

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
LINDA KESSLER

Case Number
2017CV876

PROPERTY ADDRESS
2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
02/23/2019	Advance Fee	Advance Fee	18796	\$0.00	\$2,000.00
02/23/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/23/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/23/2019	Crying Sale			\$10.00	\$0.00
02/23/2019	Docketing			\$15.00	\$0.00
02/23/2019	Levy			\$15.00	\$0.00
02/23/2019	Mailing Costs			\$30.00	\$0.00
02/23/2019	Posting Handbill			\$15.00	\$0.00
02/23/2019	Press Enterprise Inc.			\$1,362.00	\$0.00
02/23/2019	Sheriff Automation Fund			\$50.00	\$0.00
02/23/2019	Web Posting			\$100.00	\$0.00
04/08/2019	Continued or Cancelled Sale	Postponed to: 6/12/2019		\$10.00	\$0.00
06/05/2019	Service			\$150.00	\$0.00
06/05/2019	Service Mileage			\$10.00	\$0.00
06/05/2019	Copies			\$5.00	\$0.00
06/05/2019	Notary Fee			\$10.00	\$0.00
06/05/2019	Tax Claim Search			\$5.00	\$0.00
06/05/2019	Surcharge			\$110.00	\$0.00
06/12/2019	Continued or Cancelled Sale	Postponed to: 8/28/2019		\$10.00	\$0.00
08/28/2019	Refund	(PAID 08/28/2019)	8686	\$60.50	\$0.00
				\$2,000.00	\$2,000.00

TOTAL BALANCE:	\$0.00
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**Hladik, Onorato
& Federman, LLP**
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454-1489
Phone: (215) 855-9521
Fax: (215) 855-9121
jmcvittie@hoflawgroup.com

August 27, 2019

Columbia County Sheriff's Department
Attn: Real Estate Division
Via Fax 570-389-5625

Re: The Bank of New York Mellon, Trustee v. Linda Kessler
Columbia County CCP Docket No: 2017-CV-0000876-MF
Property Address: 2820 White Birch Lane, Bloomsburg, PA 17815

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on August 28, 2019. Please **STAY** the Sheriff Sale. This stay is requested due to Defendants' ongoing Bankruptcy case.

Should you require any additional information, please contact our office.

Thank you for your assistance in this matter.

Very truly yours,

Jessica McVittie, Paralegal

File No. 16-00870 SPS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
THE BANK OF NEW YORK MELLON	vs.	LINDA KESSLER

Attorney for the Plaintiff:
HLADIK ONORATO AND FEDERMAN LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454

Sheriff's Sale Date: Wednesday, August 28, 2019

Writ of Execution No. : 2017CV876

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

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		\$30.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,362.00
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
Continued or Cancelled Sale	Postponed to: 6/12/2019	\$10.00
Service		\$150.00
Service Mileage		\$10.00
Distribution Form		\$25.00
Copies		\$5.00
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$110.00
Continued or Cancelled Sale	Postponed to: 8/28/2019	\$10.00
Total Sheriff Costs		\$2,134.50

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	
	\$71.75

Grand Total:	\$2,206.25
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

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

THE BANK OF NEW YORK MELLON VS. LINDA KESSLER

NO. 33-2019 ED

NO. 876-2017 JD

DATE/TIME OF SALE: *Aug 28* , 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F

Plaintiff

v.

LINDA KESSLER

Defendant.

DOCKET NO. 2017-CV-0000876-MF

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for June 12, 2019 at 9:00AM in the above-captioned matter has been continued until August 28, 2019 at 9:00AM.

CERTIFICATE OF FILING

I am filing with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

CERTIFICATE OF SERVICE


I hereby certify that on this date I served a true and correct copy of the notice of the Date of Continued Sheriff's Sale by regular mail on the person(s) listed below:

Linda Kessler
2520 White Birch Lane
Bloomsburg, PA 17815

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6-12-19



Stephen M. Hladik, Esquire
Attorney for Plaintiff
Attorney ID No. 66287
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521
File No. 16-00870 SPS

cc. Columbia County Sheriff's Department

FIRST-CLASS MAIL

06/12/2019

06/12/2019
\$000.50

70

ZIP 19454

011D11851205

JMcV 14-00870 SPS

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068

Stephen M. Hladik, Esq., ID No. 66287

Anthony L. Ciuca, Esq., ID No. 307869

Lauren L. Schuler, Esq., ID No. 321536

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Attorneys for Plaintiff

File No. 16-00870 /SPS

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F,

Plaintiff,

v.

LINDA KESSLER,

Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

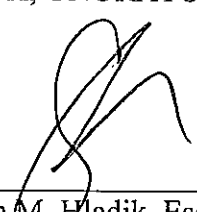
DOCKET NO. 2017-CV-0000876-MF

CERTIFICATE OF COMPLIANCE

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

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6-12-17



Stephen M. Hladik, Esquire
Attorney ID No. 66287
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FILED
PROTHONOTARY

2019 JUN 27 A 10:50

DOCKET NO. 2017-CV-0000876-MF

CLERK OF COURTS
COUNTY OF COLUMBIA

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE HOLDERS OF THE EQCC ASSET
BACKED CERTIFICATES, SERIES 2001-1F

Plaintiff

v.

LINDA KESSLER

Defendant.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for June 12, 2019 at 9:00AM in the above-captioned matter has been continued until August 28, 2019 at 9:00AM.

CERTIFICATE OF FILING

I am filing with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

CERTIFICATE OF SERVICE

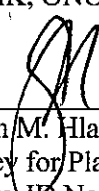
I hereby certify that on this date I served a true and correct copy of the notice of the Date of Continued Sheriff's Sale by regular mail on the person(s) listed below:

Linda Kessler
2520 White Birch Lane
Bloomsburg, PA 17815

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6-12-19



Stephen M. Hladik, Esquire
Attorney for Plaintiff
Attorney ID No. 66287
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521
File No. 16-00870 SPS

cc. Columbia County Sheriff's Department



Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454-1489
Phone: (215) 855-9521
Fax: (215) 855-9121
jmcvittie@hoflawgroup.com

June 11, 2019

Columbia County Sheriff's Department
Attn: Real Estate Division
Via Fax 570-389-5625

Re: The Bank of New York Mellon, Trustee v. Linda Kessler
Columbia County CCP Docket No: 2017-CV-0000876-MF
Property Address: 2820 White Birch Lane, Bloomsburg, PA 17815

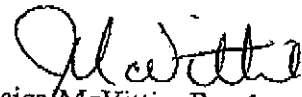
Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on June 12, 2018. Please **POSTPONE** the Sheriff Sale to August 28, 2019.

Should you require any additional information, please contact our office.

Thank you for your assistance in this matter.

Very truly yours,


Jessica McVittie, Paralegal

File No. 16-00870 SPS

SHERIFF'S SALE COST SHEET

17-876

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>377.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1362.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1612.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>76.75</u>	
TOTAL *****		\$ <u>86.75</u>

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

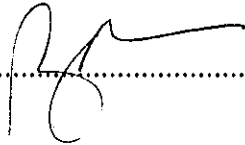
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

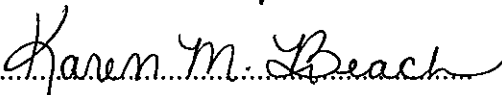
TOTAL COSTS (OPENING BID) \$ 2186.25

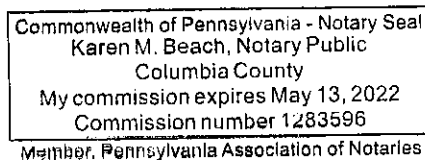
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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.

.....



Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454-1489
Phone: (215) 855-9521
Fax: (215) 855-9121
jmcvittie@hoflawgroup.com

April 5, 2019

Columbia County Sheriff's Department
Attn: Real Estate Division
Via Fax 570-389-5625

Re: The Bank of New York Mellon, Trustee v. Linda Kessler
Columbia County CCP Docket No: 2017-CV-0000876-MF
Property Address: 2820 White Birch Lane, Bloomsburg, PA 17815

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on April 24, 2018. Please **POSTPONE** the Sheriff Sale to June 12, 2019.

Should you require any additional information, please contact our office.

Thank you for your assistance in this matter.

Very truly yours,

Jessica McVittie, Paralegal

File No. 16-00870 SPS

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: 34925

KESSLER ALBERT J & LINDA
2820 WHITE BIRCH LANE
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 0253 -1149
Location: 2820 WHITE BIRCH LN
Parcel Id:31 -04A-094-00,000

Assessment: 36,520
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: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
LINDA KESSLER

Case Number
2017CV876

SHERIFF'S RETURN OF SERVICE

02/25/2019 11:49 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRIAN KESSLER HER SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LINDA KESSLER AT 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 25, 2019

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

NOTARY

Affirmed and subscribed to before me this

25TH day of FEBRUARY, 2019

Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

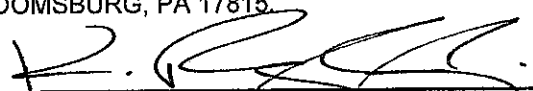


THE BANK OF NEW YORK MELLON
vs.
LINDA KESSLER

Case Number
2017CV876

SHERIFF'S RETURN OF SERVICE

03/18/2019 01:41 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

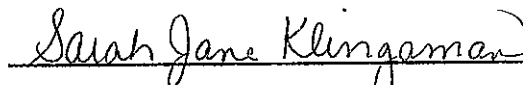
March 18, 2019

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

NOTARY

Affirmed and subscribed to before me this

18TH day of MARCH, 2019



Plaintiff Attorney, HLADIK ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

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)

Primary Address: 2820 WHITE BIRCH LANE
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3/18/19

Time:

1341

Deputy:

4

Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV876

2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815 NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 02/26/19

Account:

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

Ad ID: 1161150
Description: LINDA KESSLER SALE
Run Dates: 04/03/19 to 04/17/19
Class: 2
Agate Lines: 225
Blind Box:

Total Ad Cost \$1,362.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/03/19	04/17/19	3	\$1,362.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV876

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, parcel and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southerly side of White Birch Lane; thence along the dividing line of Lots No. 16 and 17, South 0 degrees 24 minutes East, 158 feet to a stake; thence along land of William Perrigo, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of the said Grantors and Lot No. 18, North 16 degrees 18 minutes West, 184 feet to a stake; thence along the Southern side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southern side of White Birch Lane, by a curve, 15 feet to a stake the place of beginning.

CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said description being taken from a survey prepared by A. Carl Wolfe, R.S.

BEING THE SAME PREMISES which Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, by Deed dated November 12, 1971 and recorded on November 15, 1971, in the Columbia County Recorder of Deeds Office at Deed Book Volume 253 at Page 1149, granted and conveyed unto Albert J. Kessler and Linda Kessler, husband and wife.

AND THE SAID Albert J. Kessler having departed this life on or about June 21, 2016 where by operation of law title vested in

surviving tenant, Linda Kessler,
Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815
Parcel ID. No. 31-04-094

PROPERTY ADDRESS: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04A-094

Seized and taken into execution to be sold as the property of LINDA KESSLER in suite of THE BANK OF NEW YORK MELLON.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
HLADIK ONORATO AND FEDERMAN LLP
NORTH WALES, PA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV876

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, parcel and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southerly side of White Birch Lane; thence along the dividing line of Lots No. 16 and 17, South 0 degrees 24 minutes East, 158 feet to a stake; thence along land of William Perrige, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of the said Grantors and Lot No. 18, North 16 degrees 18 minutes West, 184 feet to a stake; thence along the Southern side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southern side of White Birch Lane, by a curve, 15 feet to a stake the place of beginning.

CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said description being taken from a survey prepared by A. Carl Wolfe, R.S.

BEING THE SAME PREMISES which Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, by Deed dated November 12, 1971 and recorded on November 15, 1971, in the Columbia County Recorder of Deeds Office at Deed Book Volume 253 at Page 1149, granted and conveyed unto Albert J. Kessler and Linda Kessler, husband and wife.

AND THE SAID Albert J. Kessler having departed this life on or about June 21, 2016 where by operation of law title vested in surviving tenant, Linda Kessler.

Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815

Parcel I.D. No. 31-04-094

PROPERTY ADDRESS: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04A-094

Seized and taken into execution to be sold as the property of LINDA KESSLER in suit of THE BANK OF NEW YORK MELLON.

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:
HLADIK ONORATO AND FEDERMAN LLP
NORTH WALES, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 33

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: LINDA KESSLER
Primary Address: 2820 WHITE BIRCH LANE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Brian Kessler

Relation: son

Date: 2-25-19 Time: 11:49

Deputy: 7 Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

KESSLER, LINDA

2017CV876

2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

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: 33
Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 2820 WHITE BIRCH LANE
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted · Other

Adult In Charge: Brian Kessler

Relation: Son

Date: 2-25-19 **Time:** 11:49

Deputy: 7 **Mileage:**

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2017CV876

2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 33

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: Melody Bohling

Primary Address: 350 Tenny St.
Bloomsburg, PA 17815

Phone: 570-594-4560

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Lorraine Loreman

Relation: Clerk

Date: 2-25-19 Time: 11:55

Deputy: 7 Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BOHLING, MELODY

2017CV876

350 TENNY ST., BLOOMSBURG, PA 17815

NO EXPIRATION

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 16-00870 / RMLS

CITIBANK, N.A., AS TRUSTEE ON BEHALF
OF THE NRZ PASS-THROUGH TRUST VI,

Plaintiff,

v.

LINDA KESSLER,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF
2019-ED-33

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

2820 White Birch Lane, Bloomsburg, Township of Scott, Columbia County, PA 17815.
(SEE LEGAL DESCRIPTION ATTACHED AS **Exhibit "A"**)

Amount Due.	\$ 82,025.97
Interest from November 3, 2017 through the date on which the property is sold at Sheriff's Sale at the <i>per</i> <i>diem</i> of \$7.26	\$
TOTAL	\$

Date: 02-22-19

Bahman Schutte
Prothonotary
Prothonotary & Clerk of Sev. Courts
My Com. Exp. 1st Monday in 2020

BY

LEGAL DESCRIPTION

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BEGINNING at a stake on the Southerly side of White Birch Lane; thence along the dividing line of Lots No. 16 and 17, South 0 degrees 24 minutes East, 158 feet to a stake; thence along land of William Perrige, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of the said Grantors and Lot No. 18, North 16 degrees 18 minutes West, 184 feet to a stake; thence along the Southern side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southern side of White Birch Lane, by a curve, 15 feet to a stake the place of beginning.

CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said description being taken from a survey prepared by A. Carl Wolfe, R.S.

BEING THE SAME PREMISES which Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, by Deed dated November 12, 1971 and recorded on November 15, 1971, in the Columbia County Recorder of Deeds Office at Deed Book Volume 253 at Page 1149, granted and conveyed unto Albert J. Kessler and Linda Kessler, husband and wife.

AND THE SAID Albert J. Kessler having departed this life on or about June 21, 2016 where by operation of law title vested in surviving tenant, Linda Kessler.

Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815

Parcel I.D. No. 31-04A-094



HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 16-00870 / RMLS

CITIBANK, N.A., AS TRUSTEE ON BEHALF
OF THE NRZ PASS-THROUGH TRUST VI,
Plaintiff,

v.

LINDA KESSLER,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2019-ED-33

AFFIDAVIT PURSUANT TO RULE 3129.1

Citibank, N.A., as Trustee on behalf of the NRZ Pass-Through Trust VI, Plaintiff in the above-captioned action, sets forth as of the date of the Praecipe for Writ of Execution (Mortgage Foreclosure) was filed, the following was information concerning the real property situate at 2820 White Birch Lane, Bloomsburg, Township of Scott, Columbia County, PA 17815, being more particularly described on Exhibit "A" attached hereto and incorporated by reference.

1. Names and Addresses of Owner or Reputed Owner:

Name:

Linda Kessler

Address:

2820 White Birch Lane
Bloomsburg, PA 17815

2. Name and address of Defendant to the judgment:

Name:

Linda Kessler

Address:

2820 White Birch Lane
Bloomsburg, PA 17815

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

Name:	Address:
Citibank, N.A., as Trustee on behalf of the NRZ Pass-Through Trust VI, Plaintiff	c/o Select Portfolio Servicing, Inc. 3217 S. Decker Lake Drive Salt Lake City, UT 84119
Bank of New York, as Trustee	c/o Goldbeck, McCafferty & McKeever Suite 5000, Mellon Independence Center 701 Market Street Philadelphia, PA 19106

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

Name:	Address:
Citibank, N.A., as Trustee on behalf of the NRZ Pass-Through Trust VI, Plaintiff	c/o Select Portfolio Servicing, Inc. 3217 S. Decker Lake Drive Salt Lake City, UT 84119
Pennsylvania Housing Finance Agency	211 North Front Street PO Box 15530 Harrisburg, PA 17105
	PO Box 8029 Harrisburg, PA 17105-8029

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

N/A

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

N/A

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

Name:	Address:
Tenant / Occupant	2820 White Birch Lane Bloomsburg, PA 17815
Commonwealth of PA Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105

Columbia County Domestic Relations

11 W. Main Street
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue
Inheritance Tax Division


Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 2/19/19



Stephen M. Hladik, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

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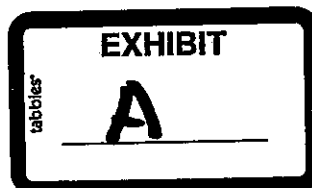
CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said description being taken from a survey prepared by A. Carl Wolfe, R.S.

BEING THE SAME PREMISES which Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, by Deed dated November 12, 1971 and recorded on November 15, 1971, in the Columbia County Recorder of Deeds Office at Deed Book Volume 253 at Page 1149, granted and conveyed unto Albert J. Kessler and Linda Kessler, husband and wife.

AND THE SAID Albert J. Kessler having departed this life on or about June 21, 2016 where by operation of law title vested in surviving tenant, Linda Kessler.

Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815

Parcel I.D. No. 31-04A-094



HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 16-00870 RMLS

CITIBANK, N.A., AS TRUSTEE ON BEHALF
OF THE NRZ PASS-THROUGH TRUST VI,
Plaintiff,

v.

LINDA KESSLER,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

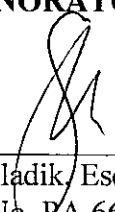
**CERTIFICATE OF COMPLIANCE REGARDING
PLAINTIFF'S AFFIDAVIT PURSUANT TO PA R.C.P. 3129.1**

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Dated: 2/19/19



Stephen M. Hladik, Esquire
Attorney ID No. PA 66287
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521
Attorney for Plaintiff

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: February 25, 2019

Re: Sheriff's Sale Advertising Dates

CITIBANK N.A. AS TRUSTEE ON BEHALF OF NRZ PASS-THROUGH TRUST VI
VS.

LINDA KESSLER

No 33 of 2019 E.D. and No. 876 of 2017 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week APRIL 3RD, 2019

2nd Week APRIL 10TH, 2019

3rd Week APRIL 17TH, 2019

SALE DATE: APRIL 24TH 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068

Stephen M. Hladik, Esq., ID No. 66287

Anthony L. Ciuca, Esq., ID No. 307869

Lauren L. Schuler, Esq., ID No. 321536

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Attorneys for Plaintiff

File No. 16-00870 / RMLS

CITIBANK, N.A., AS TRUSTEE ON BEHALF
OF THE NRZ PASS-THROUGH TRUST VI,

Plaintiff,

v.

LINDA KESSLER,

Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2019-ED-33

AFFIDAVIT PURSUANT TO RULE 3129.1

Citibank, N.A., as Trustee on behalf of the NRZ Pass-Through Trust VI, Plaintiff in the above-captioned action, sets forth as of the date of the Praecipe for Writ of Execution (Mortgage Foreclosure) was filed, the following was information concerning the real property situate at 2820 White Birch Lane, Bloomsburg, Township of Scott, Columbia County, PA 17815, being more particularly described on Exhibit "A" attached hereto and incorporated by reference.

1. Names and Addresses of Owner or Reputed Owner:

Name:

Linda Kessler

Address:

2820 White Birch Lane

Bloomsburg, PA 17815

2. Name and address of Defendant to the judgment:

Name:

Linda Kessler

Address:

2820 White Birch Lane

Bloomsburg, PA 17815

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

Name:	Address:
Citibank, N.A., as Trustee on behalf of the NRZ Pass-Through Trust VI, Plaintiff	c/o Select Portfolio Servicing, Inc. 3217 S. Decker Lake Drive Salt Lake City, UT 84119
Bank of New York, as Trustee	c/o Goldbeck, McCafferty & McKeever Suite 5000, Mellon Independence Center 701 Market Street Philadelphia, PA 19106

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

Name:	Address:
Citibank, N.A., as Trustee on behalf of the NRZ Pass-Through Trust VI, Plaintiff	c/o Select Portfolio Servicing, Inc. 3217 S. Decker Lake Drive Salt Lake City, UT 84119
Pennsylvania Housing Finance Agency	211 North Front Street PO Box 15530 Harrisburg, PA 17105
	PO Box 8029 Harrisburg, PA 17105-8029

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

N/A

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

N/A

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

Name:	Address:
Tenant / Occupant	2820 White Birch Lane Bloomsburg, PA 17815
Commonwealth of PA Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105

Columbia County Domestic Relations

11 W. Main Street
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue
Inheritance Tax Division


Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 2/19/19



Stephen M. Hladik, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

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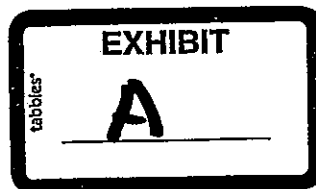
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AND THE SAID Albert J. Kessler having departed this life on or about June 21, 2016 where by operation of law title vested in surviving tenant, Linda Kessler.

Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815

Parcel I.D. No. 31-04A-094



HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068

Stephen M. Hladik, Esq., ID No. 66287

Anthony L. Ciuca, Esq., ID No. 307869

Lauren L. Schuler, Esq., ID No. 321536

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Attorneys for Plaintiff

File No. 16-00870 RMLS

CITIBANK, N.A., AS TRUSTEE ON BEHALF
OF THE NRZ PASS-THROUGH TRUST VI,

Plaintiff,

v.

LINDA KESSLER,

Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2019-ED-33

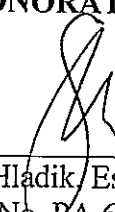
**CERTIFICATE OF COMPLIANCE REGARDING
PLAINTIFF'S AFFIDAVIT PURSUANT TO PA R.C.P. 3129.1**

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Dated: 2/19/19



Stephen M. Hladik, Esquire

Attorney ID No. PA 66287

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 2019 ED 33

DATE RECEIVED 2-22-19
DOCKET AND INDEX 2017 CV 876

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR 2,000. ⁰⁰	<u>X</u>	CK# <u>18796</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 _____

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 16-00870 / RMLS

CITIBANK, N.A., AS TRUSTEE ON BEHALF
OF THE NRZ PASS-THROUGH TRUST VI,

Plaintiff,

v.

LINDA KESSLER,

Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2019-ED-33

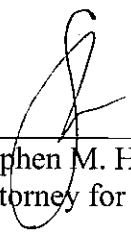
WAIVER OF WATCHMAN

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 party 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.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 2/19/19



Stephen M. Hladik, Esquire
Attorney for Plaintiff

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
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CITIBANK, N.A., AS TRUSTEE ON BEHALF
OF THE NRZ PASS-THROUGH TRUST VI,
Plaintiff,

LINDA KESSLER,
Defendant.


DOCKET NO. 2017-CV-0000876-MF

2019-ED-33


COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF MONTGOMERY)

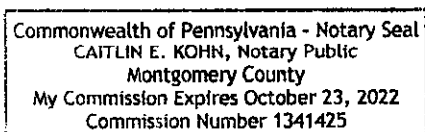
Defendant: Linda Kessler
Age: Over 18
Residence: 2520 White Birch Lane
Bloomsburg, PA 17815

Sworn to and subscribed before me
this 19th day of February 2018.



Notary Public


Stephen M. Hladik, Esquire
Attorney for Plaintiff



HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 16-00870 / RMLS

CITIBANK, N.A., AS TRUSTEE ON BEHALF
OF THE NRZ PASS-THROUGH TRUST VI,

Plaintiff,

v.

LINDA KESSLER,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2019-ED-33

ACT 91 CERTIFICATION

Stephen M. Hladik, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that:


- ☐ the premises are not subject to the provisions of Act 91 because
 - ☐ an FHA Mortgage
 - ☐ non-owner occupied
 - ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 2/19/19



Stephen M. Hladik, Esquire
Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Anthony L. Ciuca, Esq., ID No. 307869
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COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-0000876-MF

2019 - ED - 33

AFFIDAVIT OF LAST KNOWN ADDRESS OF DEFENDANTS


Stephen M. Hladik, Esquire, attorney for the Plaintiff in the above-captioned action, hereby certify that the last known address of each of the Defendants is as follows:

Linda Kessler
2820 White Birch Lane
Bloomsburg, PA 17815

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 2/19/19



Stephen M. Hladik, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southerly side of White Birch Lane; thence along the dividing line of Lots No. 16 and 17, South 0 degrees 24 minutes East, 158 feet to a stake; thence along land of William Perrige, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of the said Grantors and Lot No. 18, North 16 degrees 18 minutes West, 184 feet to a stake; thence along the Southern side of White Birch Lane, North 87 degrees 2 minutes East, 100 feet to a stake; thence along the Southern side of White Birch Lane, by a curve, 15 feet to a stake the place of beginning.

CONTAINING 18,810 square feet and being Lot No. 17 in Scott Town Park, Scott Township, Columbia County, Pennsylvania. Said description being taken from a survey prepared by A. Carl Wolfe, R.S.

BEING THE SAME PREMISES which Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, by Deed dated November 12, 1971 and recorded on November 15, 1971, in the Columbia County Recorder of Deeds Office at Deed Book Volume 253 at Page 1149, granted and conveyed unto Albert J. Kessler and Linda Kessler, husband and wife.

AND THE SAID Albert J. Kessler having departed this life on or about June 21, 2016 where by operation of law title vested in surviving tenant, Linda Kessler.

Being Known as 2820 White Birch Lane, Bloomsburg, PA 17815

Parcel I.D. No. 31-04A-094

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 33

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: Secretary

Date: 2-25-19 Time: 10:00

Deputy: 7 Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2017CV876

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
KESSLER, LINDA

Case Number
2017CV876

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

33

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: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV876

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHORT DESCRIPTION

By virtue of Writ of Execution No. 2017-CV-0000876-MF
Citibank, N.A., as Trustee on behalf of the NRZ Pass-Through Trust VI (Plaintiff) vs. Linda
Kessler, (Defendant)

Property Address 2820 White Birch Lane, Bloomsburg, PA 17815

Parcel I.D. No. 31-04A-094

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$82,025.97

Attorney for Plaintiff:	Stephen M. Hladik, Esquire Hladik, Onorato & Federman, LLP 298 Wissahickon Avenue North Wales, PA 19454
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Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454
Phone (215)855-9521
Fax (215)855-9121

February 19, 2019

Columbia County Sheriff's Department
35 West Main Street
Bloomsburg, PA 17815

RE: The Bank of New York Mellon, et al., v. Linda Kessler
Columbia County Court of Common Pleas No. 2017-CV-0000876-MF
Property situated at: 2820 White Birch Lane, Bloomsburg, PA 17815

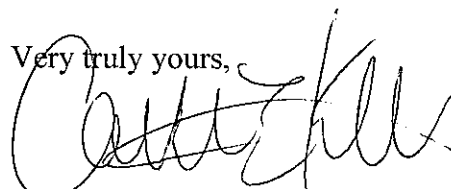
Dear Sir/Madam:

Our Law Firm represents the Plaintiff in the above entitled matter. On our client's behalf, we have scheduled a Sheriff's Sale of the Mortgaged Premises. In accordance with Pennsylvania statutes, kindly effectuate service of the Notice of Sheriff's Sale and Writ of Execution upon the parties specified below (i.e., upon the persons named or adults in charge of residence):

- Linda Kessler
2820 White Birch Lane
Bloomsburg, PA 17815
- Handbill – Please Post
2820 White Birch Lane, Bloomsburg, PA 17815

Please also advertise the Sheriff's Sale

Thank you for your anticipated assistance. Please feel free to contact me if you have any questions.

Very truly yours,

Caitlin Kohn, Paralegal



**Hladik, Onorato
& Federman, LLP**
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454
Phone (215)855-9521
Fax (215)855-9121
ckohn@hoflawgroup.com

February 19, 2019

Columbia County Sheriff's Department
35 West Main Street
Bloomsburg, PA 17815

RE: The Bank of New York Mellon, et al., v. Linda Kessler
Columbia County Court of Common Pleas No. 2017-CV-0000876-MF
Property situated at: 2820 White Birch Lane, Bloomsburg, PA 17815

Dear Sir/Madam:

In order to schedule the above referenced property for Sheriffs' Sale, enclosed please find the following documents:

- One Original Writ of Execution for each defendant, plus two additional copies;
- A deposit check in the amount of \$30000*;
- A copy of the 3129.1 Affidavit, the original having been filed with the Prothonotary;
- A copy of the Notice of Sale for each Defendant to be served; plus three additional copies;
- Instructions for Service for each Defendant and to post the handbill at the property;
- Waiver of Watchman
- An Affidavit of Non-Military Service
- An ACT 91 Certification
- Affidavit of last known address
- Five (5) copies of the full metes and bounds description.

We will be forwarding the Notices of Sale to the necessary lienholders, and an Affidavit of Service of same will be filed and presented to you prior to sale.

Please feel free to call me if you need any clarification or additional information. Thank you for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Caitlin Kohn', written over a horizontal line.

Caitlin Kohn, Paralegal

Document Receipt

Trans #	15464	Carrier / service:	USPS Server	First-Class Mail®	2/25/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000151426

Doc Ref #: 2019ED33

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15465	Carrier / service:	USPS Server	First-Class Mail®	2/25/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000151433

Doc Ref #: 2019ED33

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15463	Carrier / service:	USPS Server	First-Class Mail®	2/25/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000151419
Doc Ref #:	2019ED33
Postage	5.4200

KING OF
PRUSSIA PA 19406

Document Receipt

Trans #	15462	Carrier / service:	USPS Server	First-Class Mail®	2/23/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000151402

Doc Ref #: 2019ED33

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15458	Carrier / service:	USPS Server	First-Class Mail®	2/23/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000151365

Doc Ref #: 2019ED33

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15457	Carrier / service:	USPS Server	First-Class Mail®	2/23/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000151358

Doc Ref #: 2019ED33

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15457	Carrier / service:	USPS Server	First-Class Mail®	2/23/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000151358

Doc Ref #: 2019ED33

Postage 5.4200

HARRISBURG PA 17105

18796
3-180/380
325

TD BANK
AMERICA'S MOST CONVENIENT BANK

HLADIK ONORATO AND FEDERMAN, LLP
DEFAULT SERVICES ACCOUNT
298 WISSAHICKON AVE.
NORTH WALES, PA 19454

AMOUNT

DATE

*****2,000.00

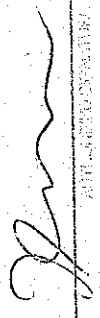
02/15/2019

Two Thousand and 00/100*****

PAY

Columbia County Sheriff's Office
35 W. Main Street
P.O. Box 380
Bloomsburg, PA 17815

TO THE
ORDER
OF



File: 16-00870, 2820 White Birch Lane, Bloomsburg, PA
17815

⑆018796⑆ ⑆036001808⑆ 4270962553⑆

Photo Safe Deposit® Details on Back