

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

REVERSE MORTGAGE FUNDING LLC VS. WILLIAM STATON

NO. 55-2019 ED

NO. 119-2019 JD

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

BID PRICE (INCLUDES COST) \$ 3006.33

POUNDAGE - 2% OF BID \$ 60.13

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3066.46

PURCHASER(S): for RCR from Barbara M. G.

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 3066.46

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1716.46

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
REVERSE MORTGAGE FUNDING LLC		WILLIAM STATON, JR

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

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

Writ of Execution No. : 2019CV119

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1418 7TH AVENUE, 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	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,632.00
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	\$285.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$200.00
Total Sheriff Costs	\$2,670.00

Municipal Costs

Sewer	\$263.58
Total Municipal Costs	\$263.58

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total:	\$3,005.33
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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.

SHERIFF'S SALE COST SHEET

19-119

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>9.50</u>	
NOTARY	\$ <u>10.60</u>	
TOTAL *****		\$ <u>573.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1632.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1882.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>263.58</u>	
WATER 20	\$	
TOTAL *****		\$ <u>263.58</u>

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 3005.33

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

Timothy T. Chamberlain
Sheriff of Columbia
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Re: Reverse Mortgage Funding, LLC vs. William R. Staton, Jr.
Columbia County, Court of Common Pleas, No. 2019-CV-119
Action in Mortgage Foreclosure
Premises: 1418 7th Avenue, Berwick, Pennsylvania 18603
Date of Sheriff's Sale: July 24, 2019

Dear Sheriff:

Enclosed please find a check in the amount of \$1,716.46, an Assignment of Bid and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Federal National Mortgage Association, Granite Park VII, 5600 Granite Pkwy, Plano, TX 75024** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,
Lucy Smith
Legal Assistant

/lsmith
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name McCabe, Weisberg and Conway, LLC		Telephone Number 215-790-1010	
Mailing Address 123 S. Broad Street, Suite 1400		City Philadelphia	State PA
		ZIP Code 19109	

B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Sheriff of Columbia		Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) Federal National Mortgage Association
Mailing Address Columbia County Courthouse, 35 West Main Street		Mailing Address Granite Park VII, 5600 Granite Pkwy	
City Bloomsburg	State PA	ZIP Code 17815	City Plano
		State TX	ZIP Code 75024

C. REAL ESTATE LOCATION

Street Address 1418 7th Avenue		City, Township, Borough Township of Briar Creek	
County Columbia	School District Berwick Area School District	Tax Parcel Number 07-02A-064-01,000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration \$3,066.46	2. Other consideration + 0.00	3. Total Consideration = \$3,066.46
4. County Assessed Value \$15,732.00	5. Common Level Ratio Factor x 4.41	6. Fair Market Value = \$69,378.12

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$69,378.12 / 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☒ Other (Please explain exemption claimed.) Transfer to government instrumentality under a mortgage foreclosure action. 61 Pa. Code § 91.193(b)(1)(v); 12 U.S.C. § 1723a(c)(2).

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 234296	Invoice Date: 11/25/2019 1:24:47 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: DAG

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201909311	BRIARCREEK
	Grantor - STATON, WILLIAM R -JR		11/25/19 1:24:52 PM	TOWNSHIP
	Grantee - FEDERAL NATIONAL MORTGAGE ASSO GRANITE PARK VII			
	Consideration - \$3,066.46			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	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		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8739 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

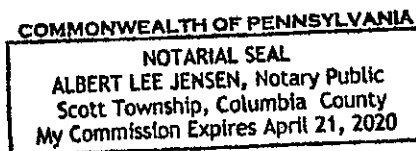
James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March,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

.....*James T. Micklow*.....

Sworn and subscribed to before me this 17 day of July 2019

.....*Albert Lee Jensen*.....

(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.

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE FUNDING LLC
vs.
WILLIAM STATON, JR

Case Number
2019CV119

SHERIFF'S RETURN OF SERVICE

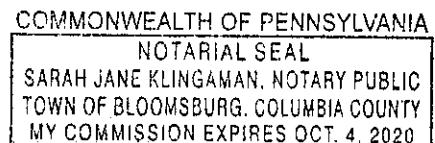
04/26/2019 11:10 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE STACEY GRIFFITH HIS POWER OF ATTY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR WILLIAM STATON, JR AT 1418 7TH AVENUE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 26, 2019



NOTARY

Affirmed and subscribed to before me this

26TH day of APRIL, 2019

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE FUNDING LLC
vs.
WILLIAM STATON, JR

Case Number
2019CV119

SHERIFF'S RETURN OF SERVICE

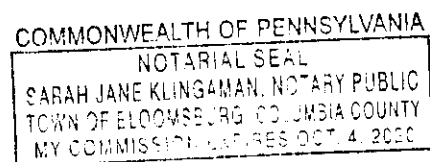
06/18/2019 11:01 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1418 7TH AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 18, 2019



NOTARY

Affirmed and subscribed to before me this

18TH day of JUNE, 2019



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE FUNDING LLC
vs.
STATON JR, WILLIAM

Case Number
2019CV119

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/24/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1418 7TH AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-18-19

Time: 11:01

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2019CV119

1418 7TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

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

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Reverse Mortgage Funding, LLC,

Plaintiff,

v.

William R. Staton, Jr.,

Defendant.

Columbia County
Court of Common Pleas

Number: 2019-CV-119

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1418 7th Avenue, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

William R. Staton, Jr.

1418 7th Avenue
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Name

Address

William R. Staton, Jr.

1418 7th Avenue
Berwick, Pennsylvania 18603

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

Name

Address

Plaintiff herein

Chase Bank USA, N.A.

201 North Walnut Street
Wilmington, DE 19801

Chase Bank USA, N.A. c/o
Weltman, Weinberg & Reis
Co., LPA

436 Seventh Avenue
Suite 1400
Pittsburgh, PA 15219

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

Name

Address

Plaintiff herein

Secretary of Housing and Urban
Development

451 Seventh Street, S.W.
Washington, DC 20410

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

Name

Address

NONE

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

Name

Address

NONE

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

Name

Address

Tenants/Occupants

1418 7th Avenue
Berwick, Pennsylvania 18603

United States of America
c/o United States Attorney for
the Middle District of PA

Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

Domestic Relations of
Columbia County

11 West Main Street
Bloomsburg, PA 17815

Tax Claim Bureau
Columbia County Courthouse

35 West Main Street
Basement Level
Bloomsburg , PA 17815

United States of America
c/o United States Attorney for
the Middle District of PA

William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton , PA 18503

United States of America
Internal Revenue Service
Technical Support Group

William Green Federal Building
600 Arch Street, Room 3259
Philadelphia , PA 19106

Commonwealth of
Pennsylvania

Department of Public Welfare
Bureau of Child Support Enforcement
P.O. Box 2675
Harrisburg, PA 17105
ATTN: Dan Richard

Commonwealth of
Pennsylvania
Inheritance Tax Office

110 North 8th Street
Suite #204
Philadelphia, PA 19107

Commonwealth of
Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

PA Department of Revenue
Bureau of Compliance
Lien Section

P.O. Box 280948
Harrisburg PA 17128-0948

Commonwealth of
Pennsylvania Department of
Revenue Bureau of Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

Commonwealth Of
Pennsylvania

Department Of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

NONE

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

Date: 6/11/19

McCABE, WEISBERG & CONWAY, LLC

BY: 

<input type="checkbox"/> Margaret Gaire, Esq.	<input checked="" type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input checked="" type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input checked="" type="checkbox"/> Lauren M. Moyer, Esq.	<input type="checkbox"/> Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

Reverse Mortgage Funding, LLC v. William R. Staton, Jr.
Columbia County; Number: 2019-CV-119

McCABE, WEISBERG & CONWAY, LLC

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

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Reverse Mortgage Funding, LLC,

Plaintiff,

v.

William R. Staton, Jr.,

Defendant.

Columbia County
Court of Common Pleas

Number: 2019-CV-119

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 7th day of June, 2019, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Affidavit Pursuant to 3129.1 which is attached hereto.

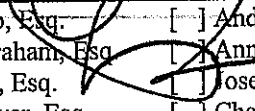
A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 11 DAYOF June, 2019
NOTARY PUBLICDATE: 6/11/19

McCABE, WEISBERG & CONWAY, LLC

BY:


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

Attorneys for Plaintiff

Commonwealth of Pennsylvania - Notary Seal
MICHAEL MOURER, Notary Public
Philadelphia County
My Commission Expires June 10, 2022
Commission Number 1332705

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

Reverse Mortgage Funding, LLC, Plaintiff, v. William R. Staton, Jr., Defendant.	Columbia County Court of Common Pleas Number: 2019-CV-119
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DATE: June 7, 2019

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: William R. Staton, Jr.

PROPERTY: 1418 7th Avenue, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$62,646.68

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **July 24, 2019 at 9:00AM in Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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


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

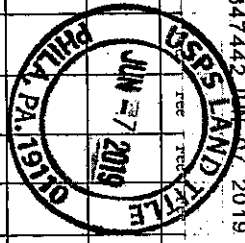
Name and Address of Sender
 McCabe, Weisberg & Conway, LLC
 123 S. Broad St., Suite 1400
 Philadelphia, PA 19109
 Attn: CHRISTINE SORIANO
 18-101951

	USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code TM)	Postage	Affix Stamp Here (if issued as an international certificate of mailing or for additional copies of this Postmark with Date of R)												
				Extra Service Fee	Handling Charge	Actual Value if Registered	Value	COD	Ins	Reg	Ret	Trk	Trk	Trk	Trk	Trk
1.	Reverse Mortgage Funding, LLC v. William R. Staton, Jr.	William R. Staton, Jr. 1418 7th Avenue Berwick, PA 18603														
2.		Chase Bank USA, N.A. 201 North Walnut Street Wilmington, DE 19801														
3.		Chase Bank USA, N.A. c/o Weltman, Weinberg & Reis Co., LPA 436 Seventh Avenue Suite 1400 Pittsburgh, PA 15219														
4.		SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, S.W. WASHINGTON, DC 20410														
5.		Tenants 1418 7th Avenue Berwick, PA 18603														
6.		United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754														
7.		Domestic Relations of Columbia County 11 West Main Street Bloomsburg, PA 17815														
8.		Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815														
9.		United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503														
10.		United States of America Internal Revenue Service Technical Support Group William Green Federal Building 600 Arch Street, Room 3259 Philadelphia, PA 19106														

Check type of mail or service:
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

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PS Form 3877, April 2015 (Page 1 of 2) PSN 7530-02-000-9098 **Complete in Ink** Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV119

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, JULY 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 CERTAIN LOT, PIECE OR OF GROUND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT IRON PIN LOCATED ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE, SAID IRON PIN ALSO BEING SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 105.00 FEET FROM INTERSECTION OF THE SOUTHERLY SIDE OF SEVENTH AVENUE OF MERCER STREET. THENCE ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 45.00 FEET TO AN IRON PIPE; THENCE ALONG LOT 1883 SOUTH 05 DEGREES 43 MINUTES 00 SECONDS EAST 164.74 FEET TO AN IRON PIN CORNER LOCATED ALONG NORTHERLY SIDE OF A 15 FOOT WIDE ALLEY; THENCE ALONG THE NORTHERLY SIDE OF SAID ALLEY NORTH 70 DEGREES 30 MINUTES 00 SECONDS 45.00 FEET TO AN IRON PIN CORNER; THENCE ALONG OTHER LANDS NOW OR FORMERLY OF THE FRANK S. FETICH ESTATE (LOT 1881) NORTH 05 43 MINUTES 00 SECONDS WEST 164.74 FEET TO THE PLACE OF BEGINNING.

CONTAINING 7,200 SQUARE FEET OF LAND, THIS DESCRIPTION IS INTENDED TO COVER AND TO CONVEY ALL LOT NO. 1882 IN BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK, THE MAP OF WHICH RECORDED IN COLUMBIA COUNTY MISCELLANEOUS BOOK PAGE 366,

BEING KNOWN AS: 1418 7TH AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. 07-02A-064-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH sue Fetich, Widow by deed dated December 11, 1992 and recorded December 11, 1992 in Deed Book 520, Page 433, granted and conveyed unto William R. Staton, Jr and Robert H. Staton, his wife. Robert H. Staton departed this life on October 31, 1999, leaving title vested solely in William R. Staton, Jr. by operation of law.

REAL DEBT: \$62,646.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM R. STATON, JR.

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

PROPERTY ADDRESS: 1418 7TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02A-064-01,000

Seized and taken into execution to be sold as the property of WILLIAM STATON, JR in suit of REVERSE MORTGAGE FUNDING LLC.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania



May 3, 2019

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

REVERSE MORTGAGE FUNDING, LLC

VS.

WILLIAM R. STATON, JR.

NO: 2019-CV-119

Dear Timothy:

The amount due on the sewer account #500634 for the property located at 1418 7th Avenue, Berwick, Pa through September 30, 2019 is \$263.58.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE FUNDING LLC
vs.
STATON JR, WILLIAM

Case Number
2019CV119

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 55

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: WILLIAM STATON, JR

Primary Address: 1418 7TH AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Stacey Griffith

Relation: Power of Atng.

Date: 4/26/19 Time: 11:10

Deputy: 6 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	4/26/19					
Time:	9:51					
Mileage:						
Deputy:	6					

Service Attempt Notes:

1. No answer. Left card for power of Atng.

2.

3.

4.

5.

6.

STATON JR, WILLIAM

2019CV119

1418 7TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE FUNDING LLC
vs.
STATON JR, WILLIAM

Case Number
2019CV119

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 55

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ~~Joan M. Rothery~~ Berwick School

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address: 500 Line St.
Berwick Pa 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kim Nespoli

Relation: Reception

Date: 4/26/19

Time: 10:30

Deputy: 6

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	4/26/19					
Time:	10:16					
Mileage:						
Deputy:	6					

Service Attempt Notes:

1. Went to address. Not the right place. Called Sarah. Got correct info.

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

ROTHERY, JOAN M.

2019CV119

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



REVERSE MORTGAGE FUNDING LLC
vs.
STATON JR, WILLIAM

Case Number
2019CV119

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 07/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 55
Warrant:

Serve To:

Name: OCCUPANT
Primary Address: 1418 7TH AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4/26/19 **Time:** 9:47

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2019CV119

1418 7TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE FUNDING LLC
vs.
STATON JR, WILLIAM

Case Number
2019CV119

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 55

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/24/2019 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

Relation: Reception

Date: 4/26/19 Time: 9:37

Deputy: 6 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2019CV119

1108 FREAS AVENUE, BERWICK, PA 18603

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 04/25/19

Account:

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

Ad ID: 1166011
Description: STATON SALE
Run Dates: 07/03/19 to 07/17/19
Class: 2
Agate Lines: 270
Blind Box:

Total Ad Cost \$1,632.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/03/19	07/17/19	3	\$1,632.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV119

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, JULY 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 CERTAIN LOT, PIECE OR OF GROUND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT IRON PIN LOCATED ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE, SAID IRON PIN ALSO BEING SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 105.00 FEET FROM INTERSECTION OF THE SOUTHERLY SIDE OF SEVENTH AVENUE OF MERCER STREET, THENCE ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 45.00 FEET TO AN IRON PIPE, THENCE ALONG LOT 1883 SOUTH 05 DEGREES 43 MINUTES 00 SECONDS EAST 164.74 FEET TO AN IRON PIN CORNER LOCATED ALONG NORTHERLY SIDE OF A 15 FOOT WIDE ALLEY, THENCE ALONG THE NORTHERLY SIDE OF SAID ALLEY NORTH 70 DEGREES 30 MINUTES 00 SECONDS 45.00 FEET TO AN IRON PIN CORNER, THENCE ALONG OTHER LANDS NOW OR FORMERLY OF THE FRANK S. FETICH ESTATE (LOT 1881) NORTH 05 43 MINUTES 00 SECONDS WEST 164.74 FEET TO THE PLACE OF BEGINNING.

CONTAINING 7200 SQUARE FEET OF LAND, THIS DESCRIPTION IS INTENDED TO COVER AND TO CONVEY ALL LOT NO. 1882 IN BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK, THE MAP OF WHICH RECORDED IN COLUMBIA COUNTY MISCELLANEOUS BOOK PAGE 366.

BEING KNOWN AS, 1418 7TH AVENUE, BERWICK, PENNSYLVANIA 18603

TAX ID. 07-02A-064-01.000
THE IMPROVEMENTS THEREON ARE RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH sue Fitch, Widow by deed dated December 11, 1992 and recorded December 11, 1992 in Deed Book 520, Page 433, granted and conveyed unto William R. Staton, Jr. and Robert H. Staton, his wife, Robert H. Staton departed this life on October 31, 1999, leaving title vested solely in William R. Staton, Jr. by operation of law.

REAL DEBT \$62,646.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF WILLIAM R. STATON, JR.

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

PROPERTY ADDRESS: 1418 7TH AVENUE, BERWICK, PA 18603

UPI/TAX PARCEL NUMBER: 07-02A-064-01.000

Seized and taken into execution to be sold as the property of WILLIAM STATON, JR. in suit of REVERSE MORTGAGE FUNDING LLC

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.

11MOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-750-1010

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE FUNDING LLC
vs.
STATON JR, WILLIAM

Case Number
2019CV119

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 55

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/24/2019 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:

DEBBIE MILLER

Relation:

CLERK

Date:

4/25/19

Time:

1428

Deputy:

4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2019CV119

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE FUNDING LLC
vs.
STATON JR, WILLIAM

Case Number
2019CV119

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 07/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 55

Warrant:

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Lindsay Ficht

Relation: CLERK

Date: 4/25/19 Time: 1432

Deputy: 4 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV119 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

**PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183**

Reverse Mortgage Funding, LLC
3900 Capital City Boulevard
Lansing, Michigan 48906

Plaintiff

v.

William R. Staton, Jr.
1418 7th Avenue
Berwick, Pennsylvania 18603,

Defendant

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

No. 2019 Term 55 E.D.

No. _____ Term, _____ A.D.

No. 2019-CV-119 Term, _____ J.D.

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

Amount Due \$ 62,646.68
Interest from 04/13/19 to \$
DATE OF SALE _____
plus \$10.29 per diem thereafter
(Costs to be added)
Total \$

Date: 4/17/19

McCABE, WEISBERG & CONWAY, LLC

BY: _____

[] Margaret Gairo, Esq. [] Andrew L. Markowitz, Esq.
[] Christine L. Graham, Esq. [] Brian T. LaManna, Esq.
[] Ann E. Swartz, Esq. [] Joseph F. Riga, Esq.
[] Joseph I. Foley, Esq. [] Lauren M. Moyer, Esq.
[/] Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

NOTE: Please furnish description of Property

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2019-CV-119 Term _____ J.D.

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

Reverse Mortgage Funding, LLC

v.

William R. Staton, Jr.

**PRAECIPE FOR WRIT OF EXECUTION
(Mortgage foreclosure)**

Filed:

McCABE, WEISBERG & CONWAY, LLC

BY: _____

- ☒ Margaret Galro, Esquire
- ☐ Andrew L. Markowitz, Esquire
- ☐ Christine L. Graham, Esquire
- ☐ Ann E. Swartz, Esquire
- ☐ Joseph F. Riga, Esquire
- ☐ Joseph I. Foley, Esquire
- ☐ Lauren M. Moyer, Esquire
- ☒ Chelsea A. Nixon, Esquire

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND 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 LOCATED ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE, SAID IRON PIN ALSO BEING SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 105.00 FEET FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF SEVENTH AVENUE AND THE WESTERLY SIDE OF MERCER STREET; THENCE ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 45.00 FEET TO AN IRON PIPE; THENCE ALONG LOT 1883 SOUTH 05 DEGREES 43 MINUTES 00 SECONDS EAST 164.74 FEET TO AN IRON PIN CORNER LOCATED ALONG THE NORTHERLY SIDE OF A 15 FOOT WIDE ALLEY; THENCE ALONG THE NORTHERLY SIDE OF SAID ALLEY NORTH 70 DEGREES 30 MINUTES 00 SECONDS EAST 45.00 FEET TO AN IRON PIN CORNER; THENCE ALONG OTHER LANDS NOW OR FORMERLY OF THE FRANK S. FETICH ESTATE (LOT 1881) NORTH 05 DEGREES 43 MINUTES 00 SECONDS WEST 164.74 FEET TO THE PLACE OF BEGINNING.

CONTAINING 7,200 SQUARE FEET OF LAND. THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY ALL OF LOT NO. 1882 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK, THE MAP OF WHICH IS RECORDED IN COLUMBIA COUNTY MISCELLANEOUS BOOK 8, PAGE 366.

BEING KNOWN AS: 1418 7TH AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 07 -02A-064-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Sue Fetich, Widow by deed dated December 11, 1992 and recorded December 11, 1992 in Deed Book 520, Page 433, granted and conveyed unto William R. Staton, Jr and Robert H. Staton, his wife. Robert H. Staton departed this life on October 31, 1999, leaving title vested solely in William R. Staton, Jr. by operation of law.

REAL DEBT: \$62,646.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WILLIAM R. STATON, JR.

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

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

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

Reverse Mortgage Funding, LLC

Plaintiff

v.

William R. Staton, Jr.

Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2019 Term 55 E.D.

No. _____ Term _____ A.D.

No. 2019-CV-119 Term _____ J.D.

WRIT OF EXECUTION

MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 1418 7th Avenue, Berwick, PA 18603

Amount Due \$ 62,646.68

Interest from 04/13/19 to DATE OF SALE \$

plus \$10.29 per diem thereafter

(Costs to be added)

Total \$

Dated:

04-18-19

(SEAL)

Barbara N. Silvette

Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2019-CV-119 Term _____ J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA

Reverse Mortgage Funding, LLC

v.

William R. Staton, Jr.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, LLC

BY: _____

☐ Margaret Gairo, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☒ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

☐ Andrew L. Markowitz, Esq.

☐ Brian T. LaManna, Esq.

☐ Joseph F. Riga, Esq.

☐ Lauren M. Moyer, Esq.

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

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

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Reverse Mortgage Funding, LLC,

Plaintiff,

v.

William R. Staton, Jr.,

Defendant.

Columbia County
Court of Common Pleas

Number: 2019-CV-119

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1418 7th Avenue, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name**Address**

William R. Staton, Jr.

1418 7th Avenue
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Name**Address**

William R. Staton, Jr.

1418 7th Avenue
Berwick, Pennsylvania 18603

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

Name	Address
------	---------

Plaintiff herein	
------------------	--

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

Name	Address
------	---------

Plaintiff herein	
------------------	--

Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410
---	--

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

Name	Address
------	---------

NONE	
------	--

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

Name	Address
------	---------

NONE	
------	--

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

Name	Address
------	---------

Tenants/Occupants	1418 7th Avenue Berwick, Pennsylvania 18603
-------------------	--

United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754
---	---

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

Tax Claim Bureau
Columbia County Courthouse

35 West Main Street
Basement Level
Bloomsburg , PA 17815

United States of America
c/o United States Attorney for
the Middle District of PA

William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton , PA 18503

United States of America
Internal Revenue Service
Technical Support Group

William Green Federal Building
600 Arch Street, Room 3259
Philadelphia , PA 19106

Commonwealth of
Pennsylvania

Department of Public Welfare
Bureau of Child Support Enforcement
P.O. Box 2675
Harrisburg, PA 17105
ATTN: Dan Richard

Commonwealth of
Pennsylvania
Inheritance Tax Office

110 North 8th Street
Suite #204
Philadelphia, PA 19107

Commonwealth of
Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

PA Department of Revenue
Bureau of Compliance
Lien Section

P.O. Box 280948
Harrisburg PA 17128-0948

Commonwealth of
Pennsylvania Department of
Revenue Bureau of Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

Commonwealth Of
Pennsylvania

Department Of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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

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

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

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

8. Name and address of Attorney of record:

Name

Address

NONE

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

Date: 4/17/19

McCABE, WEISBERG & CONWAY, LLC

BY: 

☐ Margaret Gairo, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Christine L. Graham, Esq.

☐ Brian T. LaManna, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph F. Riga, Esq.

☐ Joseph I. Foley, Esq.

☐ Lauren M. Moyer, Esq.

☒ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

Reverse Mortgage Funding, LLC v. William R. Staton, Jr.
Columbia County; Number: 2019-CV-119

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

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

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Reverse Mortgage Funding, LLC,

Plaintiff,

v.

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Number: 2019-CV-119

2019 - E D - 55

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Plaintiff herein

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Name	Address
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Plaintiff herein

/ Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410 X
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Name	Address
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\ Tenants/Occupants	1418 7th Avenue Berwick, Pennsylvania 18603 X
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\ United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754 X
---	---

\ Domestic Relations of Columbia County	11 West Main Street Bloomsburg , PA 17815 X
--	--

/ Tax Claim Bureau Columbia County Courthouse	11 W. Main St 35 West Main Street Basement Level Bloomsburg, PA 17815	X	✓
United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503	X	✓
United States of America Internal Revenue Service Technical Support Group	William Green Federal Building 600 Arch Street, Room 3259 Philadelphia, PA 19106	X	✓
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard	X	✓
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107	X	✓
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128	X	✓
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486	X	✓
PA Department of Revenue Bureau of Compliance Lien Section	P.O. Box 280948 Harrisburg PA 17128-0948	X	✓
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales	X	✓

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

X ✓

Commonwealth Of
Pennsylvania

Department Of Welfare
P.O. Box 2675
Harrisburg, PA 17105

X ✓

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

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

X ✓

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

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

X ✓

8. Name and address of Attorney of record:

Name

Address

NONE

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

Date: 4/17/19

McCABE, WEISBERG & CONWAY, LLC

BY:

[] Margaret Gairo, Esq. [] Andrew L. Markowitz, Esq.
[] Christine L. Graham, Esq. [] Brian T. LaManna, Esq.
[] Ann E. Swartz, Esq. [] Joseph F. Riga, Esq.
[] Joseph I. Foley, Esq. [] Lauren M. Moyer, Esq.
[] Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

Reverse Mortgage Funding, LLC v. William R. Staton, Jr.
Columbia County; Number: 2019-CV-119

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
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123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Reverse Mortgage Funding, LLC,

Plaintiff,

v.

William R. Staton, Jr.,

Defendant.

Columbia County
Court of Common Pleas

Number: 2019-CV-119

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

William R. Staton, Jr.
1418 7th Avenue
Berwick, PA 18603

Your house (real estate) at **1418 7th Avenue, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on July 24th at 9:00 am in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$62,646.68 obtained by Reverse Mortgage Funding, LLC against the above premises.

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

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

1. The sale will be canceled if you pay to Reverse Mortgage Funding, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg & Conway, LLC at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND 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 LOCATED ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE, SAID IRON PIN ALSO BEING SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 105.00 FEET FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF SEVENTH AVENUE AND THE WESTERLY SIDE OF MERCER STREET; THENCE ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 45.00 FEET TO AN IRON PIPE; THENCE ALONG LOT 1883 SOUTH 05 DEGREES 43 MINUTES 00 SECONDS EAST 164.74 FEET TO AN IRON PIN CORNER LOCATED ALONG THE NORTHERLY SIDE OF A 15 FOOT WIDE ALLEY; THENCE ALONG THE NORTHERLY SIDE OF SAID ALLEY NORTH 70 DEGREES 30 MINUTES 00 SECONDS EAST 45.00 FEET TO AN IRON PIN CORNER; THENCE ALONG OTHER LANDS NOW OR FORMERLY OF THE FRANK S. FETICH ESTATE (LOT 1881) NORTH 05 DEGREES 43 MINUTES 00 SECONDS WEST 164.74 FEET TO THE PLACE OF BEGINNING.

CONTAINING 7,200 SQUARE FEET OF LAND. THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY ALL OF LOT NO. 1882 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK, THE MAP OF WHICH IS RECORDED IN COLUMBIA COUNTY MISCELLANEOUS BOOK 8, PAGE 366.

BEING KNOWN AS: 1418 7TH AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 07 -02A-064-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Sue Fetich, Widow by deed dated December 11, 1992 and recorded December 11, 1992 in Deed Book 520, Page 433, granted and conveyed unto William R. Staton, Jr and Robert H. Staton, his wife. Robert H. Staton departed this life on October 31, 1999, leaving title vested solely in William R. Staton, Jr. by operation of law.

REAL DEBT: \$62,646.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WILLIAM R. STATON, JR.

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

REAL ESTATE OUTLINE

ED # 2019ED55

DATE RECEIVED 4-18-2019
DOCKET AND INDEX 2019 CV 119

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>144870</u>

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

SALE DATE July 24th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>July 3rd</u>
2 ND WEEK	<u>July 10th</u>
3 RD WEEK	<u>July 17th</u>

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV119

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, JULY 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 CERTAIN LOT, PIECE OR OF GROUND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT IRON PIN LOCATED ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE, SAID IRON PIN ALSO BEING SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 105.00 FEET FROM INTERSECTION OF THE SOUTHERLY SIDE OF SEVENTH AVENUE OF MERCER STREET. THENCE ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 45.00 FEET TO AN IRON PIPE; THENCE ALONG LOT 1883 SOUTH 05 DEGREES 43 MINUTES 00 SECONDS EAST 164.74 FEET TO AN IRON PIN CORNER LOCATED ALONG NORTHERLY SIDE OF A 15 FOOT WIDE ALLEY; THENCE ALONG THE NORTHERLY SIDE OF SAID ALLEY NORTH 70 DEGREES 30 MINUTES 00 SECONDS 45.00 FEET TO

AN IRON PIN CORNER; THENCE ALONG OTHER LANDS NOW OR FORMERLY OF THE FRANK S. FETICH ESTATE (LOT 1881) NORTH 05 43 MINUTES 00 SECONDS WEST 164.74 FEET TO THE PLACE OF BEGINNING.

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BEING KNOWN AS: 1418 7TH AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. 07-02A-064-01,000

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REAL DEBT: \$62,646.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM R. STATON, JR.

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

PROPERTY ADDRESS: 1418 7TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02A-064-01,000

Seized and taken into execution to be sold as the property of WILLIAM STATON, JR in suit of REVERSE MORTGAGE FUNDING LLC.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

McCABE, WEISBERG & CONWAY, LLC

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Attorneys for Plaintiff

Reverse Mortgage Funding, LLC,
Plaintiff,

v.

William R. Staton, Jr.,
Defendant.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2019-CV-119

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

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

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
1418 7th Avenue, Berwick, Pennsylvania 18603
(more fully described as attached)

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

William R. Staton, Jr.
1418 7th Avenue
Berwick, Pennsylvania 18603

WAIVER OF WATCHMAN

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

Date: 4/17/19

McCABE, WEISBERG & CONWAY, LLC

BY:

☐ Margaret Gairo, Esq. ☐ Andrew L. Markowitz, Esq.
☐ Christine L. Graham, Esq. ☐ Brian T. LaManna, Esq.
☐ Ann E. Swartz, Esq. ☐ Joseph F. Riga, Esq.
☐ Joseph I. Foley, Esq. ☐ Lauren M. Moyer, Esq.
☒ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

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McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
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 (215) 790-1010

Reverse Mortgage Funding, LLC,
 Plaintiff,

v.

William R. Staton, Jr.,
 Defendant.

Columbia County
 Court of Common Pleas

Number: 2019-CV-119

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:
 SS.

COUNTY OF PHILADELPHIA:

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

William R. Staton, Jr.
 1418 7th Avenue
 Berwick, PA 18603

SWORN AND SUBSCRIBED

BEFORE ME THIS 17 DAYOF APRIL, 2019

Kaitlyn Haddad
 NOTARY PUBLIC

DATE: 4/17/19

McCABE, WEISBERG & CONWAY, LLC

BY: [Signature]☐ Margaret Gairo, Esq.☐ Christine L. Graham, Esq.☐ Ann E. Swartz, Esq.☐ Joseph I. Foley, Esq.☒ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

☐ Andrew L. Markowitz, Esq.☐ Brian T. LaManna, Esq.☐ Joseph F. Riga, Esq.☐ Lauren M. Moyer, Esq.

Commonwealth of Pennsylvania - Notary Seal
 KAITLYN HADDAD, Notary Public
 Philadelphia County
 My Commission Expires November 22, 2021
 Commission Number 1280402

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

SSN: [REDACTED]
Birth Date:
Last Name: STATON
First Name: WILLIAM
Middle Name: R
Status As Of: Apr-17-2019
Certificate ID: 97JWMSFYBMHRH0X

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.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND 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 LOCATED ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE, SAID IRON PIN ALSO BEING SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 105.00 FEET FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF SEVENTH AVENUE AND THE WESTERLY SIDE OF MERCER STREET; THENCE ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 45.00 FEET TO AN IRON PIPE; THENCE ALONG LOT 1883 SOUTH 05 DEGREES 43 MINUTES 00 SECONDS EAST 164.74 FEET TO AN IRON PIN CORNER LOCATED ALONG THE NORTHERLY SIDE OF A 15 FOOT WIDE ALLEY; THENCE ALONG THE NORTHERLY SIDE OF SAID ALLEY NORTH 70 DEGREES 30 MINUTES 00 SECONDS EAST 45.00 FEET TO AN IRON PIN CORNER; THENCE ALONG OTHER LANDS NOW OR FORMERLY OF THE FRANK S. FETICH ESTATE (LOT 1881) NORTH 05 DEGREES 43 MINUTES 00 SECONDS WEST 164.74 FEET TO THE PLACE OF BEGINNING.

CONTAINING 7,200 SQUARE FEET OF LAND. THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY ALL OF LOT NO. 1882 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK, THE MAP OF WHICH IS RECORDED IN COLUMBIA COUNTY MISCELLANEOUS BOOK 8, PAGE 366.

BEING KNOWN AS: 1418 7TH AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 07 -02A-064-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Sue Fetich, Widow by deed dated December 11, 1992 and recorded December 11, 1992 in Deed Book 520, Page 433, granted and conveyed unto William R. Staton, Jr and Robert H. Staton, his wife. Robert H. Staton departed this life on October 31, 1999, leaving title vested solely in William R. Staton, Jr. by operation of law.

REAL DEBT: \$62,646.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
WILLIAM R. STATON, JR.

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

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

April 16, 2019

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

Re: Reverse Mortgage Funding, LLC vs. William R. Staton, Jr.
Columbia County, Number 2019-CV-119
Premises: 1418 7th Avenue, Berwick, Pennsylvania 18603

Dear Sir or Madam:

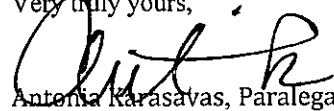
Enclosed please find 1 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Kindly serve the defendants in the manner listed below:

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

- William R. Staton, Jr. , 1418 7th Avenue , Berwick, PA 18603

****Kindly post the handbill to the property address: 1418 7th Avenue, Berwick, Pennsylvania 18603.**

Very truly yours,



Antonia Karasavas, Paralegal
McCabe, Weisberg & Conway, LLC

/ak
Enclosures

Document Receipt

Trans #	15986	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000156599

Doc Ref #: 2019ED55

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15985	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000156582

Doc Ref #: 2019ED55

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15984	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000156575

Doc Ref #: 2019ED55

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15984	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000156575

Doc Ref #: 2019ED55

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15983	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000156568

Doc Ref #: 2019ED55

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15983	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000156568

Doc Ref #: 2019ED55

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15994	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

UNITED STATES OF AMERIC

ATTY GENERAL

U. S DEPT OF JUSTICE ROOM 4400

950 PENNSYLVANIA AVE NW

WASHINGTON DC 20530

Tracking #: 71901140006000156674

Doc Ref #: 2019ED55

Postage 5.4200

Document Receipt

Trans #	15993	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

ATTY GENERAL OF THE U.S

U.S. DPET OF JUSTICE ROOM
5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000156667

Doc Ref #: 2019ED55

Postage 5.4200

WASHINGTON DC 20530

Document Receipt

Trans #	15993	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

ATTY GENERAL OF THE U.S	U.S. DPET OF JUSTICE ROOM
	5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000156667

Doc Ref #: 2019ED55

Postage 5.4200

WASHINGTON DC 20530

Document Receipt

Trans #	15991	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

DEPART OF PUBLIC WELFARE

TPL CASUALTY UNIT

WILLOW OAK BUILDING P.O. BOX 8486

Tracking #: 71901140006000156643

Doc Ref #: 2019ED55

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15991	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

DEPART OF PUBLIC WELFARE

TPL CASUALTY UNIT

WILLOW OAK BUILDING P.O. BOX 8486

Tracking #: 71901140006000156643

Doc Ref #: 2019ED55

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15990	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

COMMON OF PENNNA

BUREAU OF TAX
INHERITANCE DIVISON6TH FLOOR STRAWBERRY SQUARE
DEPT. 280601

Tracking #: 71901140006000156636

Doc Ref #: 2019ED55

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15990	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

COMMON OF PENNNA

BUREAU OF TAX
INHERITANCE DIVISON6TH FLOOR STRAWBERRY SQUARE
DEPT. 280601

Tracking #: 71901140006000156636

Doc Ref #: 2019ED55

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15989	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

COMMON OF PENNA

INHERITANCE TAX OFFICE

110 NORTH 8TH STREET

SUITE #204

PHILADELPHIA PA 19107

Tracking #: 71901140006000156629

Doc Ref #: 2019ED55

Postage 5.4200

Document Receipt

Trans #	15988	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

UNITED STATES AMERICA ATTY FOR MIDDLE DIST

WILLIAM J NEALSON FED BUILDING
235 NORTH WASHINGTON AVE SUITE
311

Tracking #: 71901140006000156612

Doc Ref #: 2019ED55

Postage 5.4200

SCRANTON PA 18503

Document Receipt

Trans #	15987	Carrier / service:	USPS Server	First-Class Mail®	4/25/2019 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

MIDDLE DISTRICT

228 WALNUT STREET

SUITE 220

HARRISBURG PA 17108

Tracking #: 71901140006000156605

Doc Ref #: 2019ED55

Postage 5.4200

McCABE, WEISBERG & CONWAY, LLC

PA ESCROW TRUST ACCOUNT
123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010

PAY: One thousand three hundred fifty and NO/100

TO THE ORDER OF Sheriff of Columbia County
PA

Paying Prop for Sheriff Sale(18-101951) - Staton, William



8-9/430

DATE

04/17/2019

AMOUNT

\$1,350.00

NO. 144870

144870

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

TV Shield



Peter J. Mauer

⑈144870⑈ ⑆043000096⑆ 1077693612⑈

Security Features Included.

Details on back.