEREBY ORDERED that Emergency		
Petition to Set Aside Sale is GRANTED.			
	BY THE COURT:		
	Judge Columbia County Court of Common Pleas		

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank s/b/m Franklin First Savings Bank

CIVIL DIVISION

Plaintiff

Docket No.: 2019-CV-1069

VS.

2019-ED-136

Dorothy J. Koscelnick

Defendant

VS.

PNC Bank, National Association

Petitioner

EMERGENCY PETITION TO SET ASIDE SALE OF 1654 BRITTAIN STREET, BERWICK, PA18603

Plaintiff, PNC BANK, NATIONAL ASSOCIATION ("Petitioner"), hereby submits its Emergency Petition to Set Aside Sale of 1654 Brittain Street, Berwick, PA 18603 ("Premises") based upon the following:

- Petitioner, PNC Bank, National Association, has an address of 3232 Newmark Drive,
 Miamisburg, OH 45342.
- Plaintiff, M&T Bank s/b/m Franklin First Savings Bank, has an address of One Fountain
 Plaza, Buffalo, NY 14203.
- Defendant, Dorothy J. Koscelnick, has an address of c/o Marianne E. Kreisher, Esquire,
 Kreisher Marshall & Associates, LLC, 401 South Market Street, Bloomsburg, PA 17815.
- 4. Petitioner is a mortgage holder of that certain Mortgage in the original principal amount of \$43,700.00, dated August 15, 2003 and recorded on September 4, 2003 in the Columbia County Recorder of Deeds Office at Instrument No. 200311340 encumbering

the Premises ("Second Mortgage"). Petitioner believes and avers that it is in second mortgage position, junior to the Mortgage held by Plaintiff in the amount of \$83,500.00 ("First Mortgage"). The First Mortgage was dated February 18, 1994 and recorded February 25, 1994 in the Columbia County Recorder of Deeds Office at MBV 562, Page 35.

- 5. As a result of the default under the First Mortgage, Plaintiff commenced foreclosure proceedings in the instant case. A judgment was entered against Defendant and an execution was filed to schedule the Premises for Sheriff's Sale.
- 6. The Premises were scheduled for a Sheriff's Sale on February 26, 2020. To protect its interest in the Premises, Petitioner bid at the Sheriff's Sale and was the successful third party bidder in the amount of \$17,096.58.
- 7. Plaintiff has tendered its bid amount to the Columbia County Sheriff and the Sheriff's Deed has not been recorded.
- 8. Upon inspection of the Premises, Petitioner's representative recently discovered that a condemnation notice was posted on the Premises. A true and correct copy of the condemnation notice is marked Exhibit "A", attached hereto and made a part hereof.
- Petitioner was not aware of the condemnation and had not been provided notice of condemnation or notice of the proposed demolition.
- 10. Petitioner believes and therefore avers that Plaintiff had knowledge of the condemnation and proposed demolition of the Premises. Despite the foregoing, Plaintiff listed the Premises for Sheriff's Sale without providing any information to potential bidders.
- 11. Columbia County Sheriff's Office is being noticed on this Petition as the Sheriff's office conducted the sale that Petitioner is seeking to set aside.
- 12. No deed has been transferred at the time of filing of this Petition. Defendant remains the record and real owner of the Premises.

- 13. Pursuant to Pennsylvania Rule of Civil Procedure 3132, "(u)pon petition of any party in interest before delivery of the personal property or of the sheriff's deed to real property, the court, upon proper cause shown, set aside the sale and order a resale or enter any other order which may be just and proper under the circumstances."
- 14. As the third party purchaser at the Sheriff's Sale, Petitioner is a party in interest in the instant matter.
- 15. Based upon the condemned condition of the Premises and impending demolition, the Sheriff's Sale should be set aside and the funds paid by Petitioner to the Sheriff should be returned to Petitioner.

WHEREFORE, Petitioner, PNC Bank, N.A., respectfully requests that this Honorable Court grant the Petition to Set Aside the Sale held on February 26, 2020.

Cristina L. Connor, Esquire (318389)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Matthew P. Curry, Esquire (322229)

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kjhong@manleydeas.com

Attorney for Plaintiff

CERTIFICATION

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Cristina L. Connor, Esquire (\$18389)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Matthew P. Curry, Esquire (322229)

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

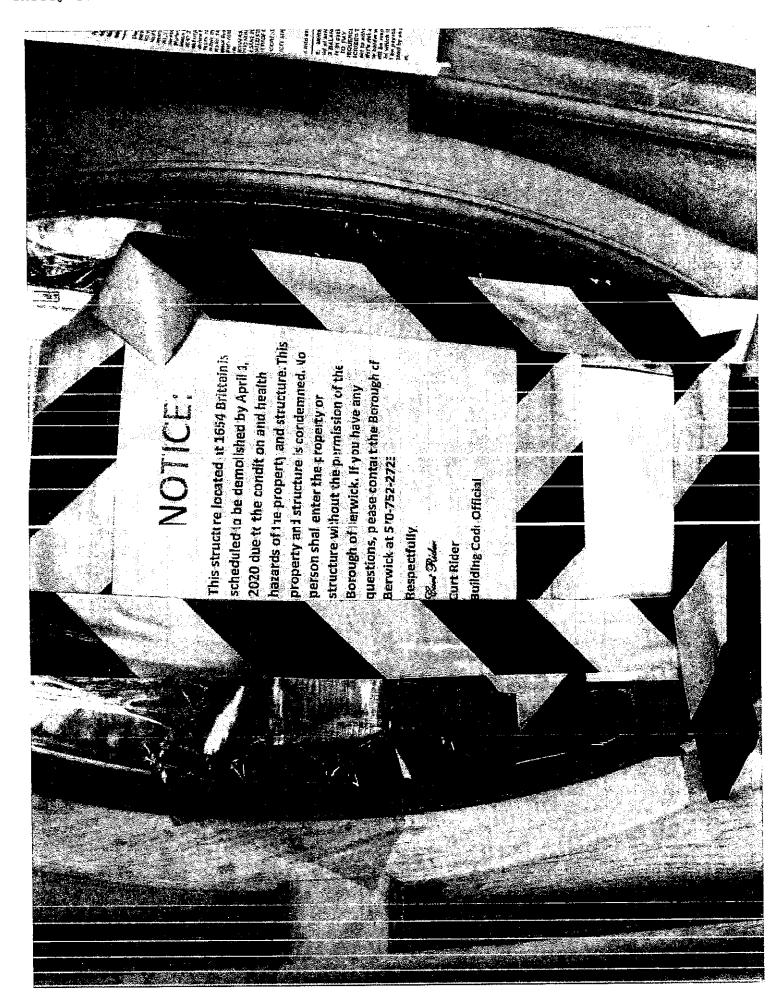
Telephone: 614-222-4921

Fax: 614-220-5613

Email: kjhong@manleydeas.com

Attorney for Plaintiff

EXHIBIT "A"



IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

M&T Bank s/b/m Franklin First Savings Bank

CIVIL DIVISION

Plaintiff

Docket No.: 2019-CV-1069

vs.

2019-ED-136

Dorothy I Koscelnick

Columbia County Sheriff's Office, 35 W. Main Street, Bloomsburg, PA 17815

Cristina L. Connor, Esquire Scott A. Dietterick, Esquire Kimberly J. Hong, Esquire Michael E. Carleton, Esquire Meredith H. Wooters, Esquire Matthew P. Curry, Esquire Holly N. Wolf, Esquire Karina Velter, Esquire

5 | 29 | 2020 Date

SHERIFF'S SALE COST SHEET

19-1069

	VS		··-
	NOED NOJ	D DATE/TIME OF SALE	
	DOCKET/RETURN SERVICE PER DEF. LEVY (PER PARCEL MAILING COSTS ADVERTISING SALE BILLS & COPIES ADVERTISING SALE (NEWSPAPER) MILEAGE POSTING HANDBILL CRYING/ADJOURN SALE SHERIFF'S DEED TRANSFER TAX FORM DISTRIBUTION FORM COPIES NOTARY	\$15.00 \$2/0,60 \$15.00 \$17.50 \$15.00 \$15.00 \$15.00 \$10.00 \$35.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00 \$25.00	
	TOTAL ********	********	
	WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL *********	\$150.00 \$ <u>/581.35</u> \$100.00 ********** \$ <u>/83/,35</u>	_
-	PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ************************************	\$10.00 \$ <u>72,75</u> *********** \$_82,75	
Ć	REAL ESTATE TAXES: BORO, TWP & COUNTY 20 SCHOOL DIST. 20 DELINQUENT 20 TOTAL ************************************	\$ \$ \$ <u>977,78</u> ***********	
	MUNICIPAL FEES DUE: SEWER 20 WATER 20 TOTAL ************************************	\$ \$_ ********* \$_140,00	
	MISC	\$ 146,00 \$ \$ *********	
	TOTAL COSTS (O		s 3496,38

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.

SHERIFES SALE	Ad Text: DORGTHY KOSCELNICK SALE
By Virtue of a Writ of Execution (Montgage Foreclosure) No. 2019CV1069	
Issued out of the Court of Common Pleas of Cotumbia Courte, Pennstylvania and to me directed. I will expose the following described property at public side at the Columbia Countri Courte disease the Town of Bit to Hobb	Date(s) Published: 2/5/2020, 2/12/2020, 2/19/2020
WEDNESDAY, FEBRUARY 26, 2020 AT 9:00 O'CLOCK A.M.	
All parses in interest and chements are further notified that a proposed schedule of distribution will be on file in this Steet #5 office not less than the proposed schedule of dated of the sale of any property sclotherwarder, and distribution of the procedule will be made in accordance with the schedule ton [10] days offer said fring unless socyptions are filed with this Sheeting Diffice prior through the procedule will be socyptions and feed with this Sheeting Diffice prior through the socyptions are filed with this Sheeting Diffice prior through the society of the second schedule of the second schedule of the society of the second schedule of the second schedule of the second schedule of second schedule of the second schedule of second schedule	James T Mich
ALL those certain lots pieces provide of land distretion the Boussiph of Bounds. County for Claimboard Sturred Pressporants bounded and decembed as 66-box, how it PARCEL NOT I ESCRIVING on Cartina Severed of the course of Lou No. 146, then care and assertify december along Box too Sturred destinates of those (45) but to the commer of Lou No. 146, then care an assertify december and severed the county of t	Sworn and subscribed to before me this 21 day of February 2020.
See plot or plan recorded in Bloomsburg in Miscel amous Book No. 7 (hopes 496 and 497). PARCE NO. 2 BEGINNING on Brittan Seest at the corner of ton No. 149, thence in an existing direction along British is vest adiatance of the flut of the corner of Lorn No. 149 is destance of one hundred song (four lost on a southwish director along Lor No. 149 is destance of one hundred song (four lost on a short lost of lost	(Notary Public)
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PROPERTY ADDRESS 1654 BRITTAIN STREET, BERMICK, PA. 18603	
UR / TAX PARCEL NUMBER 040-05-141-00	Member, Pennsylvania Association of Notaries
Seized and taken into execution to be sold as the property of DOROTHY J. KOSCEL- MCK in suit of PNC. NATIONAL BANK.	
ERMS DE SKE. M NAMAN PAYMENT AT TIME OF SALE. The greater of en 1(10) is cent of the following bid a salt) Mention payment is the 50 Min cent of the following bid a salt) Mention payment is the 50 Min and cent of the following bid a salt with payment is the 50 Min and center of the 50 Min and center of the 50 Min and th	And now,
TIMOTHY T CHAMBERLAIN, Shoriff COLUMBIA COUNTY, Pannsylvania	
Atto my fair the Braniff MANLEY DEAS KOCHALSKI LLC COLLUNBLIS OH 1614-220-5611	

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

DATE: 13-FEB-20

FEE:\$5.00

CERT. NO36509

KOSCELNICK DOROTHY 1654 BRITTAIN STREET BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 0481-0009
LOCATION: LOT 147-148
PARCEL: 04D-05 -141-00,000

YEAR	BILL ROLL	TRUOMA	PENDING	COSTS	TOTAL AMOUNT DUE
2019	PRIM	935.43	6.85	30.00	972.28
TOTAL	DUE :				\$972.28

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2020 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2019

REQUESTED	BY:	COLUMBIA COUNTY SHERIFF

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

February 10, 2020

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

RE:

No. 2019-CV-1069

DOROTHY J. KOSCELNICK KML File#: 196414FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on February 26, 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.,

Winter Dunn Legal Assistant

For questions, please contact:

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK

One Fountain Plaza Buffalo, NY 14203

Plaintiff

VS.

DOROTHY J. KOSCELNICK

Mortgagor(s) and Record Owner(s) 1654 Brittain Street Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-CV-1069 / 2019-ED-136

DOCUMENT: AFFIDAVIT PURSUANT TO RULE 3129.1

FILED ON BEHALF OF:

M&T BANK S/B/M FRANKLIN FIRST SAVINGS 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@kmllawgroup.com KML LAW GROUP, P.C. SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322 3129@kmllawgroup.com ATTORNEY FOR PLAINTIFF

196414FC Sale Date: 02/26/2020 \$4,197.62

M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK

Plaintiff

DOROTHY J. KOSCELNICK

Mortgagor(s) and Record Owner(s)

VS.

CIVIL ACTION - LAW ACTION OF MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

Defendant(s)

No. 2019-CV-1069 / 2019-ED-136

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. (X) 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: 02/10/2020

Winter Dunn

Legal Assistant

KML Law Group, P.C.

PS form 3665 Type of Mailing: CERTIFICATE OF MAILING December 6, 2019



List Number of Pieces Listed by Sender

41

Total Number of Pieces Received at Post office

Postmaster: Name of receiving employee

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•					\$0.650	\$0.41
	472944	2349293631	KOSCELNICK, DOROTHY J. c/o Marianne E. Kreisher, Esquire Kreisher Marshall & Associaties, LLC, 401 S Street Bloomsburg, PA 17815	South Market	şu.65u	
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			AND THE PROPERTY OF THE PROPER		\$0.650	\$0.4
6 .	472948	2349293638	MARIANNE E. KREISHER, ESQUIRE MARIANNE E. KREISHER, ESQUIRE KREISHER MARSHALL & ASSOCIATIES, I SOUTH MARKET STREET BLOOMSBURG, PA 17815	LLC, 401	30.000	

PS form 3665 Type of Mailing: CERTIFICATE OF MAILING December 12, 2019



List Number of Pieces Listed by Sender 263 Total Number of Pieces Received at Post office Postmaster: Name of receiving employee

Dated:

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

PS form 3665 Type of Mailing: CERTIFICATE OF MAILING December 12, 2019



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PS form 3665 Type of Mailing: CERTIFICATE OF MAILING December 12, 2019

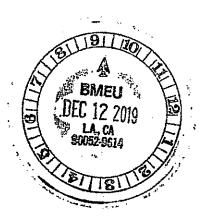


ine]	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
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,	477442	2549507964	INDUSTRY 651 Boas Street Harrisburg, PA 17121		·
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==					,
 9	477439	2349507971	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380	\$0.650	\$0.41
			Bloomsburg, PA 17815		
2	477440	2349507974	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg Room 432	\$0.650	\$0.4
13	477443	2349507975	P.O. Box 2675 Harrisburg, PA 17105-2675 PNC BANK, NATIONAL ASSOCIATION 2730 Liberty Avenue Pittsburgh, PA 15222	\$0.650	\$0.4
		<u> </u>			
98	477444	2349507980	TENANTS/OCCUPANTS	\$0.650	\$0.4
			1654 Brittain Street Berwick, PA 18603		
<u></u>		=======================================			

PS form 3665 Type of Mailing: CERTIFICATE OF MAILING December 12, 2019



Line	Reference	Tracking Number	Name. Street & P.O. Address		Postage	Fee
		 -	То	tals		



KML Law Group, P.C.

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

3129@kmllawgroup.com

ATTORNEY FOR PLAINTIFF

M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK

VS.

One Fountain Plaza Buffalo, NY 14203

Plaintiff

DOROTHY J. KOSCELNICK

Mortgagor(s) and Record Owner(s) 1654 Brittain Street Berwick, PA 18603

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1069 / 2019-ED-136

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

M&T BANK S/B/M FRANKLIN FIRST SAVINGS 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:

1654 Brittain Street Berwick, PA 18603

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

DOROTHY J. KOSCELNICK c/o Marianne E. Kreisher, Esquire Kreisher Marshall & Associaties, LLC, 401 South Market Street Bloomsburg, PA 17815

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

DOROTHY J. KOSCELNICK c/o Marianne E. Kreisher, Esquire Kreisher Marshall & Associaties, LLC, 401 South Market Street Bloomsburg, PA 17815

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

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

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

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

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

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

PNC BANK, NATIONAL ASSOCIATION 2730 Liberty Avenue Pittsburgh, PA 15222

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:

MARIANNE E. KREISHER, ESQUIRE KREISHER MARSHALL & ASSOCIATES, LLC, 401 SOUTH MARKET STREET BLOOMSBURG, PA 17815

- 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 1654 Brittain 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: 02/10/2020

Winter Dunn

KMI/Law Group, P.C.

Legal Assistants

For inquiries, please contact:

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

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

KML LAW GROUP, P.C.

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

M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK

One Fountain Plaza Buffalo, NY 14203

Plaintiff

VS.

DOROTHY J. KOSCELNICK

Mortgagor(s) and Record Owner(s) 1654 Brittain 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-1069 / 2019-ED-136

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.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

M & T BANK vs. DOROTHY J KOSCELNICK

17815.

Case Number 2019CV1069

SHERIFF'S RETURN OF SERVICE

12/09/2019 11:35 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MARIANNE KREISHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DOROTHY J KOSCELNICK AT C/O MARIANNE KREISHER, 401 SOUTH MARKET STREET, BLOOMSBUG, PA

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 10, 2019

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

NOTARY

Affirmed and subscribed to before me this

SE Plantificatione's NAPE INVESTIGATION

10TH day of

of DECEMBER

2019

Sarah Jane Klingamon

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

M & T BANK	
vs.	
DOROTHY J	KOSCELNICK

Case Number 2019CV1069

SHERIFF'S RETURN OF SERVICE

01/16/2020 09:24 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 1654 BRITTAIN STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 16, 2020

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

Affirmed and subscribed to before me this

16TH day of

JANUARY

2020

NOTARY

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BAN	ıK		Case Number
vs. KOSCELNICK, DOROTHY J			2019CV1069
SERVICE COVER SHEET			
Service De	tails:		
Category:	Real Estate Sale - Posting - Sale Bill	Zo	one:
Manner:	< Not Specified >	Expires: W	arrant:
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM SHERIFF'S SALE BILL	. Acceptance of the second of	
Serve To:		Final Service:	
Name:	(POSTING)		Charge Posted Other
Primary Address:	1654 BRITTAIN STREET BERWICK, PA 18603	Adult In Charge:	
Phone:	DOB:	Relation:	
Alternate Address:		Date: 1/16/20 Ti	me: 9:24
Phone:	:	Deputy: 6 M	ileage:
Attorney / Originator:			
Name:	KML LAW GROUP, P.C.	Phone:	i control w
Service Attempts:			
Date:			
Time:			
Mileage:			
Deputy:			
Service Attempt Notes:			
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:019CV1069

1654 BRITTAIN STREET, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

M & T BAN vs.					Number CV1069
KOSCELIN	ICK, DOROTHY J SERVICE CO	OVER SH	<u>'</u> EET		
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Category:	Real Estate Sale - Sale Notice	non managementer de la companya del companya del companya de la co	THE RESERVE AND A STATE OF THE	Zone:	136
Manner:	< Not Specified >	Expires:	The second secon	Warrant:	And the first of t
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Serve To:		Final Serv	lče:		Samuel and the second s
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adu	<u>ılt In Charge</u>	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Michen	at Hea	EE)
Phone:	Bloomsburg, PA 17815 DOB:	Relation: CLEUC			
Alternate Address:		Date:	12/4/19	Time:	1515
Phone:	Andropolitic a time and the contraction of the cont	Deputy:	LL	Mileage:	**************************************
Attorney /	Originator:				erwing over 19 English was to the
Name:	KML LAW GROUP, P.C.	Phone:	Market of the control		**************************************
Service At	tempts:				
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Deputy:					
Service At	tempt Notes:				na na katalan katalan Katalan katalan
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DOMESTIC RELATIONS OF 2019CV1069 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

garagistan garagij Pelebaran, proj

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Real Estate Sale - Sale Notice Not Specified > Expires: Warrant:	Revice Details: Category: Real Estate Sale - Sale Notice	M & T BAN vs. KOSCELNI	IK ICK, DOROTHY J					Number CV1069
Real Estate Sale - Sale Notice Real Estate Sale - Sale Notice	Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Columbia County Tax Office Served: Personally Adult in Charge Posted Other Primary Address: Bloomsburg, PA 17815 Phone: 570-389-5649 DOB: Relation: Carde Address: Date: Deputy: Mileage: Name: KML LAW GROUP, P.C. Phone: Service Attempts: Date: Mileage: Mil			SERVICE	COVER SHE	ET		
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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 Con	unty		03/01/2019)	4551
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING FIRE LIGHT BORO RE	26,710	11.385 1 1.25 1.25 17.1	26.18 32.72 32.72		29.38 35.06 35.06
The discount & penalty have been calculated for your convenience	PAY THIS AM		837.24 April 30 If paid on or before	854.32 June 30 If paid on or before	913.58 June 30 If paid after

DATE

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KOSCELNICK DOROTHY 1654 BRITTAIN STREET BERWICK PA 18603

CNTY TWP 2 % 2 % Discount 5 % 10 % Penalty PARCEL: 04D-05 -141-00,000 1654 BRITTAIN ST

.3306 Acres Land

Buildings **Total Assessment** to courthouse on: January 1, 2020

This tax returned

BILL NO.

FILE COPY

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 14100000 2179 C04 KOSCELNICK DOROTHY 1654 BRITTAIN ST

BERWICK, PA 18603-2506

Bill Date: 7/1/2019

Bill #: 2179

RETURN THIS COUPON IF PAYING IN FULL Parcei #: 04D05 14100000

Prop. Type

Property Location and Description: 1654 BRITTAIN ST 331

5,760 R= 20,950

Assessment:

		-1=	26,710
Tax Description	Mills/Rate		Amount
SCHOOL REAL ESTATE	43.400		1,159.21
HOMESTEAD EXCLUSION FARMSTEAD EXCLUSION	(4,490.00) ⁻ NA	,	(194.91) NA
If Paid By 8/31/2019	2% Discounted Amount		945.01
If Paid By 10/31/2019	FACE Amount		964.30
If Paid After 10/31/2019	10% Penalty Amount		1,060.73

5,760 20,950

26,710

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 4:00gm

- Closed Holidays

Homestead/Farmstead Applied

Os of 12/10/19 Cod Bro not fred. School point mortgage Co.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BAN vs. KOSCELN	NK NCK, DOROTHY J				Number CV1069
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Service De	talls:				
Category:	Real Estate Sale - Sale Notice	менте до в применения в применен В применения в применен		Zone:	136
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9: PLAINTIFF NOTICE OF SHERIFF'S SA		IIGHTS	aland o'n maan a'n gallanda ay an ar an an an an an an a	Merchant de materiales announces and an experience and an experien
Serve To:		Final Servi	čeť.		
Name:	OCCUPANT	Served:	Personally · Adu	ult In Charge (Posted) Other
Primary Address:	1654 BRITTAIN STREET BERWICK, PA 18603	Adult In Charge:		d with the wire Management when a secret and the wife me a second	
Phone:	DOB:	Relation:		e militar men menemenen hallen elipekan militar militar i salah salah salah salah salah salah salah salah salah Salah salah sa	general de l'ambante de l'ambant L'ambante de l'ambante d
Alternate Address:		Date:	12/10/19	Time:	13:03
Phone:		Deputy:	6	Mileage:	-
Attorney /	Oilginator:				- [接黎水] (* 14 - 15) (*)
Name:	KML LAW GROUP, P.C.	Phone:			
Service Att	empts:				
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1654 BRITTAIN STREET, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

M & T BAN vs. KOSCELNI	IK ICK, DOROTHY J					Number CV1069
		SERVICE	COVER SHE	ET		
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lotes:	SALE DATE & TIME: 02 PLAINTIFF NOTICE OF			IGHTS		Approximation of the state of t
rve To:			Final Service	***		
lame:	Connie C. Gingher		Served: (Personally Adu	uit In Charge ·	Posted · Other
rimary ddress:	1615 Lincoln Avenue Berwick, PA 18603	anti a magani kanin sana sa ku ang mangganangganan ana ang managan sahan sa kanin sa managan sa kanin sa kanin	Adult In Charge:		accer commerce support has placeful as a strategy depth of the str	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: DOROTHY J KOSCELNICK Served: Personally: Adult in Charge Posted Other Primary Address: 401 SOUTH MARKET STREET BLOOMSBUG, PA 17815 Phone: DOB: Relation: Date: 12 9 9 Time: 1350 Alternate 1654-BRITTAIN STREET BERLYJICK-PA 18603 Phone: Deputy: Mileage: Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Service Attempts: Date: Time: Mileage:	M & T BAN vs. KOSCELNI	K CK, DOROTHY J					Number CV1069
Category: Real Estate Sale - Sale Notice Zone: 13 Unanner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Serve To: Final Service: Personally Adult in Charge-Posted Other Primary Adult in Charge-Posted Other Address: 401 SOUTH MARKET STREET BLOOMSBUG, PA 17815 DOB: Relation: Guilding Hallalitic Lessure Address: BERYJICK-PA 18603 Date: 12 9 9 Time: 1356 Address: BERYJICK-PA 18603 Deputy: Mileage: Attorney / Originator Name: KMI LAW GROUP, P.C. Phone: Service Attempt Notes: 1. 2. 3. 4.		SE	RVICE CO	VER SHE	EET		
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: DOROTHY J KOSCELNICK Served: Personally Adult In Charge Posted Other Primary Address: A01 SOUTH MARKET STREET BLOOMSBUG, PA 17815 DOB: Relation: Charge: BLOOMSBUG, PA 17815 DOB: Relation: Charge: Deputy: Mileage: Mileage: Mileage: Deputy: Mileage: Mileage: Deputy: Service Attempts: Description of the Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service Del	ails:					
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PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: DOROTHY J KOSCELNICK Served: Personally Adult in Charge Posted Other Primary Address: C/O MARIANNE KREISHER Adult in Charge: BLOOMSBUG, PA 17815 Phone: Alternate Address: BERYJICK, PA 18603 Deputy: Mileage: Deputy: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Manner:	< Not Specified >		Expires:	A manual of made manual manual manual of the control of the contro	Warrant:	
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Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: Service Attempts: Date:	Alternate Address:	1654 BRITTAIN STREET BERVICK, PA 18603	aandaadhaanna oo mhaadaa oo ahaadhaa oo ahaadaa oo ahaa oo ah oo a	Date:	12/9/19	Time:	1135
Name: KML LAW GROUP, P.C. Phone: Service Attempts: Date:	Phone:			Deputy:	4	Mileage:	S
Service Attempts: Date:	Attorney / (Originator:					
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Name:	KML LAW GROUP, P.C.		Phone:		and the second s	
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KOSCELNICK, DOROTHY J 201

2019CV1069

C/O MARIANNE KREISHER, 401 SOUTH MARKET STREET NO EXPIRATION

Press - Enterprise

3185 Lackawanna Ave Bloomsburg, PA 17815

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

> Fax: (570) 784-6152 Proof of Ad 12/04/19

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID:

1185523

DOROTHY KOSCELNICK

SALE

Description: Run Dates:

02/05/20 to 02/19/20

Class:

243

Agate Lines:

Blind Box:

Total Ad Cost Amount Paid

\$1,581.35 \$0.00

Publication Press Enterprise Start Stop

02/05/2002/19/20

Inserts

Cost \$1,581.35

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foredesure) No. 2019CV1069

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

WEDNESDAY, FEBRUARY 26, 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 increance, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL those certain lots pieces or parcels of land situate in the Borough of Berwick. Country of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: PARCEL NO. I. BEGINNING on Britain Street at the corner of Lot No. 146; thence in a seathyr direction along Britain Street at state of forty-five (45) feet to the corner of Lot No. 148; thence in a southerly direction along Lot No. 148 a distance of one hundred sixty (160) feet to a lifteen (15) alley; thence in a vesterly direction along said alley a distance of forty five (45) feet to the corner of Lot No. 146; thence in a northerly direction along Lot No. 146 a distance of one hundred sixty (160) feet to Britain Street, the place of becoming:

along Lot No. 146 a destance or one numerical sixty in our rest to similar to beginning. BENGLot No. 147 in the Berwick Land B Improvement Company's Addition to Berwick Bendlot or plan recorded at Boomsburg in Miscellaneous Book No. 7 Pages 496 and 497. PARCEL NO. 2: BEGINNING on Britain Street at the corner of Lot No. 147; thence in an

easterly direction along Brittain Street a distance of forn-five (45) feet to the corner of Lot No. 149 distance of each more southerly direction along Lut No. 149 a distance of each handle saxy (160) feet to a fifteen (15) alley, thence in a westerly direction along said alley a distance of forty he (45) feet to the corner of Lot No. 147; thence an a northerly direction along Lot No. 147 a distance of one hundred sixy (160) feet to Brittain Street the place

along Lot No. 147 a distance of one hundred skry (100) rest to be the state of the priming.

BEING Lot No. 148 in the Berwick Land & Improvement Company's Addition to Berwick. See plot or plan record at Bloomsbury in Miscelaneous Book No. 7 pages 496 & 497.

UNDER ANEJ SUBLECT to a Intersinctions, reservations, conditions, covenants and exceptions as set forth in pinor deeds in the chain of title.

BEING KINDWIN AS. 1658 BRITTAN STREET, BERWICK, PA 18603

PROPERTY ID NUMBER 04D-05-141-00-000

BEING THE SAME PREMISES WHICH HELEN KOSCELMICK BY DEED DATED 5/20/1991 AND RECORDED 3/23/1991 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 481 AT PAGE 009, GRANTED AND CONVEYED UNTO DOROTHY J. KOSCELNICK

PROPERTY ADDRESS: 1654 BRITTAIN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-141-00,000

Seized and taken into execution to be sold as the property of DOROTHY J. KOSCELNICK in suit of M $6\,\mathrm{T}$ BANK.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) errorn of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or casher'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 casher's check. MPORTANT NOTICE FOR FAILURE TO PAY BID PRICE. FAILURE TO PAY BID PRICE FAILURE TO SENSON FINANCIAL CONSEQUENCES TO THE BIDDERE 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 the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resel the property at the bidder's task and manitarian 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 default-ing bidder will be responsible for any attomay free incurred by the sheriff in connection with any action against the bidder in which the bidder is found lable for damages. If pro-ceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columba County Sheriffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

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

M&T BANK S/B/M FRANKLIN FIRST SAVINGS	
BANK	
One Fountain Plaza	IN THE COURT OF COMMON PLEAS
Buffalo, NY 14203	OF COLUMBIA COUNTY
Plaintiff	
VS.	NO. 2019-CV-1069
	2019-ED-136
DOROTHY J. KOSCELNICK	WRIT OF EXECUTION
1654 Brittain Street	(MORTGAGE FORECLOSURE)
Berwick, PA 18603	(MOXITORIED TOTAL COLUMNIA)
Defendant(s)	
• • • • • • • • • • • • • • • • • • • •	·
WRIT OF	EXECUTION
THIS LAW FIDM IS A DEPT COLLECTOR AND WE	ADE ATTEMPTED TO COLLEGE A DEPT OF TO
OUR CLIENT ANY INFORMATION OPTAINED I	ARE ATTEMPTING TO COLLECT A DEBT OWED TO FROM YOU WILL BE USED FOR THE PURPOSE OF
COLLECTING THE DEBT.	FROM YOU WILL BE USED FOR THE PURPOSE OF
COLDECTING THE DEBT.	
COMMONWEALTH OF PENNSYLVANIA:	
COUNTY OF COLUMBIA:	
COUNTY OF CODOMBIA.	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLY	3/ 4 NT 4 ·
TO THE BIREIGHT OF COLUMNIA COUNTY, FERINGIE	VANIA,
To satisfy the judgment, interest and costs in the abo	ove matter you are directed to levy upon and sell the following
described property:	ove matter you are directed to levy upon and sen the following
described property,	
PREMISES: 1654 Brittain Street, Berwick, PA 18603	
1 A 10005	
	AMOUNT DUE \$4,197.62
	AMOUNT DOE <u>54.197.02</u>
	Interest From 11/26/2019
•	to the Date of Sheriff's Sale
	at per diem rate of \$0.32
•	at per atentrate of \$0.32
	(Costs to be added)
	(Costs to be added)
	_
_	Rodrigo Ni Muguei
Dated: 1112(012019	Prothonotary, Common Pleas Court
1100100	of Columbia County Pennsylvania
	of Columbia County Pennsylvania Proth & Clerk of Sev. Courts
	Deputy My Com Ex 1st Monday in 2020

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BAN vs. KOSCELN	IK ICK, DOROTHY J			Case Nun 2019CV1	
	SERVI	CE COVER SHE	ET		
S <i>ervice De</i>	talls:				
Category:	Real Estate Sale - Posting - Sale Bill	ar telegraphy (1966), gair angal i galayang negapi telegraphy (1977). An ang kalayan telegraphy (1977) and i v Galayang (1977), ang kalayang (1977), ang kalayang (1977), ang kalayang (1977), ang kalayang (1977), ang kalaya	s source and an area of the second	Zone:	
Manner:	< Not Specified >	Expires:	Control of the contro	Warrant:	and the second seco
Notes:	SALE DATE & TIME: 02/26/2020 AT 9: SHERIFF'S SALE BILL	00 AM	e Assentantiales in Proposition and Proposition (Proposition of Proposition of Pr	g, tan kalamin ay akana marafasi in adampan'ny ara-dahan distra dis	A WAR COLOR COLOR AND COLOR
Serve To:		Final Servi	WOODS		. 6
Name:	(POSTING)	Served:	Personally · Ad	ult In Charge · Pos	ted Other
Primary Address:	1654 BRITTAIN STREET BERWICK, PA 18603	Adult in Charge:		MANAGERIA NO SE SANORA A VINCE E PROSECUENTE E PER A SEVERATO E PROSECUENTE A PROSECUENTA DE SENORA POR PROSECUENTA POR PROSECUENTA POR PROSECUENTA POR PROSECUENTA POR PROSECUENTA POR PROSECUENTA POR	
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Name:	KML LAW GROUP, P.C.	Phone:			and the second
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OSTING)

2019CV1069

1654 BRITTAIN STREET, BERWICK, PA 18603

NO EXPIRATION

KML Law Group, P.C.

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

M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK

One Fountain Plaza Buffalo, NY 14203

Plaintiff

VS.

DOROTHY J. KOSCELNICK

Mortgagor(s) and Record Owner(s) 1654 Brittain Street Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019-CV-1069

2019-ED-136

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

MARIANNE E. KREISHER, ESQUIRE TO: Marianne E. Kreisher, Esquire Kreisher Marshall & Associaties, Llc 401 South Market Street Bloomsburg, PA 17815

Your house at 1654 Brittain Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on rch. 210, 2020, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$4,197.62 obtained by M&T BANK S/B/M FRANKLIN FIRST SAVINGS 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:

- The sale will be cancelled if you pay to M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmllawgroup.com (KML File Number 196414FC). Para informacion en espanol puede communicarse con Home Retention al 1-866-413-2311.
- You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. 2. 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 4. notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
- 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
- 8. You may contact the Foreclosure Resource Center: http://www.philadelphiafed.org/foreclosure/

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

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

M&T BANK S/B/M FRANKLIN FIRST S	SAVINGS BANK		
One Fountain Plaza			
Buffalo, NY 14203		•	
Plaintiff			_
VS.		No. 2019-	-CV- 19 69
DOROTHY J. KOSCELNICK		<u>e</u> f	
Mortgagor(s) and Record Owner(s)		and	
1654 Brittain Street		ا ان	
Berwick, PA 18603		C	100 26 100 26
Delwick, PA 18003		<	맛인 이 - 82
		•	F
B 6 1 (6)	•		
Defendant(s)			1
	PRAECIPE FOR JUDG	<u>GMENT</u>	Ž
THIS LAW FIRM IS A DEBT COLLECT CLIENT. ANY INFORMATION OBTAINE DEBT.	OR AND WE ARE ATTE OD FROM YOU WILL BE	EMPTING TO COLLECT A USED FOR THE PURPOSE	DEBT OWED TO OUR OF COLLECTING THE
Enter the Judgment in favor of Plai Answer.	ntiff and against DOROTI	HY J. KOSCELNICK by de	efault for want of an
	Assess damages as follow	rs:	
	Debt		\$4,197.62
	Interest to 11/25/2019 at 6 Per diem interest rate of 5		
	Total		
	(Assessment of Damages	Attached)	
I CERTIFY THAT FOREGOING A DUE IN THE COMPLAINT AND IS CALCU	SSESSMENT OF DAMAG JLABLE AS A SUM CERT.	ES IS FOR SPECIFIED AMO AIN FROM THE COMPLAIN	UNTS ALLEGED TO BE T.
I certify that written notice of the injudgment is to be entered and to his attorney of the filling of this praecipe. A copy of the results of the filling of this praecipe.	y of record, if any, after the notice is attached. R.C.P. 2	By: KML LAW GROUP, P.C. Michael McKeever Pa. ID 56 Lisa Lee Pa. ID 78020 David Fein Pa. ID 82628 Jill P. Jenkins Pa. ID 306588 Alyk L. Oflazian Pa. ID 3149 Matthew K. Fissel Pa. ID 314 Rebecca A. Solarz Pa. ID 315 Nora C. Viggiano Pa. ID 3200 Kevin G. McDonald Pa. ID 3 Brooke R. Waisbord Pa. ID 3 Attorneys for Plaintiff	129 129 1567 1936 1864 103783 126432
AND NOW NOU-BANK S/B/M FRANKLIN FIRST SAVIN Answer and damages assessed in the sum of	C ()(0,	ROTHY J. KOSCELNICK	is entered in favor of M&T by default for want of an

Barbara N. Selvettymt Prothonotary

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION - LAW

M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK One Fountain Plaza Buffalo, NY 14203 Plaintiff

No. 2019-CV-1069

vs.

DOROTHY J. KOSCELNICK Mortgagor(s) and Record Owner(s) 1654 Brittain Street Berwick, PA 18603

Defendant(s)

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

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

Tami Kline, Prothonotary

By: Bailraia N. Silvetti MT
Deputy

If you have any questions concerning the above, please contact:

KML LAW GROUP, P.C. Suite 5000 701 Market Street

Philadelphia, PA 19106-1532 (215) 627-1322

KML LAW GROUP, P.C.

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

M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK

One Fountain Plaza Buffalo, NY 14203

Plaintiff

VS.

DOROTHY J. KOSCELNICK

Mortgagor(s) and Record Owner(s) 1654 Brittain 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-1069

ORDER FOR JUDGMENT

Please enter Judgment in favor of M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK and against DOROTHY J. KOSCELNICK for failure to file an Answer in the above action within (20) days, from the date of service of the Complaint, in the sum of \$4,197.62.

By:

KMIL LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK, One Fountain Plaza, Buffalo, NY 14203 and that the name(s) and last known address(es) of the Defendant(s) is/are DOROTHY J. KOSCELNICK, c/o Marianne E. Kreisher, Esquire, Kreisher Marshall & Associaties, LLC, 401 South Market Street, Bloomsburg, PA 17815.

By: (6)		_ _
KML LAW GROUP, P.C.		
Michael McKeever Pa. ID 56129 C		
Lisa Lee Pa. ID 78020		
David Fein Pa. ID 82628	4.00	
Jill P. Jenkins Pa. ID 306588	Gaun	:
Alyk L. Oflazian Pa. ID 312912	~	C
Matthew K. Fissel Pa. ID 314567	46	
Rebecca A. Solarz Pa. ID 315936	\sim	£
Nora C. Viggiano Pa. ID 320864	σ	
Kevin G. McDonald Pa. ID 203783		ζ
Brooke R. Waisbord Pa. ID 326432	Ü	1
Attorneys for Plaintiff		
•		
	- =>	
	CT-	

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$1,673.45
Interest from 11/01/2018 to 11/25/2019	\$84.28
Late Charges	\$219.44
Escrow/Impound Overdraft	\$1,650.45
Property Inspections	\$75.00
Property Valuations	\$175.00
Property Preservation	\$320.00

\$4,197.62 /

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

AND NOW, this day of Normber, 2019 damages are assessed as above.

Balara N. Selvette M. Pro Prothy

2019-CV-1069/196414FC

CLERK OF COURTS

KML Law Group, P.C.

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

M&T BANK S/B/M FRANKLIN FIRST SAVINGS

BANK

One Fountain Plaza Buffalo, NY 14203

Plaintiff

VS.

DOROTHY J. KOSCELNICK

Mortgagor(s) and Record Owner(s) 1654 Brittain 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-1069

2019-ED-136

PRAECIPE FOR WRIT OF EXECUTION

TO THE	PROT	HONC	TARY:
--------	------	------	-------

Issue Writ of Execution in the above matter:

Amount Due

Interest from 11/26/2019 to the Date of Sheriff's Sale at per diem rate of \$0.32

(Costs to be added)

 \$4,197.62		
	•	

By: 61	
KML LAW GROUP, P.C.	
Michael McKeever Pa. ID 56129	r
Lisa Lee Pa. ID 78020	6
David Fein Pa. ID 82628	<
Jill P. Jenkins Pa. ID 306588	Ç
Alyk L. Oflazian Pa. ID 3129E2	***
Matthew K. Fissel Pa. ID 314567	r.
Rebecca A. Solarz Pa. ID 315936	C
Nora C. Viggiano Pa. ID 320864	
Kevin G. McDonald Pa. ID 203783	- 1
Brooke R. Waisbord Pa. ID 326432	
Attorneys for Plaintiff	i.

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

M&T BANK S/B/M FRANKLIN FIRST SAVINGS	
BANK One Fountain Plaza	IN THE COURT OF COMMON PLEAS
Buffalo, NY 14203	OF COLUMBIA COUNTY
Plaintiff	
vs.	NO. 2019-CV-1069
DOROTHY J. KOSCELNICK	2019 - ED-136 Writ of execution
1654 Brittain Street	(MORTGAGE FORECLOSURE)
Berwick, PA 18603	
Defendant(s)	
WRIT OF	EXECUTION
THIS LAW FIRM IS A DEBT COLLECTOR AND WE OUR CLIENT. ANY INFORMATION OBTAINED COLLECTING THE DEBT.	ARE ATTEMPTING TO COLLECT A DEBT OWED TO FROM YOU WILL BE USED FOR THE PURPOSE OF
COMMONWEALTH OF PENNSYLVANIA: COUNTY OF COLUMBIA:	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYL	VANIA:
To satisfy the judgment, interest and costs in the ab- described property:	ove matter you are directed to levy upon and sell the following
PREMISES: 1654 Brittain Street, Berwick, PA 18603	
	AMOUNT DUE <u>\$4,197.62</u>
	Interest From 11/26/2019
·	to the Date of Sheriff's Sale
	at per diem rate of \$0.32
	(Costs to be added)
Dated: 11 20 2019	Prothonotary, Common Pleas Court of Columbia Copporate Sev. Courts My Com. Ex. 1st Monday in 2020 Deputy

Docket No. 2019-CV-1069

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK

VS. DOROTHY J. KOSCELNICK Mortgagor(s) and Record Owner(s) 1654 Brittain Street, Berwick, PA 18603

WRIT OF EXECUTION (Mortgage Foreclosure)

REAL DEBT	\$4,197.62
INTEREST from 11/26/2019	
to the Date of Sheriff's Sale	\$
COSTS PAID:	
PROTHY	\$ _
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES: 1654 Brittain Street, Berwick, PA 18603

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE (570) 389-5622

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625 24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date:

Re: Sheriff's Sale Advertising Dates

Mit Vs. Dorothy J. Koscelnick

No. 136 of 2019 E.D. and No. 1069 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Feb. 5th 2020

2nd Week Feb. 12th 2020

3rd Week Feb. 19th 2020

SALE DATE: Feb. 26, 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

REAL ESTATE OUTLINE

ED#2019ED136

DATE RECEIVED 12-2-19			
DOCKET AND INDEX 1069	CV 2019		
CHECK FOR PROPER	INFO.		
WRIT OF EXECUTION	<u>×</u>		
COPY OF DESCRIPTION	_X		
WHEREABOUTS OF LKA	_X_		
NON-MILITARY AFFIDAVIT			
NOTICES OF SHERIFF SALE			
WAIVER OF WATCHMAN	<u>_x</u> _		
AFFIDAVIT OF LIENS LIST	<u>×</u>		
CHECK FOR \$1,350.00 OR	<u>X</u> CK# <u>434444</u>		
IF ANY OF ABOVE IS MISSING DO NOT PROCEED			
	T. 0		
SALE DATE	1-66. 26, 20 TIME 9:00 an		
POSTING DATE			
ADV. DATES FOR NEWSPAPER	1 ST WEEK Feb 5		
	2 ND WEEK <u>Feb 12</u>		
	3 RD WEEK Feb 19		

KML LAW GROUP, P.C.

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

November 25, 2019

RE: Docket # 2019-CV-1069

ATTENTION: Columbia County Sheriff

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

DOROTHY J. KOSCELNICK

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

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

SHORT DESCRIPTION

DOCKET # 2019-CV-1069

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1654 Brittain Street, Berwick, PA 18603

SOLD as the property of DOROTHY J. KOSCELNICK

TAX PARCEL #04D-05-141-00,000

ATTORNEY: KML Law Group, P.C.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV1069

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, FEBRUARY 26, 2020 AT 9:00 O'CLOCK A.M.

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

ALL those certain lots, pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. I: BEGINNING on Brittain Street at the corner of Lot No. 146; thence in an easterly direction along Brittain Sfreet a distance of forty-five (45) feet to the corner of Lot No. 148; thence in a southerly direction along Lot No. 148 a distance of one hundred sixty (160) feet to a fifteen (15) alley; thence in a westerly direction along said alley a distance of fortyfive (45) feet to the corner of Lot No. 146; thence in a northerly direction along Lot No. 146 a distance of one hundred sixty (160) feet to Brittain Sü•eet, the place of beginning.

BEING Lot No. 147 in the Berwick Land & Improvement Company's Addition to Berwick. See plot or plan recorded at Bloomsburg in Miscellaneous Book No. 7 Pages 496 and 497.

PARCEL NO. 2: BEGINNING on Brittain Sfreet at the comer of Lot No. 147; thence in an easterly direction along Brittain Street a distance of forty-five (45) feet to the corner of Lot No. 149; thence in a southerly direction along Lot No. 149 a

distance of one hundred sixty (160) feet to a fifteen (15) alley; thence in a westerly direction along said alley a distance of fortyfive (45) feet to the corner of Lot No. 147; thence in a northerly direction along Lot No. 147 a distance of one hundred sixty (160) feet to Brit-tain Sfreet, the place of beginning.

BEING Lot No. 148 in the Berwick Land & Improvement Company's Addition to Berwick, See plot or plan record at Bloomsburg in Miscellaneous Book No. 7 pages 496 & 497.

UNDER ANE) SUBJECT To all restrictions, reservations, conditions, covenants and exceptions as set forth in prior deeds in the chain of title.

BEING KNOWN AS: 1654 BRITTAN STREET, BERWICK, PA 18603

PROPERTY ID NUMBER: 04D-05-141-00,000

BEING THE SANE PREWSES WHICH HELEN KOSCELMCK

BY DEED DATED 5/20/1991 AND RECORDED 8/23/1991 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 481 AT PAGE 009, GRANTED AND CONVEYED UNTO DOROTHY J. KOSCELNICK

PROPERTY ADDRESS: 1654 BRITTAIN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-141-00,000

Seized and taken into execution to be sold as the property of DOROTHY J KOSCELNICK 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHORT DESCRIPTION

DOCKET # 2019-CV-1069

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1654 Brittain Street, Berwick, PA 18603

 SOLD as the property of DOROTHY J. KOSCELNICK

TAX PARCEL #04D-05-141-00,000

ATTORNEY: KML Law Group, P.C.

ALL those certain lots, pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1: BEGINNING on Brittain Street at the corner of Lot No. 146; thence in an easterly direction along Brittain Street a distance of forty-five (45) feet to the corner of Lot No. 148; thence in a southerly direction along Lot No. 148 a distance of one hundred sixty (160) feet to a fifteen (15) alley; thence in a westerly direction along said alley a distance of forty-five (45) feet to the corner of Lot No. 146; thence in a northerly direction along Lot No. 146 a distance of one hundred sixty (160) feet to Brittain Street, the place of beginning.

BEING Lot No. 147 in the Berwick Land & Improvement Company's Addition to Berwick. See plot or plan recorded at Bloomsburg in Miscellaneous Book No. 7 Pages 496 and 497.

PARCEL NO. 2: BEGINNING on Brittain Street at the corner of Lot No. 147; thence in an easterly direction along Brittain Street a distance of forty-five (45) feet to the corner of Lot No. 149; thence in a southerly direction along Lot No. 149 a distance of one hundred sixty (160) feet to a fifteen (15) alley; thence in a westerly direction along said alley a distance of forty-five (45) feet to the corner of Lot No. 147; thence in a northerly direction along Lot No. 147 a distance of one hundred sixty (160) feet to Brittain Street, the place of beginning.

BEING Lot No. 148 in the Berwick Land & Improvement Company's Addition to Berwick, See plot or plan record at Bloomsburg in Miscellaneous Book No. 7 pages 496 & 497.

UNDER AND SUBJECT To all restrictions, reservations, conditions, covenants and exceptions as set forth in prior deeds in the chain of title.

BEING KNOWN AS: 1654 BRITTAIN STREET, BERWICK, PA 18603

PROPERTY ID NUMBER: 04D-05-141-00,000

BEING THE SAME PREMISES WHICH HELEN KOSCELNICK
BY DEED DATED 5/20/1991 AND RECORDED 8/23/1991 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED
BOOK 481 AT PAGE 009, GRANTED AND CONVEYED UNTO DOROTHY J. KOSCELNICK

M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK

One Fountain Plaza Buffalo, NY 14203

Plaintiff

vs.

No. 2019-CV-1069

DOROTHY J. KOSCELNICK

Mortgagor(s) and Record Owner(s) 1654 Brittain Street Berwick, PA 18603

Defendant(s)

2019-ED-136

WAIVER OF WATCHMAN

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

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

__Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628 Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783
Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

<u>-</u>				
SHERIFF SERVIC	E INSTRUCTIONS			
PLAINTIFF/S/ M&T BANK S/B/M FRANKI	LIN FIRST SAVINGS BANK	COURT NUMBER 2019-CV-1069	2019-ED-136	
DEFENDANT/S/ DOROTHY J. KOSCELNICK			TYPE OF WRIT OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE DOROTHY J. KOSCELNICK			
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1654 Brittain Street, Berwick, PA 18603 ()			
SPECIAL INSTRUCTIONS	OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SERVICE:		
	PLEASE POST	HANDBILL		
SIGNATURE OF ATTORNE KML LAW GR		TELEPHONE NUMBER (215) 627-1322	November 25, 2019	
ADDRESS OF ATTORNEY				
KML LAW GR Suite 5000, 70 Philadelphia, 1	01 Market Street			

KML LAW GROUP, P.C.

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

Attorney for Plaintiff

M&T BANK S/B/M FRANKLIN FIRST SAVINGS

BANK

One Fountain Plaza Buffalo, NY 14203

Plaintiff

VS.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1069

2019-ED-136

DOROTHY J. KOSCELNICK

Mortgagor(s) and Record Owner(s) 1654 Brittain Street Berwick, PA 18603

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

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

1654 Brittain Street Berwick, PA 18603

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

DOROTHY J. KOSCELNICK c/o Marianne E. Kreisher, Esquire Kreisher Marshall & Associaties, LLC, 401 South Market Street Bloomsburg, PA 17815

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

DOROTHY J. KOSCELNICK c/o Marianne E. Kreisher, Esquire Kreisher Marshall & Associaties, LLC, 401 South Market Street Bloomsburg, PA 17815

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

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

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

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

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121 4. Name and address of the last recorded holder of every mortgage of record:

PNC BANK, NATIONAL ASSOCIATION 2730 Liberty Avenue Pittsburgh, PA 15222

- 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 1654 Brittain Street Berwick, PA 18603

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

Date: 1/25/19

KML LAW GROUP, P.C.

___Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

__David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

__Alyk L. Oflazian Pa. ID 312912 __Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

KML LAW GROUP, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322 Attorney for Plaintiff

M&T BANK S/B/M FRANKLIN FIRST SAVINGS BANK

One Fountain Plaza Buffalo, NY 14203

Plaintiff

VS.

DOROTHY J. KOSCELNICK

Mortgagor(s) and Record Owner(s) 1654 Brittain 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-1069

2019-ED-136

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

KML LAW GROUP, P.C.

_Michael McKeever Pa. ID 56129

_Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

__Jill P. Jenkins Pa. ID 306588 _Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

Page 1 of 1 **Print Your Documents**

Document Receipt

12/4/2019 12:00:00 AM Trans # 17439 USPS Server First-Class Mail® Carrier / service:

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259 71901140006000169872 Tracking #:

Doc Ref#: 2019ED136

5,6000 Postage

PHILADELPHIA PA 19106

Document Receipt

Trans # 17438 Carrier / service: USPS Server First-Class Mail® 12/4/2019 12:00:00 AM

Ship to:

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

PO BOX 8016 71901140006000169865 Tracking #:

Doc Ref#: 2019ED136

Postage 5.6000

HARRISBURG PA 17105

Page 1 of 1 Print Your Documents

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

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Doc Ref #: 2019ED136

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HARRISBURG PA 17105

Document Receipt

Trans # 17437 Carrier / service: USPS Server First-Class Mail® 12/4/2019 12:00:00 AM

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000169858

Doc Ref #: 2019ED136

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans # 17437 Carrier / service: USPS Server First-Class Mail® 12/4/2019 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000169858

Doc Ref#: 2019ED136

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans # 17436 Carrier / service: USPS Server First-Class Mail® 12/4/2019 12:00:00 AM

Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000169841

Doc Ref #: 2019ED136

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans# 17442 Carrier / service: USPS Server First-Class Mail® 12/4/2019 12:00:00 AM

Ship to:

PENNSYLVANIA DEPT OF LABOR & INDUSTRY

651 BOAS STREET

Tracking #: Doc Ref#:

71901140006000169902

Postage

2019ED136 5.6000

HARRISBURG PA 17121

Document Receipt

Trans#

17441

Carrier / service: **USPS Server** First-Class Mail®

5.6000

12/4/2019 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

Tracking #:

71901140006000169896

SUITE 1001 Doc Ref #:

Postage

2019ED136

PA 19406

KING OF PRUSSIA

Document Receipt

Trans# 17440 Carrier / service: USPS Server First-Class Mail® 12/4/2019 12:00:00 AM

Ship to:

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

PO BOX 8016 71901140006000169889 Tracking #:

Doc Ref#: 2019ED136

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans # 17443 Carrier / service: USPS Server First-Class Mail® 12/4/2019 12:00:00 AM

Ship to:

PNC BANK NATIONAL ASSOC

2730 LIBERTY AVENUE Tracking #: 71901140006000169919

Doc Ref #: 2019ED136

Postage 5.6000

PITTSBURGH PA 15222

Document Receipt

Trans # 17443 Carrier / service: USPS Server First-Class Mail® 12/4/2019 12:00:00 AM

Ship to:

PNC BANK NATIONAL ASSOC

2730 LIBERTY AVENUE Tracking #: 71901140006000169919

Doc Ref #: 2019ED136

Postage 5.6000

PITTSBURGH PA 15222

Document Receipt

Trans# 17440 Carrier / service: USPS Server First-Class Mail® 12/4/2019 12:00:00 AM

Ship to:

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

PO BOX 8016 71901140006000169889 Tracking #:

Doc Ref#: 2019ED136

Postage 5.6000

HARRISBURG PA 17105

OSCELNICK; 196414FC Sheriffs Office PO Box 380
Bloomsburg, PA 17815 #1562280008# COBESOBES November 25, 2019, and 1350:00 DOLLARS Of back