

SHERIFF'S SALE

Distribution Sheet

M&T Bank vs. Jesse Young
 NO. 1035-2018 JD
 NO. 31-2019 ED DATE OF SALE: April 24, 2019

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) April 24, 2019 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 Oakmont Properties, LLC for the price or sum of \$ 77622.00 Dollars. Oakmont Properties, LLC 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>76100.00</u>	
Poundage		<u>1522.00</u>	
Transfer Taxes			
Total Needed to Purchase	\$	<u>77622.00</u>	
Amount Paid Down		<u>77622.00</u>	
Balance Needed to Purchase		<u>- 0 -</u>	
EXPENSES:			
Columbia County Sheriff - Costs	\$	<u>478.50</u>	
Poundage		<u>1522.00</u>	\$ <u>2000.50</u>
Newspaper			<u>1236.00</u>
Printing			<u>0 -</u>
Solicitor			<u>100.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>71.75</u>
Deed copy work			<u>1158.68</u>
Realty transfer taxes			<u>1158.68</u>
State stamps			<u>0 -</u>
Tax Collector (<u>5.00</u>
Columbia County Tax Assessment Office			<u>130.00</u>
State Treasurer			<u>100.00</u>
Other: <u>web posting</u>			<u>250.00</u>
<u>lien search</u>			
TOTAL EXPENSES:	\$	<u>6220.61</u>	
Total Needed to Purchase	\$	<u>77622.00</u>	
Less Expenses		<u>6220.61</u>	
Net to First Lien Holder		<u>71401.39</u>	
Plus Deposit		<u>1350.00</u>	
Total to First Lien Holder	\$	<u>72751.39</u>	

Sheriff's Office, Bloomsburg, Pa.

So answers

Sheriff

April 25, 2019

T. A. Ch...

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 229829	Invoice Date: 05/22/2019 2:16:11 PM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$2,389.11	201903778	BRIARCREEK
	Grantor - YOUNG, JESSIE L		05/22/19 2:16:14 PM	TOWNSHIP
	Grantee - OAKMONT PROPERTIES LLC			
	Consideration - \$77,622.00			
	Tax Basis - \$115,868.44			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,158.68		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BERWICK AREA SCHOOL REALTY TAX	\$579.34		
	BRIARCREEK TOWNSHIP	\$579.34		
	TOTAL CHARGES	\$2,389.11		
	PAYMENTS			
	CHECK: 8585 - SHERIFF'S OFFICE	\$71.75		
	CHECK: 8587 - SHERIFF'S OFFICE	\$1,158.68		
	CHECK: 8588 - SHERIFF'S OFFICE	\$1,158.68		
	TOTAL PAYMENTS	\$2,389.11		
	AMOUNT DUE	\$2,389.11		
	PAYMENT ON INVOICE	(\$2,389.11)		
	BALANCE DUE ON INVOICE	\$0.00		

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

M&T BANK

VS

JESSE YOUNG

NO. 31-2019 ED

NO. 1035-2018 JD

DATE/TIME OF SALE: APRIL 24, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 76100.60

POUNDAGE - 2% OF BID \$ 1522.60

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

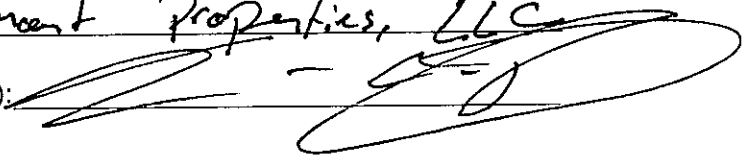
TOTAL AMOUNT NEEDED TO PURCHASE \$ 77622.60

PURCHASER(S): Oakmont Properties, LLC

ADDRESS: 301 E. 5th Street, Berwick, PA 18603

NAMES(S) ON DEED: Oakmont Properties, LLC

PURCHASER(S) SIGNATURE(S):



TOTAL DUE: \$ 77622.60

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
M & T BANK

vs.

Defendant
JESSE YOUNG

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

Sheriff's Sale Date: Wednesday, April 24, 2019

Writ of Execution No. : 2018CV1035

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 639 KNOB MOUNTAIN ROAD, 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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,236.00
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs \$2,059.50

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs \$71.75

Grand Total: \$2,131.25

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

KML Law Group, P.C.
Suite 5000 – BNY 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.

JESSIE L. YOUNG
(Mortgagor(s) and Record Owner(s))
639 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1035

AFFIDAVIT PURSUANT TO RULE 3129

2019 - ED - 31

M&T 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:

639 Knob Mountain Road
Berwick, PA 18603

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

JESSIE L. YOUNG
639 Knob Mountain Road
Berwick, PA 18603

JESSIE L. YOUNG
PO Box 216
Mifflinville, PA 18631

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

JESSIE L. YOUNG
639 Knob Mountain Road
Berwick, PA 18603

JESSIE L. YOUNG
PO Box 216
Mifflinville, PA 18631

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

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

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

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

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

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

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

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

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

TENANTS/OCCUPANTS
639 Knob Mountain Road
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.

DATED: 2/19/19

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

☒ Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
JESSE YOUNG

Case Number
2018CV1035

SHERIFF'S RETURN OF SERVICE

03/13/2019 03:55 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JESSE YOUNG AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815. NEW ADDRESS IS 522 FISHER AVE, CATAWISSA, PA 17820.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

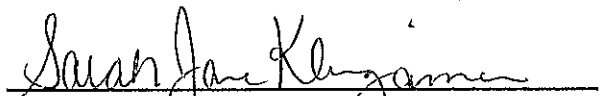
March 13, 2019

NOTARY

Affirmed and subscribed to before me this

13TH day of MARCH, 2019

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



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

(c) CountySuite Sheriff Teleosoft, Inc.

KML Law Group, P.C
Attorneys at Law

Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, Pennsylvania 19106-1532
WWW.KMLLAWGROUP.COM

FACSIMILE TRANSMISSION

DATE: 4/25/2019

TO: Sheriff of Columbia County
Real Estate Division

FAX: (570) 389-5625

PAGES (including cover sheet): 2

FROM: Lisa A. Lanci

PHONE: (215) 825-6474

FAX: (267) 515-5608

RE: Third Party Statement of Claim

Sale Date: 04/24/2019 – Docket 2018-CV-1035

Property Address: 639 Knob Mountain Road, Berwick, PA 18603

Attached please find the Third Party Statement of Claim for the above-cited sale. Please provide a copy of the Schedule of Distribution when available.

Thank you,

Lisa A. Lanci
Team Lead, Post Sale
llanci@kmlawgroup.com

This electronic mail message, and any attachments transmitted with it, contain confidential information, intended only for the named addressee(s). If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, you are hereby notified that any use, distribution, copying or disclosure of this communication is strictly prohibited. If you have received this email in error, please immediately notify the sender by reply email, and delete all copies of this communication from your computer and network. Thank you.

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

In the Court of
Common Pleas
of Columbia County

vs.
JESSIE L. YOUNG
639 Knob Mountain Road
Berwick, PA 18603

CIVIL ACTION - LAW

No. 2018-CV-1035

Defendant(s)

SALE BOOK #:

SALE WRIT #:

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

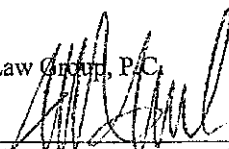
To the Sheriff of Columbia County, Pa.:

M&T BANK, ("Plaintiff") does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above number held on April 24, 2019 of property located at 639 Knob Mountain Road Berwick PA 18603. Plaintiff is the holder of a mortgage dated July 14, 2016, which is recorded in Mortgage Instrument: 201605415, Columbia County Records. Plaintiff claims as follows:

Judgment Amount: \$139,480.49*

Date: April 25, 2019

KML Law Group, P.C.

By: 
Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588 ✓

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 \$76,100.00.

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

03000510

**PNC BANK**PNC Bank, National Association
Northeast PA**No. 3098069**

60-1/313

CASHIER'S CHECKDATE APRIL 24, 2019PAY TO THE
ORDER OF COLUMBIA COUNTY SHERIFF'S OFFICE\$ **77,622.00**SEVENTY SEVEN THOUSAND SIX HUNDRED TWENTY TWO AND 00 / 100TH

DOLLARS

 Security features
provided
Details on backOAKMONT PROPERTIES LLC

REMITTER

PNC Bank, National Association


OFFICIAL SIGNATURE

MP

⑈03098069⑈ ⑆031300012⑆

9015003061⑈

SHERIFF'S SALE COST SHEET

18-1035
31-19

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$180.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$36.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$24.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$6.00	
NOTARY	\$10.00	
TOTAL *****		\$428.50

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$1236.00	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$1486.00

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$71.75	
TOTAL *****		\$81.75

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$5.00	
TOTAL *****		\$5.00

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$0.00

SURCHARGE FEE (DSTE)	\$130.00	
MISC. _____	\$	
TOTAL *****		\$0.00

TOTAL COSTS (OPENING BID) \$2131.25

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

REAL ESTATE TAX CERTIFICATION

Date: 04/04/2019

Fee: \$5.00

Cert. NO: 34930

YOUNG JESSIE L
522 FISHER AVE
CATAWISSA PA 17820

District: BRIARCREEK TWP
Deed: 20160 -5414
Location: 639 KNOB MOUNTAIN RD
Parcel Id:07 -10 -028-14,000

Assessment: 29,863
Balances as of 04/04/2019

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

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2019 - REAL ESTATE

As of Date: 04/04/2019 09:58:30 AM

Owner: YOUNG JESSIE L

639 KNOB MOUNTAIN RD

BERWICK PA 18603

Municipality: BRIARCREEK TOWNSHIP

Parcel #: 07 -10 -028-14,000

Property Desc:

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
012107	F	\$29.26	04/30/2019	\$29.86	06/30/2019	\$32.85	08/31/2019
		Payment					
012107	G	\$333.19	04/30/2019	\$339.99	06/30/2019	\$373.99	08/31/2019
		Payment					
012107	S	\$29.26	04/30/2019	\$29.86	06/30/2019	\$32.85	08/31/2019
		Payment					
012107	R	\$175.60	04/30/2019	\$179.18	06/30/2019	\$197.10	08/31/2019
		Payment					
Totals:		\$567.31		\$578.89		\$636.79	

Total Paid To Date:

\$0.00

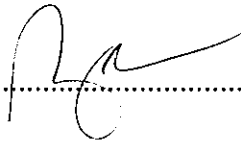
Signature

Date

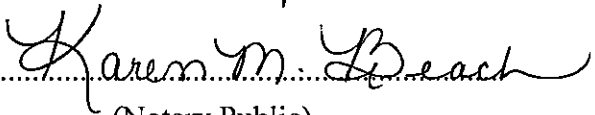
THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

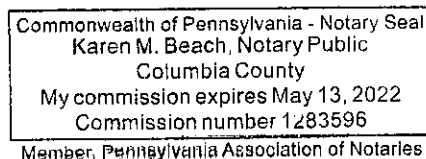
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice April 3, 10, 17, 2019 and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 17th day of April, 2019

.....
(Notary Public)



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

.....

KML LAW GROUP, P.C.
SUITE 5000 BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

March 26, 2019

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

RE: No. 2018-CV-1035
JESSIE L. YOUNG

Real Estate Division:

The above case may be sold on April 24, 2019. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Winter Dunn
Legal Assistant

**IN THE COURT OF COMMON PLEAS OF Columbia
COUNTY**

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

JESSIE L. YOUNG,

Mortgagor(s) and Record Owner(s)

639 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2018-CV-1035 / 2019-ED-31

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129**

CODE:

FILED ON BEHALF OF:

M&T BANK

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969

KML LAW GROUP, P.C.
Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
3129@kmlawgroup.com
Attorney for Plaintiff

183538FC
CF: 08/21/2018
SD: 04/24/2019
\$139,480.49

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

JESSIE L. YOUNG
Mortgagor(s) and
Record Owner(s)

639 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1035 / 2019-ED-31

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

Winter Dunn, an 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.
- ☐ Certified mail by Sheriff's Office.
- ☐ 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)(i)).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

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 Sheriff's Office. 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.

Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail by KML Law Group, P.C. Service 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 using Postal Form 3817. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages and therefore only the first page of the proof of mailing, which shows the postmark date but may not show each party, is attached to this Affidavit. As set forth in the Affidavit, the firm has certified that the notice of sale mail was sent to all lien holders and parties in interest on this date noted on the postmark.

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

DATED: March 26, 2019

Respectfully submitted,

BY: Winter Dunn
Legal Assistant
KML Law Group, P.C.



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

M&T BANK; et seq.
Plaintiff (Petitioner)

V.

JESSIE L. YOUNG; et al.
Defendant (Respondent)

CASE and/or DOCKET No.: 2018-CV-1035

Sheriff's Sale Date: 04/24/2019

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, JOHN JONES, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served JESSIE L. YOUNG the above process on the 7 day of March, 2019, at 5:27 o'clock, P.M. at 639 Knob Mountain Road Berwick, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By posting a copy of the original process on the most public part of the property pursuant to an order of court

Service was attempted on the following dates/times:

1) _____ 2) _____ 3) _____

Commonwealth/State of Pennsylvania) SS:
County of Luzerne)

Before me, the undersigned notary public, this day, personally, appeared John Jones 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.

(Signature of Affiant)

File Number: 1835387C

Case ID #: 5460654

Subscribed and sworn to before me

this 20 day of March, 2019.

Cynthia A. DeLuca

Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

CYNTHIA A. DeLUCA, Notary Public

Hazleton City, Luzerne County

My Commission Expires February 05, 2020

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

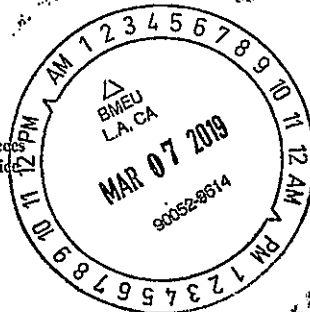
PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 7, 2019



List Number of Pieces
Listed by Sender

101

Total Number of Pieces
Received at Post office



Postmaster
Name of receiving employee

Dated:

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
1	306191	2342161650	TENANTS/OCCUPANTS 606 Main Street Freemansburg, PA 18017	\$0.650	\$0.41
2	306183	2342161651	Secretary of Housing and Urban Development c/o Attorney General of the United States of America Washington, DC 20530	\$0.650	\$0.41
3	306199	2342161652	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	\$0.41
4	306184	2342161653	Secretary of Housing and Urban Development c/o US Attorney 970 Broad Street Washington, NJ 07102	\$0.650	\$0.41
5	306189	2342161654	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
6	306201	2342161655	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.41
7	306153	2342161656	David Spelman 5193 Berkshire Valley Road Oak Ridge, NJ 07438	\$0.650	\$0.41
8	306202	2342161657	TENANTS/OCCUPANTS 2005 Clarendon Drive Easton, PA 18040	\$0.650	\$0.41
9	306190	2342161658	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.41
10	306187	2342161659	DOMESTIC RELATIONS OF NORTHAMPTON COUNTY 669 Washington Street Easton, PA 18042	\$0.650	\$0.41
11	306185	2342161660	BOROUGH OF FREEMANSBURG c/o Portnoff Law Associates, Ltd. P.O. Box 391 Norristown, PA 19404	\$0.650	\$0.41
12	306186	2342161661	COMMONWEALTH OF PA, NORTHAMPTON COUNTY Northampton County Courthouse 669 Washington Street Easton, PA 18042	\$0.650	\$0.41
13	306151	2342161662	Carmel Spelman 5193 Berkshire Valley Road Oak Ridge, NJ 07438	\$0.650	\$0.41
14	306198	2342161663	DOMESTIC RELATIONS OF NORTHAMPTON COUNTY 669 Washington Street Easton, PA 18042	\$0.650	\$0.41
15	306200	2342161664	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
16	306188	2342161665	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	\$0.41
17	306250	2342161666	NUNES, LORA L. 25 Homestead Lane Lehighton, PA 18235	\$0.650	\$0.41
18	306248	2342161667	TENANTS/OCCUPANTS 262 Patterson Road Finleyville, PA 15332	\$0.650	\$0.41



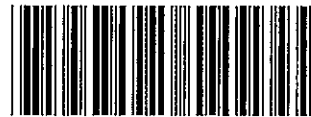
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Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
19	306240	2342161668	FIRST NATIONAL BANK OF PENNSYLVANIA c/o AAS DEBT RECOVERY INC PO BOX 129 Monroeville, PA 15146	\$0.650	\$0.41
20	306245	2342161669	RINGGOLD SCHOOL DISTRICT c/o Jill M. Wojdyla, Esq. 2700 HORIZON DRIVE SUITE 100 KING OF PRUSSIA, PA 19406	\$0.650	\$0.41
21	306247	2342161670	RINGGOLD SCHOOL DISTRICT AND TOWNSHIP OF UNION c/o Litigation Department 546 Wendel Road Irwin, PA 15642	\$0.650	\$0.41
22	306244	2342161671	RINGGOLD SCHOOL DISTRICT c/o Christopher E. Vincent, Esq. 546 Wendel Road Irwin, PA 15642	\$0.650	\$0.41
23	306246	2342161672	RINGGOLD SCHOOL DISTRICT c/o Portnoff Law Associates P.O. Box 391 Norristown, PA 19466	\$0.650	\$0.41
24	306249	2342161673	TOWNSHIP OF UNION c/o Christopher E. Vincent, Esq. 546 Wendel Road Irwin, PA 15642	\$0.650	\$0.41
25	306242	2342161674	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
26	306238	2342161675	DOMESTIC RELATIONS OF WASHINGTON COUNTY 29 W Cherry Avenue #311 Washington, PA 15301	\$0.650	\$0.41
27	306241	2342161676	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	\$0.41
28	306243	2342161677	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.41
29	306230	2342161678	EASTERDAY, BRUCE J. 2052 West Broad Street Bethlehem, PA 18018	\$0.650	\$0.41
30	306252	2342161679	NUNES, LORA L. 106 Main Street Emmaus, PA 18049	\$0.650	\$0.41
31	306239	2342161680	FIRST NATIONAL BANK OF PENNSYLVANIA c/o Bernard C. John, Esq. 2526 Monroeville Blvd, Suite 205 I- Alstan Mall Monroeville, PA 15146	\$0.650	\$0.41
32	306316	2342161681	THE REDEVELOPMENT AUTHORITY OF LEBANON 303 Chestnut Street Lebanon, PA 17042	\$0.650	\$0.41
33	306260	2342161682	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.41
34	306315	2342161683	TENANTS/OCCUPANTS 339 Boyd Street Cornwall, PA 17016	\$0.650	\$0.41
35	306272	2342161684	TOWNSHIP OF NORTH ANNVILLE C/O Melissa J. Noyes, Esq. 1601 Cornwall Road Lebanon, PA 17042	\$0.650	\$0.41
36	306271	2342161685	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 280948 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
37	306267	2342161686	DOMESTIC RELATIONS OF LEBANON COUNTY ROOM 202 MUNICIPAL BUILDING 400 SOUTH 8TH STREET LEBANON, PA 17042-6794	\$0.650	\$0.41



1093491

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
38	306309	2342161687	DOMESTIC RELATIONS OF LEBANON COUNTY ROOM 202 MUNICIPAL BUILDING 400 SOUTH 8TH STREET LEBANON, PA 17042-6794	\$0.650	\$0.41
39	306257	2342161688	DOMESTIC RELATIONS OF LEBANON COUNTY ROOM 202 MUNICIPAL BUILDING 400 SOUTH 8TH STREET LEBANON, PA 17042-6794	\$0.650	\$0.41
40	306314	2342161689	SECRETARY OF HOUSING & URBAN DEVELOPEMENT 451 Seventh Street, S.W. Washington, D. 20410	\$0.650	\$0.41
41	306266	2342161690	DISCOVER BANK C/O Jonathan Cawley, Esq. 500 Office Center Drive Fort Washington, PA 19034	\$0.650	\$0.41
42	306259	2342161691	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
43	306270	2342161692	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
44	306310	2342161693	George Christenson Esq 411 Chestnut Street Lebanon, PA 17042	\$0.650	\$0.41
45	306268	2342161694	LEBANON COUNTY CLERK OF COURTS Lebanon County Courthouse 400 S. 8th Street Lebanon, PA 17042	\$0.650	\$0.41
46	306313	2342161695	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.41
47	306274	2342161696	US ATTORNEY GENERAL'S OFFICE, US DOJ 950 Pennsylvania Ave, NW Washington, DC 20530	\$0.650	\$0.41
48	306269	2342161697	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	\$0.41
49	306261	2342161698	TENANTS/OCCUPANTS 616 East High Street Lebanon, PA 17042	\$0.650	\$0.41
50	306258	2342161699	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	\$0.41
51	306311	2342161700	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	\$0.41
52	306312	2342161701	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
53	306265	2342161702	DISCOVER BANK 6500 New Albany Road New Albany, OH 43054	\$0.650	\$0.41
54	306308	2342161703	CENDANT MORTGAGE CORPORATION 3000 Leadenhall Road Mount Laurel, NJ 08054	\$0.650	\$0.41
55	306273	2342161704	TOWNSHIP OF NORTH ANNVILLE 1020 N. Route 934 Annville, PA 17003	\$0.650	\$0.41
56	306331	2342161705	Any and All Current Occupants 6922 Theodore Street Philadelphia, PA 19142	\$0.650	\$0.41
57	306427	2342162469	James Godderz 814 Fourth Street Ocean City, NJ 08226	\$0.650	\$0.41
58	306429	2342162470	Leilani Crane 814 Fourth Street Ocean City, NJ 08226	\$0.650	\$0.41



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
59	306459	2342162471	IRS 400 United States Post Office & Courthouse Pittsburgh, PA 15219	\$0.650	\$0.41
60	306455	2342162472	DOMESTIC RELATIONS OF CAMBRIA COUNTY 499 Manor Drive PO Box 398 Ebensburg, PA 15931	\$0.650	\$0.41
61	306433	2342162473	YOUNG, JESSIE L. 639 Knob Mountain Road Berwick, PA 18603	\$0.650	\$0.41
62	306460	2342162474	MAURER, ESQUIRE, SYDNEY M. Michael A. Sossong, Attorney at Law 3133 New Germany Road, Suite 59- Mini Mall Edensburg, PA 15931	\$0.650	\$0.41
63	306443	2342162475	American Dental Center, LLC 1441 Morris Avenue Union, NJ 07083	\$0.650	\$0.41
64	306447	2342162476	Miriam Roman 463 Edgar Road Elizabeth, NJ 07202	\$0.650	\$0.41
65	306468	2342162477	WOOLLEY, KEVIN 201 SE 2nd Avenue Apt. 603 Miami, FL 33131	\$0.650	\$0.41
66	306435	2342162478	YOUNG, JESSIE L. PO Box 216 Mifflinville, PA 18631	\$0.650	\$0.41
67	306437	2342162479	Pamela S. Maliszewski 19 Myrtle Avenue Belleville, NJ 07109	\$0.650	\$0.41
68	306466	2342162480	TENANTS/OCCUPANTS 618 Diamond Boulevard and 626 Diamond Boulevard a/k/a 620 Diamond Boulevard Johnstown, PA 15905	\$0.650	\$0.41
69	306463	2342162481	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.41
70	306467	2342162482	Wells Fargo Bank, N.A. PO Box 3696 MAC P6053-021 Portland, OR 97208	\$0.650	\$0.41
71	306464	2342162483	Phillips & Cohen Associates, Ltd. oh behalf of Citibank, N.A. 1004 Justison Street Wilmington, DE 19801	\$0.650	\$0.41
72	306431	2342162484	Edith A. Kall 334 Rock Road East West Amwell, NJ 08530	\$0.650	\$0.41
73	306445	2342162485	Jose Lago 463 Edgar Road Elizabeth, NJ 07202	\$0.650	\$0.41
74	306458	2342162486	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1000 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222	\$0.650	\$0.41
75	306456	2342162487	FIRST COMMONWEALTH BANK 217 Franklin Street Johnstown, PA 15901	\$0.650	\$0.41
76	306465	2342162488	Southmont Borough 148 Wonder Street Johnstown, PA 15905	\$0.650	\$0.41
77	306462	2342162489	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
78	306439	2342162490	Richard Maliszewski 19 Myrtle Avenue Belleville, NJ 07109	\$0.650	\$0.41
79	306457	2342162491	First Commonwealth Bank 654 Philadelphia Street Indiana, PA 15701	\$0.650	\$0.41



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Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
80	306461	2342162492	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	\$0.41
81	306454	2342162493	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486	\$0.650	\$0.41
82	306453	2342162494	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128	\$0.650	\$0.41
83	306451	2342162495	Thrift Investment Corporation 720 King Georges Road Fords, NJ 08863	\$0.650	\$0.41
84	306449	2342162496	Steven Landy & Associates, PLLC, attorney for American Dental Center, LLC 270 Madison Avenue, Suite 1400 New York, NY 10016	\$0.650	\$0.41
85	306401	2342162497	Cleveland A. Foat Jr. 5 Read Drive Sicklerville, NJ 08081	\$0.650	\$0.41
86	306397	2342162498	5 Read Drive Trust P.O. Box 551 Pennsauken, NJ 8110	\$0.650	\$0.41
87	306409	2342162499	Patricia L. Brandimarto 584 Barclay Court Williamstown, NJ 08094	\$0.650	\$0.41
88	306405	2342162500	Michael Brandimarto 584 Barclay Court Williamstown, NJ 08094	\$0.650	\$0.41
89	306411	2342162501	State of New Jersey C/O Attorney General CN 080 Trenton, NJ 08625	\$0.650	\$0.41
90	306419	2342162502	Mr. or Mrs. Solomon, spouse or civil partner of Jessica M. Solomon 27 Fourth Avenue Floor 1 Pelham, NY 10803	\$0.650	\$0.41
91	306421	2342162503	State of New Jersey C/O Attorney General CN 080 Trenton, NJ 08625	\$0.650	\$0.41
92	306399	2342162504	Capital One Bank USA NA 810 Bloomfield Avenue West Caldwell, NJ 07006	\$0.650	\$0.41
93	306425	2342162505	United States of America c/o U.S. Attorney 970 Broad Street Newark, NJ 07102	\$0.650	\$0.41
94	306403	2342162506	Melissa L. Foat 5 Read Drive Sicklerville, NJ 08081	\$0.650	\$0.41
95	306407	2342162507	New Century Financial Services 110 South Jefferson Road Whippany, NJ 07981	\$0.650	\$0.41
96	306391	2342162508	Luis Fontan a/k/a Luis A. Fontan, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest 92 Quartz Lane Paterson, NJ 07501	\$0.650	\$0.41
97	306417	2342162509	Jessica M. Solomon, Individually and as Administratrix of the Estate of Elizabeth Sher a/k/a Elizabeth N. Sher 27 Fourth Avenue Floor 1 Pelham, NY 10803	\$0.650	\$0.41
98	306423	2342162510	United States of America c/o Attorney General of the United States of America Washington, DC 20530	\$0.650	\$0.41
99	306413	2342162511	County Educators Federal Credit Union 16 East Lincoln Avenue Roselle Park, NJ 07204	\$0.650	\$0.41

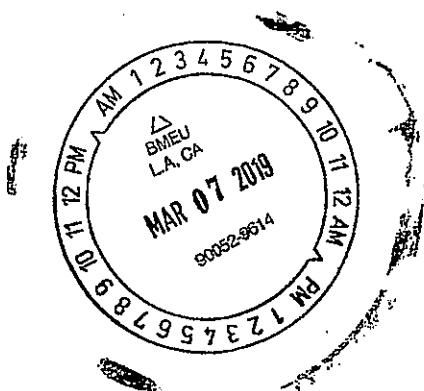
KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 7, 2019



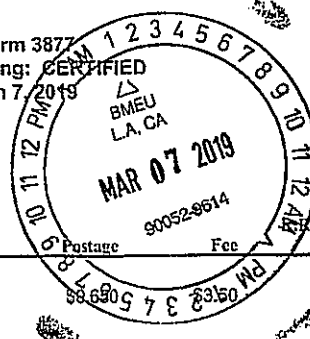
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Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
100	306393	2342162512	Mr. or Mrs. Fontan, husband or wife of Luis Fontan a/k/a Luis A. Fontan, the spouse, domestic partner or civil union partner of Luis Fontan a/k/a Luis A. Fontan 92 Quartz Lane Paterson, NJ 07501	\$0.650	\$0.41
101	306415	2342162513	Renee Heller a/k/a Renee C. Heller 2778 Kathleen Terrace Union, NJ 07083	\$0.650	\$0.41
Totals				\$65.65	\$41.41
Grand Total:					\$107.06



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

PS form 3877
Type of Mailing: CERTIFIED
March 7, 2019



Line	Article Number	Name, Street & P.O. Address	Postage	Fee	RRF	Rest. Del. Fee	Reference
1	9314 8100 1170 0992 1724 74	United States of America c/o Attorney General of the United States of America Washington, DC 20530	\$0.650	\$3.50	\$1.60	\$0.00	306424
2	9314 8100 1170 0992 1724 81	Mr. or Mrs. Solomon, spouse or civil partner of Jessica M. Solomon 27 Fourth Avenue Floor 1 Pelham, NY 10803	\$0.650	\$3.50	\$1.60	\$0.00	306420
3	9314 8100 1170 0992 1724 98	United States of America c/o U.S. Attorney 970 Broad Street Newark, NJ 07102	\$0.650	\$3.50	\$1.60	\$0.00	306426
4	9314 8100 1170 0992 1725 04	Cleveland A. Foat Jr. 5 Read Drive Sicklerville, NJ 08081	\$0.650	\$3.50	\$1.60	\$0.00	306402
5	9314 8100 1170 0992 1725 11	5 Read Drive Trust P.O. Box 551 Pennsauken, NJ 8110	\$0.650	\$3.50	\$1.60	\$0.00	306398
6	9314 8100 1170 0992 1725 28	Mr. or Mrs. Fontan, husband or wife of Luis Fontan a/k/a Luis A. Fontan, the spouse, domestic partner or civil union partner of Luis Fontan a/k/a Luis A. Fontan 92 Quartz Lane Paterson, NJ 07501	\$0.650	\$3.50	\$1.60	\$0.00	306394
7	9314 8100 1170 0992 1725 35	Melissa L. Foat 5 Read Drive Sicklerville, NJ 08081	\$0.650	\$3.50	\$1.60	\$0.00	306404
8	9314 8100 1170 0992 1725 42	Patricia L. Brandimarto 584 Barclay Court Williamstown, NJ 08094	\$0.650	\$3.50	\$1.60	\$0.00	306410
9	9314 8100 1170 0992 1725 59	Luis Fontan a/k/a Luis A. Fontan, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest 92 Quartz Lane Paterson, NJ 07501	\$0.650	\$3.50	\$1.60	\$0.00	306392
10	9314 8100 1170 0992 1725 66	County Educators Federal Credit Union 16 East Lincoln Avenue Roselle Park, NJ 07204	\$0.650	\$3.50	\$1.60	\$0.00	306414
11	9314 8100 1170 0992 1725 73	Renee Heller a/k/a Renee C. Heller 2778 Kathleen Terrace Union, NJ 07083	\$0.650	\$3.50	\$1.60	\$0.00	306416
12	9314 8100 1170 0992 1725 80	Michael Brandimarto 584 Barclay Court Williamstown, NJ 08094	\$0.650	\$3.50	\$1.60	\$0.00	306406
13	9314 8100 1170 0992 1725 97	New Century Financial Services 110 South Jefferson Road Whippany, NJ 07981	\$0.650	\$3.50	\$1.60	\$0.00	306408
14	9314 8100 1170 0992 1726 03	State of New Jersey C/O Attorney General CN 080 Trenton, NJ 08625	\$0.650	\$3.50	\$1.60	\$0.00	306412
15	9314 8100 1170 0992 1726 10	Capital One Bank USA NA 810 Bloomfield Avenue West Caldwell, NJ 07006	\$0.650	\$3.50	\$1.60	\$0.00	306400
16	9314 8100 1170 0992 1726 27	State of New Jersey C/O Attorney General CN 080 Trenton, NJ 08625	\$0.650	\$3.50	\$1.60	\$0.00	306422
17	9314 8100 1170 0992 1726 34	Jessica M. Solomon, individually and as Administratrix of the Estate of Elizabeth Sher a/k/a Elizabeth N. Sher 27 Fourth Avenue Floor 1 Pelham, NY 10803	\$0.650	\$3.50	\$1.60	\$0.00	306418
18	9314 8100 1170 0992 1726 41	David Spelman 5193 Berkshire Valley Road Oak Ridge, NJ 07438	\$0.650	\$3.50	\$1.60	\$0.00	306154
19	9314 8100 1170 0992 1726 58	Carmel Spelman 5193 Berkshire Valley Road Oak Ridge, NJ 07438	\$0.650	\$3.50	\$1.60	\$0.00	306152
20	9314 8100 1170 0992 1726 65	EASTERDAY, BRUCE J. 2052 West Broad Street Bethlehem, PA 18018	\$0.650	\$3.50	\$1.60	\$0.00	306231

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

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March 7, 2019



Line	Article Number	Name, Street & P.O. Address	Postage	Fee	R.R./RRE Fee	Rest. Del. Fee	Reference
21	9314 8100 1170 0992 1726 72	NUNES, LORA L. 25 Homestead Lane Lehighton, PA 18235	\$0.650	\$3.50	\$1.60	\$0.00	306251
22	9314 8100 1170 0992 1726 89	NUNES, LORA L. 106 Main Street Emmaus, PA 18049	\$0.650	\$3.50	\$1.60	\$0.00	306253
23	9314 8100 1170 0992 1726 96	Leilani Crane 814 Fourth Street Ocean City, NJ 08226	\$0.650	\$3.50	\$1.60	\$0.00	306430
24	9314 8100 1170 0992 1727 02	James Godderz 814 Fourth Street Ocean City, NJ 08226	\$0.650	\$3.50	\$1.60	\$0.00	306428
25	9314 8100 1170 0992 1727 19	American Dental Center, LLC 1441 Morris Avenue Union, NJ 07083	\$0.650	\$3.50	\$1.60	\$0.00	306444
26	9314 8100 1170 0992 1727 26	Thrift Investment Corporation 720 King Georges Road Fords, NJ 08863	\$0.650	\$3.50	\$1.60	\$0.00	306452
27	9314 8100 1170 0992 1727 33	Pamela S. Maliszewski 19 Myrtle Avenue Belleville, NJ 07109	\$0.650	\$3.50	\$1.60	\$0.00	306438
28	9314 8100 1170 0992 1727 40	YOUNG, JESSIE L. PO Box 216 Mifflinville, PA 18631	\$0.650	\$3.50	\$1.60	\$0.00	306436
29	9314 8100 1170 0992 1727 57	Miriam Roman 463 Edgar Road Elizabeth, NJ 07202	\$0.650	\$3.50	\$1.60	\$0.00	306448
30	9314 8100 1170 0992 1727 64	Jose Lago 463 Edgar Road Elizabeth, NJ 07202	\$0.650	\$3.50	\$1.60	\$0.00	306446
31	9314 8100 1170 0992 1727 71	YOUNG, JESSIE L. 639 Knob Mountain Road Berwick, PA 18603	\$0.650	\$3.50	\$1.60	\$0.00	306434
32	9314 8100 1170 0992 1727 88	Steven Landy & Associates, PLLC, attorney for American Dental Center, LLC 270 Madison Avenue, Suite 1400 New York, NY 10016	\$0.650	\$3.50	\$1.60	\$0.00	306450
33	9314 8100 1170 0992 1727 95	Richard Maliszewski 19 Myrtle Avenue Belleville, NJ 07109	\$0.650	\$3.50	\$1.60	\$0.00	306440
34	9314 8100 1170 0992 1728 01	Edith A. Kall 334 Rock Road East West Amwell, NJ 08530	\$0.650	\$3.50	\$1.60	\$0.00	306432

Totals \$22.10 \$119.00 \$54.40 \$0.00

Grand Total: \$195.50

List Number of Pieces
Listed by Sender
34

Total Number of Pieces
Received at Post office

Postmaster:
Name of receiving employee

Dated:

Certified Mail Only: 0 Total Certified mail w/RR: 0 Total Certified Mail w/RR: 34



M&T BANK
One Fountain Plaza
Buffalo, NY 14203

vs.

JESSIE L. YOUNG
639 Knob Mountain Road
Berwick, PA 18603

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

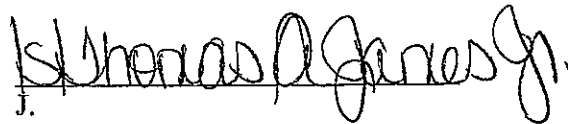
2018-CV-1035

ORDER

AND NOW, this 28 day of September, 2018, upon consideration of the Plaintiff's Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's efforts to ascertain the present whereabouts of Defendant, Jessie L. Young have been unsuccessful, it is hereby

ORDERED and DECREED that Plaintiff's Motion is granted, and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant Jessie L. Young by (i) posting a copy of same upon the subject property, located at 639 Knob Mountain Road, Berwick, PA, 18603 (the "Property"), and (ii) sending a copy of same by certified and regular mail to the Property and to PO Box 216, Mifflinville, PA 18631.

BY THE COURT:



Distribution list:

Michael T. McKeever, Esquire, Suite 5000 – BNY Independence Center, 701 Market Street,
Philadelphia, PA 19106-1532

JESSIE L. YOUNG, 639 Knob Mountain Road Berwick, PA 18603

FILED
PROTHOTARY
2018 OCT - 2 A. 8:14
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA



1093722

List Number of Pieces
Listed by Sender

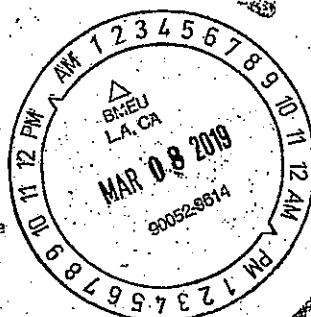
Total Number of Pieces
Received at Post office

198

Postmaster:
Name of receiving employee

Dated:

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
1	306489	2342173372	BRINK, JANALLE J. 5827 Saint Lawrence Road Coalport, PA 16627	\$0.650	\$0.41
2	306514	2342173373	TRAN, TASHNYKA 7501 Manchester Road Elkins Park, PA 19027	\$0.650	\$0.41
3	306512	2342173374	TRAN, TASHNYKA 8009 Mansfield Ave, Apt 1 Philadelphia, PA 19150	\$0.650	\$0.41
4	306499	2342173375	SMITH III, LONNIE J. 4 Dauber Road aka 4 Dauber Lane Canton, PA 17724	\$0.650	\$0.41
5	306493	2342173376	ALLEN, SANDRA 3688 Stonefield Street SW Concord, NC 28027	\$0.650	\$0.41
6	306524	2342173377	PICHARDO, LUIS A. 5262 Pennway Street Philadelphia, PA 19124	\$0.650	\$0.41
7	306516	2342173378	TRAN, TASHNYKA 1311 Barrowdale Road Jenkintown, PA 19046	\$0.650	\$0.41
8	306491	2342173379	ALLEN, SANDRA 372 Wild Acres Drive f/k/a RR 1 Box 1160 Dingsman Ferry, PA 18328	\$0.650	\$0.41
9	306615	2342173380	WOLFORD, JACQUELYN A. 287A Oxford Road New Oxford, PA 17350	\$0.650	\$0.41
10	306533	2342173381	LOPRINZI, CHERYL 73 Port Colden Road Washington, NJ 07882	\$0.650	\$0.41
11	306617	2342173382	WOLFORD, JACQUELYN A. 500 Main Street Mcsherrystown, PA 17344	\$0.650	\$0.41
12	306581	2342173383	WEAVER, CRAIG S. 428- 430 Church Street Royersford, PA 19468	\$0.650	\$0.41
13	306605	2342173384	VOGEL JANE T. 601 West Elm Street Norristown, PA 19401	\$0.650	\$0.41
14	306603	2342173385	LONG, ROBERT R. 601 West Elm Street Norristown, PA 19401	\$0.650	\$0.41
15	306529	2342173386	LOPRINZI JR., SALVATORE 7331 Swagger Road Point Pleasant, PA 18950	\$0.650	\$0.41
16	306535	2342173387	LOPRINZI, SALVATORE 25 Old Hwy 22 Clinton, NJ 08809	\$0.650	\$0.41
17	306539	2342173388	THOMAS, HAZEL L 212 Troon Ct. Limerick, PA 19468	\$0.650	\$0.41
18	306537	2342173389	THOMAS, HAZEL L 2870 Morris Road Lansdale, PA 19446	\$0.650	\$0.41
19	306619	2342173390	WOLFORD, RONALD E. 287A Oxford Road New Oxford, PA 17350	\$0.650	\$0.41
20	306531	2342173391	LOPRINZI, CHERYL 7331 Swagger Road Point Pleasant, PA 18950	\$0.650	\$0.41
21	306551	2342173392	ELLIS, COLLEEN C. 2552 South Dewey Street Philadelphia, PA 19142	\$0.650	\$0.41
22	306583	2342173393	WEAVER, THERESA A. 428- 430 Church Street Royersford, PA 19468	\$0.650	\$0.41



KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

JESSIE L. YOUNG
Mortgagor(s) and Record Owner(s)

639 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2018-CV-1035 / 2019-ED-31

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:

639 Knob Mountain Road
Berwick, PA 18603

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

JESSIE L. YOUNG
639 Knob Mountain Road
Berwick, PA 18603

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

JESSIE L. YOUNG
639 Knob Mountain Road
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:

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

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

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

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

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

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


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

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

TENANTS/OCCUPANTS
639 Knob Mountain Road
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: March 26, 2019



KML Law Group, P.C.
BY: 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.

JESSIE L. YOUNG
(Mortgagor and Record Owner)

639 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2018-CV-1035

**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

Attorneys for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
JESSE YOUNG

Case Number
2018CV1035

SHERIFF'S RETURN OF SERVICE

03/19/2019 10:41 AM - DEPUTY SCOTT MAYERNICK, 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 639 KNOB MOUNTAIN ROAD, BERWICK, PA 18803.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

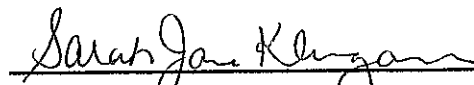
March 19, 2019

NOTARY

Affirmed and subscribed to before me this

19TH day of MARCH, 2019

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



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

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 02/22/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1161004
Description: JESSE YOUNG SHERIFF
SALE
Run Dates: 03/03/19 to 03/17/19
Class: 2
Agate Lines: 204
Blind Box:

Total Ad Cost \$1,236.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/03/19	03/17/19	3	\$1,236.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1035

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, APRIL 24, 2019 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin in the center of Legislative Route No. 19041 leading from Orangeville to Summerhill at the southeast corner of Lot No. 7; THENCE along the easterly line of Lot No. 7, North 7 degrees West, a distance of 299.65 feet to a point in the centerline of Legislative Route No. 19040 leading from Jonestown to Summerhill; THENCE along the centerline of Legislative Route No. 19040, South 80 degrees 20 minutes East, a distance of 278.41 feet to a point in the center of Legislative Route No. 19041; THENCE along the center of Legislative Route No. 10941, South 86 degrees 32 minutes West, a distance of 90.17 feet to the place of BEGINNING. CONTAINING 0.60 acres in accordance to a survey prepared by Lawrence G. Lebo, dated April 17, 1973, of the Woffinger Plot, Briar Creek Township, Columbia County, Pennsylvania, designated as Lot No. EXCEPTING AND RESERVING unto former Grantors, their heirs and assigns, a 16 foot right-of-way abutting the most northerly line of Legislative Route No. 19041 and extending from the easterly line of Lot No. 7 to the westerly line of Lot No. 9. BEING THE SAME PREMISES which Jason D. McKenna and Tonya McKenna, husband and wife, by Deed dated July 14, 2016, and to be recorded in the Office of the Recorder of Deeds in and for Columbia County simultaneously with the recording of this Mortgage, granted and conveyed unto Jessie L. Young, Mortgagor herein. PARCEL 07 10 02814000
PROPERTY ADDRESS: 639 Knob Mountain Road, Berwick, PA 18603

PROPERTY ADDRESS: 639 KNOB MOUNTAIN ROAD, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 07-10-028-14000

Seized and taken into execution to be sold as the property of JESSE YOUNG 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. 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.
YOUNG, JESSE

Case Number
2018CV1035

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Final Service:

Served: Personally · Adult In Charge Posted · Other

Primary Address: 639 KNOB MOUNTAIN ROAD
BERWICK, PA 18603

Adult In Charge:

Phone: **DOB:**

Relation:

Alternate Address:

Date: 3-19-19 **Time:** 10:41

Phone:

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2018CV1035

639 KNOB MOUNTAIN ROAD, 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.
YOUNG, JESSE

Case Number
2018CV1035

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 31

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570-764-3392

Check Berwick P.O.

Good Address
522 Fisher Ave
Catawissa

35 W main st
Office

Serve To:

Name: JESSE YOUNG

Primary Address: P.O. BOX 216
MIFFLINVILLE, PA 18631

Phone: **DOB:**

Alternate Address: 639 KNOB MOUNTAIN ROAD
BERWICK, PA 18603

Phone: Bad

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3/13/19 **Time:** 15:55

Deputy: 7 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	2/25/19	2/25/19	2/27/19	2/27/19	3/12/19	3/13/19
Time:	10:40	12:12	13:45	13:45	3:52	9:06a
Mileage:	—	—	—	—	—	—
Deputy:	6	6	6	6	8	8

Service Attempt Notes:

1. Property vacant
2. Check Mifflinville P.C. No info
3. Checked J.NET. Possible address of: 1013 West street Mifflinville or 126 Walnut Dr. Berwick
- or (522 Fisher Ave Catawissa.)
4. Checked Berwick P.O. They gave Catawissa address
5. 4C
6. Spoke w/ Jesse Young she will pick-up today 3/13 after 3:15p

YOUNG, JESSE

2018CV1035

P.O. BOX 216, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
YOUNG, JESSE

Case Number
2018CV1035

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 31

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JESSE YOUNG

Primary Address: 639 KNOB MOUNTAIN ROAD
BERWICK, PA 18603

Phone: *Bad* DOB:

Alternate Address: 35 W MAIN ST

Phone: OFFICE

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3/13/19 Time: 15:55

Deputy: 7 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	2/25/19	2/25/19				
Time:	10:40	12:12				
Mileage:	—	—				
Deputy:	G	G				

Service Attempt Notes:

1. Property vacant.
2. Check Hillinville P.O. No info
- 3.
- 4.
- 5.
- 6.

YOUNG, JESSE

2018CV1035

639 KNOB MOUNTAIN ROAD, 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.
YOUNG, JESSE

Case Number
2018CV1035

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 31

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def.

Date: 2/25/19

Time: 10:46

Deputy: 6

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

ROTHERY, JOAN M.

2018CV1035

122 TWIN CHURCH ROAD, 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.
YOUNG, JESSE

Case Number
2018CV1035

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 31

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Harris

Relation: Clerk

Date: 2/25/19 **Time:** 10:27

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2018CV1035

1108 FREAS AVENUE, 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.
YOUNG, JESSE

Case Number
2018CV1035

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 31
Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 639 KNOB MOUNTAIN ROAD
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: House Vacant

Date: 2/25/19 **Time:** 10:46

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2018CV1035

639 KNOB MOUNTAIN ROAD, BERWICK, PA 18603

NO EXPIRATION

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

M&T BANK

Plaintiff

vs.

JESSIE L. YOUNG

NO. 2018-CV-1035

Defendant(s)

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

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

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

JESSIE L. YOUNG

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

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

NONE

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

Date

2/14/19

By:

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ David Fein Pa. ID 82628

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

____ Matthew K. Fissel Pa. ID 314567

____ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

____ Lauren B. Karl Pa. ID 88209

☒ Kevin G. McDonald Pa. ID 203783

____ Brooke R. Waisbord Pa ID 326432

Attorneys for Plaintiff



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-
Birth Date:
Last Name: YOUNG
First Name: JESSIE
Middle Name: L
Status As Of: Feb-13-2019
Certificate ID: 8T3Y7WTG3HH5NBP

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-
Birth Date:
Last Name: YOUNG
First Name: JESSIE
Middle Name:
Status As Of: Feb-13-2019
Certificate ID: 19S7334MHDC28ZK

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

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

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

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

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

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

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

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

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

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

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

In the Court of Common Pleas of Columbia County

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

No. 2018-CV-1035

vs.

JESSIE L. YOUNG
(Mortgagor(s) and Record Owner(s))
639 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

PRAECIPE FOR JUDGMENT

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.

Enter the Judgment in favor of Plaintiff and against JESSIE L. YOUNG by default for want of an Answer.

Assess damages as follows:

Debt \$139,480.49

Interest from 2/14/2019 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Offazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

X Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

FILED
PROTHONOTARY
2019 FEB 20 P 12:22
CLERK OF COURT
COUNTY OF COLUMBIA

AND NOW

Feb. 20

2019

, Judgment is entered in favor of M&T BANK and against JESSIE L. YOUNG by default for want of an Answer and damages assessed in the sum of \$139,480.49 as per the above certification.

Barbara N. Schetty

Prothonotary

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

No. 2018-CV-1035

vs.

JESSIE L. YOUNG
(Mortgagors and Record Owner(s))
639 Knob Mountain Road
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~~ Barbara N. Silvestri
Prothonotary

By: Barbara N. Silvestri /cc

Deputy

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

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

Attorney for Plaintiff

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

FILED
PROTHONOTARY

2019 FEB 20 P 12:22

CLERK OF COURTS
COUNTY OF COLUMBIA

vs.

JESSIE L. YOUNG
(Mortgagor(s) and Record owner(s))
639 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1035

ORDER FOR JUDGMENT

Please enter Judgment in favor of M&T BANK, and against JESSIE L. YOUNG 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 \$139,480.49.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

☒ Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

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 One Fountain Plaza Buffalo, NY 14203 and that the name(s) and last known address(es) of the Defendant(s) is/are JESSIE L. YOUNG, 639 Knob Mountain Road Berwick, PA 18603 and PO Box 216, Mifflinville, PA 18631.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

☒ Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

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

Principal Balance	\$133,590.07
Interest from 01/01/2018 through 02/13/2019	\$5,057.84
Late Charges	\$339.48
Pro Rata PMI/MIP	\$92.94
Property Inspections	\$42.00
Escrow/Impound Overdraft	\$358.16

\$139,480.49

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

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Nora C. Viggiano Pa. ID 320864

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X Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

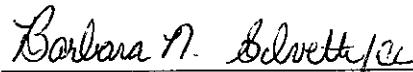
Attorneys for Plaintiff

CLERK OF COURTS
COUNTY OF COLORADO

2019 FEB 20 P 12:22

FILED
PROTHONOTARY

AND NOW, this 20th day of Feb., 2019 damages are assessed as above.



Pro Prothy

2018-CV-1035/183538FC

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

P.R.C.P 3180-3183

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

FILED
PROTHONOTARY

2019 FEB 20 P 12: 22

CLERK OF COURTS
COUNTY OF COLUMBIA

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

JESSIE L. YOUNG
Mortgagor(s) and Record Owner(s)
639 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1035

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$139,480.49

Interest from
2/14/2019 to Date of
Sale at 3.3750%

(Costs to be added)

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

X Kevin G. McDonald Pa. ID 203783

Attorneys for Plaintiff

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

M&T BANK
One Fountain Plaza
Buffalo, NY 14203

vs.

JESSIE L. YOUNG
639 Knob Mountain Road
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2018-CV-1035

2019-ED-31

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 639 Knob Mountain Road Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$139,480.49

Interest From 2/14/2019
Through Date of Sale

(Costs to be added)

Dated: 2/20/2019

Barbara N. Oliveto
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Stephen J. Stacey

No. 2018-CV-1035

IN THE COURT OF COMMON PLEAS

M&T BANK

vs.

JESSIE L. YOUNG
Mortgagor(s)
639 Knob Mountain Road Berwick, PA 18603

WRIT OF EXECUTION	
(Mortgage Foreclosure)	
REAL DEBT	\$139,480.49
INTEREST from	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

KML Law Group, P.C.
Attorney for Plaintiff
KML Law Group, P.C.
Suite 5000 -- BNY Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
YOUNG, JESSE

Case Number
2018CV1035

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 31

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Claudia Roper

Relation: Secretart

Date: 2-25-14 **Time:** 10:00

Deputy: 7 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV1035 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.
YOUNG, JESSE

Case Number
2018CV1035

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 31

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 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: Sherry Evans

Relation: Clerk

Date: 2-25-19

Time: 09:55

Deputy: 7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV1035

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

67-10-02814000

Brian Cr Twp

REAL ESTATE OUTLINE

ED # 2019 ED 31

DATE RECEIVED 2-20-2019
DOCKET AND INDEX 2018 CV 1035

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>	<i>emailed</i>
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>914029</u>

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

SALE DATE April 24+ TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1035

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, APRIL 24, 2019
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center of Legislative Route No. 19041 leading from Orangeville to Summerhill at the southeast corner of Lot No. 7; THENCE along the easterly line of Lot No. 7. North 7 degrees West, a distance of 299.65 feet to a point in the centerline of Legislative Route No. 19040 leading from Jonestown to Summerhill; THENCE along the centerline of Legislative Route No. 19040, South 80 degrees 20 minutes East, a distance of 278.41 feet to a point in the center of Legislative Route No. 19041; THENCE along the center of Legislative Route No. 10941, South 86 degrees 32 minutes West, a distance of 90.17 feet to the place of BEGINNING.

CONTAINING 0.60 acres in accordance to a survey prepared by Lawrence G. Lebo, dated April 17, 1973, of the Wolfinger Plot, Briar Creek Township, Columbia County, Pennsylvania, designated as Lot No. 8.

EXCEPTING AND RESERVING unto former Grantors, their heirs and assigns, a 16 foot right-of-way abutting the most northerly line of Legislative Route No. 19041 and extending from the easterly line of Lot No. 7 to the westerly line of Lot No. 9.

BEING THE SAME PREMISES which Jason D. McKenna and Tonya McKenna, husband and wife, by Deed dated July 14, 2016, and to be recorded in the Office of the Recorder of Deeds in and for Columbia County simultaneously with the recording of this Mortgage, granted and conveyed unto Jessie L. Young, Mortgagor herein.

PARCEL 07 10 02814000

PROPERTY ADDRESS: 639 Knob Mountain Road, Berwick, PA 18603

PROPERTY ADDRESS: 639 KNOB MOUNTAIN ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-10-028-14000

Seized and taken into execution to be sold as the property of JESSE YOUNG 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center of Legislative Route No. 19041 leading from Orangeville to Summerhill at the southeast corner of Lot No. 7; THENCE along the easterly line of Lot No. 7. North 7 degrees West, a distance of 299.65 feet to a point in the centerline of Legislative Route No. 19040 leading from Jonestown to Summerhill; THENCE along the centerline of Legislative Route No. 19040, South 80 degrees 20 minutes East, a distance of 278.41 feet to a point in the center of Legislative Route No. 19041; THENCE along the center of Legislative Route No. 10941, South 86 degrees 32 minutes West, a distance of 90.17 feet to the place of BEGINNING.

CONTAINING 0.60 acres in accordance to a survey prepared by Lawrence G. Lebo, dated April 17, 1973, of the Wolfinger Plot, Briar Creek Township, Columbia County, Pennsylvania, designated as Lot No. 8.

EXCEPTING AND RESERVING unto former Grantors, their heirs and assigns, a 16 foot right-of-way abutting the most northerly line of Legislative Route No. 19041 and extending from the easterly line of Lot No. 7 to the westerly line of Lot No. 9.

BEING THE SAME PREMISES which Jason D. McKenna and Tonya McKenna, husband and wife, by Deed dated July 14, 2016, and to be recorded in the Office of the Recorder of Deeds in and for Columbia County simultaneously with the recording of this Mortgage, granted and conveyed unto Jessie L. Young, Mortgagor herein.

PARCEL #: 07 10 02814000

PROPERTY ADDRESS: 639 Knob Mountain Road, Berwick, PA 18603

KML Law Group, P.C.
Suite 5000 - BNY 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.

JESSIE L. YOUNG
Mortgagor(s) and Record Owner(s)

639 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-1035

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 such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

☒ Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

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
One Fountain Plaza
Buffalo, NY 14203

Plaintiff

vs.

JESSIE L. YOUNG
(Mortgagor and Record Owner)

639 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2018-CV-1035

**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

Lauren B. Karl Pa. ID 88209

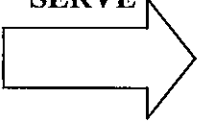
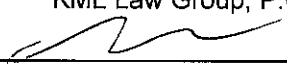
X Kevin G. McDonald Pa. ID 203783

Maria D. Miksich Pa. ID 319383

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ M&T BANK		COURT NUMBER 2018-CV-1035	
DEFENDANT/S/ JESSIE L. YOUNG		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JESSIE L. YOUNG		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 639 Knob Mountain Road, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C. 		TELEPHONE NUMBER (215) 825-6344	DATE February 13, 2019
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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

February 13, 2019
Docket #2018-CV-1035

ATTENTION: COLUMBIA COUNTY SHERIFF

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

JESSIE L. YOUNG will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

Document Receipt

Trans #	15451	Carrier / service:	USPS Server	First-Class Mail®	2/22/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000151297

Doc Ref #: 2019ED31

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15450	Carrier / service:	USPS Server	First-Class Mail®	2/22/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000151280

Doc Ref #: 2019ED31

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15453	Carrier / service:	USPS Server	First-Class Mail®	2/22/2019 12:00:00 AM
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Ship to:

PA DEPT OF LABOR & INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000151310

Doc Ref #: 2019ED31

Postage 5.4200

HARRISBURG PA 17121

Document Receipt

Trans #	15449	Carrier / service:	USPS Server	First-Class Mail®	2/22/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000151273

Doc Ref #: 2019ED31

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15448	Carrier / service:	USPS Server	First-Class Mail®	2/22/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000151266

Doc Ref #: 2019ED31

Postage 5.4200

HARRISBURG PA 17105

KML LAW GROUP, P.C.

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

914029

FIRSTRUST

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

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office 100 North Main Street Floor B2
Doylestown, PA 18901

MEMO YOUNG; 183538FC

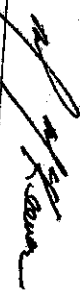
February 14, 2019

\$ 1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE



⑈00914029⑈ ⑆236073801⑆ 80 00082775⑈