

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

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
03/13/2020	Advance Fee	Advance Fee	32468	\$0.00	\$1,350.00
03/13/2020	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/13/2020	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/13/2020	Crying Sale			\$10.00	\$0.00
03/13/2020	Docketing			\$15.00	\$0.00
03/13/2020	Levy			\$15.00	\$0.00
03/13/2020	Mailing Costs			\$24.00	\$0.00
03/13/2020	Posting Handbill			\$15.00	\$0.00
03/13/2020	Press Enterprise Inc.			\$1,465.25	\$0.00
03/13/2020	Sheriff Automation Fund			\$50.00	\$0.00
03/13/2020	Web Posting			\$100.00	\$0.00
09/04/2020	Service			\$180.00	\$0.00
09/04/2020	Service Mileage			\$8.00	\$0.00
09/04/2020	Copies			\$6.00	\$0.00
09/04/2020	Notary Fee			\$10.00	\$0.00
09/04/2020	Tax Claim Search			\$5.00	\$0.00
09/04/2020	Surcharge			\$208.00	\$0.00
09/15/2020	Continued or Cancelled Sale	Postponed to: 11/4/2020		\$10.00	\$0.00
10/28/2020	Continued or Cancelled Sale	Postponed to: 1/27/2021		\$10.00	\$0.00
01/26/2021	Continued or Cancelled Sale	Postponed to: 3/31/2021		\$10.00	\$0.00
				\$2,173.75	\$1,350.00

TOTAL BALANCE:	\$(823.75)
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TX Result Report

P 1
03/30/2021 14:27
Serial No. A6VF011029028
TC:00109063

Addressee	Start Time	Time	Prints	Result	Note
912155799248	03-30 14:25	00:01:31	002/002	OK	ORG

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Hill Wallack LLP FROM: Sheriff Timothy Chamberlain
FAX: PAGES: 2
PHONE: DATE: March 30, 2021
RE: Linda Kessler 2017cv876 CC:
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$823.75.

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Hill Wallack LLP

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: March 30, 2021

RE: Linda Kessler 2017cv876

CC:

☐ Urgent

☐ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$823.75.



777 Township Line Road
Suite 250
Yardley, Pennsylvania 19087
215.579.7700 main | 215.579.9248 fax
www.hillwallack.com

215 579 9248

Kaitlin D. Shire, Esquire
kshire@HillWallack.com
215-579-7700

March 30, 2021

VIA FACSIMILE 570-389-5625

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

Re: ***Wilmington Trust, National Association, not in its individual capacity but solely as trustee of MFRA Trust 2014-2 vs. Linda Kessler***
Columbia County CCP No. 2017-CV-0000876-MF

Dear Sir/Madam:

As you may know, our office represents Plaintiff with regard to the above-referenced matter. A Sheriff's Sale is scheduled for March 31, 2021 at 9:00 a.m. and we respectfully request that the Sheriff's Sale be STAYED.

If you have any questions in this regard, please contact me at the above-listed number. Your courtesies and assistance in this matter are greatly appreciated.

Very truly yours,

/S. KAITLIN D. SHIRE, ESQ.

KDS/ale
Enclosures



777 Township Line Road
Suite 250
Yardley, Pennsylvania 19067
215.579.7700 main | 215.579.9248 fax
www.hillwallack.com

Fax Cover Sheet

Date: 3/30/2021 11:03:23
To: Sheriff - Real Estate
From: Amanda Emberger
Fax: 570-389-5625
Pages (including cover): 2
Subject: 2017-876-MF Cancel Sale

COMMENTS:

This telecopy transmission contains information from the law firm of Hill Wallack LLP, which is confidential and/or privileged. Such information is intended for use only by the addressee indicated above. If you are not the intended recipient, please be notified that any disclosure, copying, distribution, use or the taking of any action in reliance on the contents of such information is strictly prohibited; and that any misdirected or improperly received information must be returned to this firm immediately. Your cooperation in phoning us to advise of such erroneous receipt is requested, and arrangements for us to pick up such material will be made.

IRS CIRCULAR 230 DISCLOSURE: Pursuant to Treasury Regulations, any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used or relied upon by you or any other person, for the purpose of (i) avoiding penalties under the Internal Revenue Code, or (ii) promoting, marketing or recommending to another party any tax advice addressed herein.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

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

Sheriff's Sale Date: Wednesday, March 31, 2021
Writ of Execution No. : 2017CV876
Advance Sheriff Costs: \$1,350.00

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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,465.25
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$208.00
Continued or Cancelled Sale	\$10.00
Continued or Cancelled Sale	\$10.00
Continued or Cancelled Sale	\$10.00

Total Sheriff Costs **\$2,368.75**

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs **\$71.75**

Grand Total: **\$2,440.50**

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

BANK OF NEW YORK MELLON VS. LINDA KESSLER

NO. 23-2020 ED

NO. 876-2017 JD

DATE/TIME OF SALE: MARCH 31, 2021 AT 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 \$ _____



777 Township Line Road
Suite 250
Yardley, Pennsylvania 18867
215-579-7700 main | 215-579-9269 fax
www.hillwallack.com

Kaitlin D. Shire, Esquire
kshire@HillWallack.com
215-579-7700

January 26, 2021

VIA FACSIMILE 570-389-5625

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

Re: ***Wilmington Trust, National Association, not in its individual capacity but solely as trustee of MFRA Trust 2014-2 vs. Linda Kessler***
Columbia County CCP No. 2017-CV-0000876-MF

Dear Sir/Madam:

As you may know, our office represents Plaintiff with regard to the above-referenced matter. A Sheriff's Sale is scheduled for January 27, 2021 at 9:00 a.m. and we respectfully request that the Sheriff's Sale be postponed to **March 31, 2021** due to active Bankruptcy. The courts have granted an order postponing this matter, a copy of which our offices have yet to receive but is available on the internal docket. We will forward a copy of that order once received.

If you have any questions in this regard, please contact me at the above-listed number. Your courtesies and assistance in this matter are greatly appreciated.

Very truly yours,

/S. KAITLIN D. SHIRE, ESQ.

KDS/ale
Enclosures



777 Township Line Road
Suite 250
Yardley, Pennsylvania 19067
215.579.7700 main | 215.579.9248 fax
www.hillwallack.com

Fax Cover Sheet

Date: 1/26/2021 12:13:33
To: Sheriff - Real Estate
From: Amanda Emberger
Fax: 570-389-5625
Pages (including cover): 2
Subject: 17-CV-876 - POstponement

COMMENTS:

This telecopy transmission contains information from the law firm of Hill Wallack LLP, which is confidential and/or privileged. Such information is intended for use only by the addressee indicated above. If you are not the intended recipient, please be notified that any disclosure, copying, distribution, use or the taking of any action in reliance on the contents of such information is strictly prohibited; and that any misdirected or improperly received information must be returned to this firm immediately. Your cooperation in phoning us to advise of such erroneous receipt is requested, and arrangements for us to pick up such material will be made.

IRS CIRCULAR 230 DISCLOSURE: Pursuant to Treasury Regulations, any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used or relied upon by you or any other person, for the purpose of (i) avoiding penalties under the Internal Revenue Code, or (ii) promoting, marketing or recommending to another party any tax advice addressed herein.



277 Township Line Road
Suite 250
Yardley, Pennsylvania 19087
215-579-7700 main | 215-579-9268 fax
www.hillwallack.com

Kaitlin D. Shire, Esquire
kshire@HillWallack.com
215-579-7700

October 28, 2020

VIA FACSIMILE 570-389-5625

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

Re: ***Wilmington Trust, National Association, not in its individual capacity but solely as trustee of MFRA Trust 2014-2 vs. Linda Kessler***
Columbia County CCP No. 2017-CV-0000876-MF

Dear Sir/Madam:

As you may know, our office represents Plaintiff with regard to the above-referenced matter. A Sheriff's Sale is scheduled for November 4, 2020 at 9:00 a.m. and we respectfully request that the Sheriff's Sale postpone this sale **60 days** due to active Bankruptcy.

If you have any questions in this regard, please contact me at the above-listed number. Your courtesies and assistance in this matter are greatly appreciated.

Very truly yours,

/S. KAITLIN D. SHIRE, ESQ.

KDS/ale
Enclosures



777 Township Line Road
Suite 250
Yardley, Pennsylvania 19067
215.579.7700 main | 215.579.9248 fax
www.hillwallack.com

Fax Cover Sheet

Date: 10/28/202 10:11:36
To: Sheriff - Real Estate
From: Amanda Emberger
Fax: 570-389-5625
Pages (including cover): 2
Subject: Kessler P0stponement

COMMENTS:

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HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney I.D. 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 324226)
777 Township Line Road, Suite 250
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

FILED
PROTHONOTARY
2020 SEP 14 A 10 25
CLERK OF COURT
JUDICIAL BRANCH 17

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff, vs. LINDA KESSLER Defendant.	CIVIL DIVISION NO. 2017-CV-0000876-MF
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NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

TO THE PROTHONOTARY:

The Sheriff's Sale scheduled for September 9, 2020, in connection with the above-captioned action, has been continued to November 4, 2020.

HILL WALLACK LLP

BY: Kaitlin Shire
MICHAEL J. SHAVEL, ESQUIRE
JILL M. FEIN, ESQUIRE
KAITLIN D. SHIRE, ESQUIRE
Attorneys for Plaintiff

Date: 9/10/20

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney I.D. 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 324226)
777 Township Line Road, Suite 250
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

FILED
PROTHONOTARY
2020 SEP 14 AM 10:25

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff, vs. LINDA KESSLER Defendant.	CIVIL DIVISION NO. 2017-CV-0000876-MF
---	---

CERTIFICATE OF FILING

I, Kaitlin D. Shire, Esquire, attorney for Plaintiff, do hereby certify and say that I did, on
the date indicated below, file a Notice of the Date of Continued Sheriff's Sale with the
Prothonotary of Columbia County in connection with the above-captioned action.

HILL WALLACK LLP

BY: Kaitlin Shire
MICHAEL J. SHAVEL, ESQUIRE
JILL M. FEIN, ESQUIRE
KAITLIN D. SHIRE, ESQUIRE
Attorneys for Plaintiff

Date: 9/10/20

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney I.D. 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 324226)
777 Township Line Road, Suite 250
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

FILED
NOTARIAL
2020 SEP 14 A 10 25
CLERK OF COURT
COUNTY OF YORK

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff, vs. LINDA KESSLER Defendant.	CIVIL DIVISION NO. 2017-CV-0000876-MF
---	---

CERTIFICATE OF SERVICE

I, Kaitlin D. Shire, Esquire, hereby certify that I served true and correct copies of the foregoing Notice of Continued Sheriff's Sale, Certificate of Filing, and this Certificate of Service, via first class mail, upon the following:

LINDA KESSLER
2820 White Birch Lane
Bloomsburg, PA 17815

HILL WALLACK LLP

BY: Kaitlin Shire
MICHAEL J. SHAVEL, ESQUIRE
JILL M. FEIN, ESQUIRE
KAITLIN D. SHIRE, ESQUIRE
Attorneys for Plaintiff

Date: 9/10/20

SHERIFF'S SALE COST SHEET

17-826
23-2020

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>466.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1465.25</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1715.25</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	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2332.50

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 03/17/20

Account:

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

SALE	Ad ID:	1193503
	Description:	LINDA KESSLER SHERIFF
	Run Dates:	05/06/20 to 05/20/20
	Class:	2
	Agate Lines:	225
	Blind Box:	

Total Ad Cost		\$1,465.25		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	05/06/20	05/20/20	3	\$1,465.25

LEGAL NOTICE

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV878

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, MAY 27, 2020 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and tract of land situated in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a stake on the Southern side of White Birch Lane, thence along the dividing line of Lots Nos. 16 and 17, South 61 degrees 24 minutes East, 158 feet to a stake; thence along land of William Parigo, North 74 degrees 30 minutes West, 105 feet to a stake; thence along land of said Grantors and Lot Nos. 1 & 8, North 19 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. Dan Wolfe, R.S.

BEING the same premises Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, granted and conveyed unto Albert J. Kessler and Linda Kessler, Husband and wife, in the deed dated November 12, 1971 and recorded in the Columbia County Recorder of Deeds on November 19, 1971 in Book 253, page 1149.

AND THE SAID Albert J. Kessler having departed this life on or about June 24, 2016, intestate operation of law has vested in said living tenant, Linda Kessler.

BEING located in 2820 White Birch Lane, Bloomsburg, PA 17815
PARCEL: 31-044-034

PROPERTY ADDRESS: 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815
UN / TAX PARCEL NUMBER: 31-044-034

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 (over and above 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 representative of the plaintiff.

Attorney for the Plaintiff:
J. ALAN CUNYANO AND HOLLIS M. KELLY
SUNBURY, PA
TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney I.D. 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 324226)
777 Township Line Road, Suite 250
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

2020 JUL 30 A 06:53

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff, vs. LINDA KESSLER Defendant.	CIVIL DIVISION NO. 2017-CV-0000876-MF
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NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

TO THE PROTHONOTARY:

The Sheriff's Sale scheduled for July 29, 2020, in connection with the above-captioned action, has been continued to September 9, 2020.

HILL WALLACK LLP

BY: Kaitlin Shire
MICHAEL J. SHAVEL, ESQUIRE
JILL M. FEIN, ESQUIRE
KAITLIN D. SHIRE, ESQUIRE
Attorneys for Plaintiff

Date: 7/27/20

TX Result Report

P 1
07/15/2020 10:31
Serial No. A6VF011029028
TC:00087284

Addressee	Start Time	Time	Prints	Result	Note
912155799248	07-15 10:29	00:01:30	002/002	OK	ORG

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

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 180
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

74 FAXES PER HOUR
(570) 384-6300

PACSIMILE TRANSMITTAL SHEET

TO: <u>Jill Fein</u>	FROM: <u>Sarah</u>
COMPANY: <u>Hill: Wallack</u>	DATE: <u>7-15-2020</u>
FAX NUMBER: <u>215-579-9248</u>	TOTAL NO. OF PAGES INCLUDING COVER: _____
PHONE NUMBER: _____	SENDER'S REFERENCE NUMBER: _____
RE: <u>Sheriff Sale</u>	YOUR REFERENCE NUMBER: _____

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

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

Linda Kessler Sale

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Jill Fein	FROM: Sarah
COMPANY: Hill; Wallack	DATE: 7-15-2020
FAX NUMBER: 215-579-9248	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Sheriff Sale	YOUR REFERENCE NUMBER:

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

NOTES/COMMENTS:

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

Linda Kessler Sale

BUSINESS OF THE COURTS

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

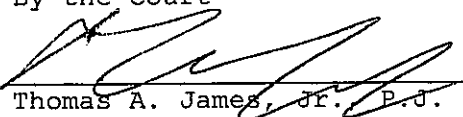
IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTOUR COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

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

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

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

By the Court


Thomas A. James, Jr. P.J.

2020 JUL 14 P 12:38

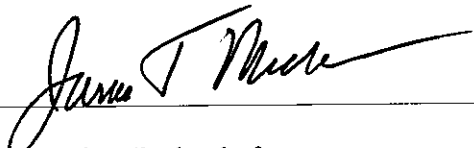
PROthonary
FILED

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS


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

Ad Text: LINDA KESSLER SHERIFF SALE

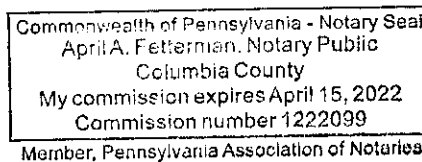
Date(s) Published: 5/6/2020, 5/13/2020, 5/20/2020



Sworn and subscribed to before me
this 29 day of MAY 2020.



(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.

TX Result Report

P 1

05/21/2020 11:41

Serial No. A6VF011029028

TC:00083325

Addressee	Start Time	Time	Prints	Result	Note
912155799248	05-21 11:39	00:01:46	002/002	OK	ORG

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

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
 COURT HOUSE - P.O. BOX 300
 BLOOMSBURG, PA 17815
 FAX: (570) 389-5625

PHONE
 (570) 389-5622

24 HOUR PHONE
 (570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Hill Wallack	FROM: Columbia Co Sheriff
COMPANY:	DATE: 5-21-2020
FAX NUMBER: 215-579-9248	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Order - Sheriff Sale	YOUR REFERENCE NUMBER:

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

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

Postponement Order on Sheriff Sale

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Hill Wallack	FROM: Columbia Co Sheriff
COMPANY:	DATE: 5-21-2020
FAX NUMBER: 215-579-9248	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Order - Sheriff Sale	YOUR REFERENCE NUMBER:

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

NOTES/COMMENTS:

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

Postponement Order on Sheriff Sale

344
COPY

BUSINESS OF THE COURTS

Sheriff Sale Postponement

May 27, 2020 to

July 29, 2020

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

#1-MV-

SPECIAL ORDER OF COURT

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

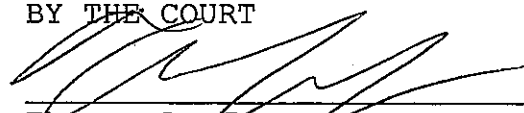
And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration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

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

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

RECEIVED
CLERK OF COURT
COLUMBIA COUNTY

BY THE COURT


P.J.
Thomas A. James, Jr.

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

777 Township Line Road, Suite 250

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff, vs. LINDA KESSLER Defendants.	CIVIL DIVISION NO. 2017-CV-0000876-MF 2020 - ED - 23
--	---

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania, County of Columbia

To the Sheriff of Columbia County, Pennsylvania

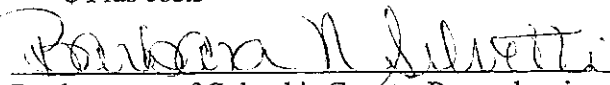
To satisfy the judgment, interest, and costs in the above matter, you are directed to levy upon and sell the following described property:

(1) (Specifically describe property)
Please see Attachment 1 with description.

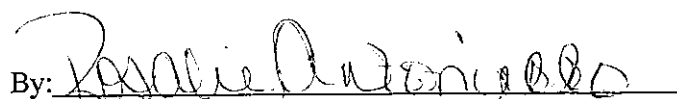
(2) (Specifically describe personal property when judgment results from a mortgage covering both personal and real property pursuant to Section 9604(a) of the Uniform Commercial Code)

NOTE: Description of property may be included in, or attached to, the writ.

Amount due: \$82,025.97
Interest from 11/03/2017 to date of Sale \$
Total: \$ Plus costs


Prothonotary of Columbia County, Pennsylvania

Seal of Court

By: 
Clerk

Date: 3/9/2020

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

777 Township Line Road, Suite 250

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

**WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
MFRA TRUST 2014-2**

Plaintiff,

vs.

LINDA KESSLER

Defendants.

CIVIL DIVISION

NO. 2017-CV-0000876-MF

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

Real Debt: \$82,025.97
Interest from 11/03/17 to date of Sale \$ _____

Costs:

Prothy Paid: \$ _____

Sheriff: \$ _____

Jill M. Fein, Esquire

Attorney ID.: 318491

HILL WALLACK LLP

777 Township Line Road, Suite 250

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys 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 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 Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, granted and conveyed unto Albert J. Kessler and Linda Kessler, Husband and wife, in the deed dated November 12, 1971 and recorded in the Columbia County Recorder of Deeds on November 15, 1971 in Book 253, page 1149.

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

BEING known as 2820 White Birch Lane, Bloomsburg, PA 17815

PARCEL: 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 - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/27/2020 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

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:	4/21/20	Time:	12:36
Deputy:	8	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

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

04/21/2020 12:36 PM - DEPUTY JESSICA SURKIN, 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.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 22, 2020

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

NOTARY

Affirmed and subscribed to before me this

22ND day of APRIL, 2020



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

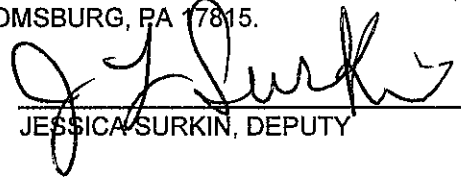


THE BANK OF NEW YORK MELLON
vs.
LINDA KESSLER

Case Number
2017CV876

SHERIFF'S RETURN OF SERVICE

03/17/2020 05:30 PM - DEPUTY JESSICA SURKIN, 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 THE DEFENDANT, TO WIT: LINDA KESSLER AT 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

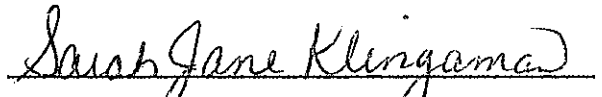
March 18, 2020

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

NOTARY

Affirmed and subscribed to before me this

18TH day of MARCH, 2020



Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP, 200 MESSA HICKORY AVENUE, NORTH WACHES, 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 - Sale Notice

Zone: 23

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Terrie Humaw

Relation: Sec.

Date: 3/19/20

Time: 9:09

Deputy: C

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. _____

CENTRAL COLUMBIA SD

2017CV876

4777 OLD BERWICK ROAD, 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:	23
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	SCOTT TOWNSHIP
Primary Address:	350 TENNY STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Brittany Stasik		
Relation:	Sec. Tresar		
Date:	3/19/20	Time:	8:57
Deputy:	6	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. _____

SCOTT TOWNSHIP

2017CV876

350 TENNY STREET, 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: 23

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SCOTT TOWNSHIP

Primary Address: SCOTT TOWNSHIP BUILDING
350 TENNY STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Brittany Stasik

Relation: Sec. 1 Presdr.

Date: 3/19/20 Time: 8:57

Deputy: 6 Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

SCOTT TOWNSHIP

2017CV876

SCOTT TOWNSHIP BUILDING, 350 TENNY STREET, BLOC 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: 23

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 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: 2626 Old berwick Rd

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3/17/20

Time: 18:00

Deputy: 8

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.

BOHLING, MELODY

2017CV876

350 TENNY ST., 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:	23
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Deb Miller		
Relation:	Clerk		
Date:	03-17-20	Time:	2:48pm
Deputy:	19	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

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: 23

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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: Margaret Hughes

Relation: Conference Officer

Date: 03-17-20 Time: 1:55 pm

Deputy: 19 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, P NO EXPIRATION

HILL WALLACK LLP
Michael J. Shavel, Esquire (Attorney ID.: 60554)
Jill M. Fein, Esquire (Attorney ID.: 318491)
Kaitlin D. Shire, Esquire (Attorney ID.: 318491)
777 Township Line Road, Suite 250
Yardley, PA 19067
Tel. 215-579-7700
Fax 215-579-9248
Attorneys for Plaintiff

FILED
NOTARIAL
2020 MAR -9 A 10:09
CLERK OF COURTS
COUNTY OF COLUMBIA

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff, vs. LINDA KESSLER Defendants.	CIVIL DIVISION NO. 2017-CV-0000876-MF 2020 - E D - 23
--	--

AFFIDAVIT PURSUANT TO RULE 3129.1

Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2014-2 Plaintiff in the above action, by its attorneys, Hill Wallack LLP, sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at Tax ID No 31-04A-094 commonly known as 2820 White Birch Lane, Bloomsburg, PA 17815

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

Name	Last known Address (if address cannot be reasonably ascertained, please indicate)
Linda Kessler	2820 White Birch Lane Bloomsburg, PA 17815 ✓

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

Name	Last known Address (if address cannot be reasonably ascertained, please indicate)
Linda Kessler	2820 White Birch Lane Bloomsburg, PA 17815

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

N/A

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

**Wilmington Trust, National Association
Not in its individual capacity but solely as
Trustee for MFRA Trust 2014-2**

**350 Park Ave., 20th FL
New York, NY 10022**

Pennsylvania Housing Finance Agency

**211 North Front Street
P.O. Box 15530
Harrisburg, PA 17105-5530**

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

See above.

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.

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

See above.

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	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

Tenant/Occupant

**2820 White Birch Lane
Bloomsburg, PA 17815**

Domestic Relations of
Columbia County

11 West Main Street ✓
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Welfare

P.O. Box 2675 ✓
Harrisburg, PA 17105

Scott Township

350 Tenny Street ✓
Bloomsburg, PA 17815

Scott Township Tax Collector

350 Tenny Street ✗
Bloomsburg, PA 17815

Central Columbia School District

4777 Old Berwick Road ✓
Bloomsburg, PA 17815

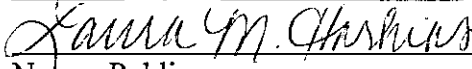
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

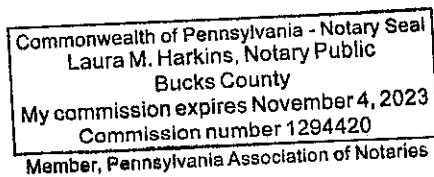
Date: 3/4/20

HILL WALLACK LLP


JILL M. FEIN, ESQUIRE
Attorney for Plaintiff

Sworn to and Subscribed before me this
4th day of March, 2020.


Notary Public



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, MAY 27, 2020
AT 9:00 O'CLOCK A.M.

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

ALL 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 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 Arthur S. Hunsinger and Helen K. Hunsinger, husband and wife, granted and conveyed unto Albert J. Kessler and Linda Kessler, Husband and wife, in the deed dated November 12, 1971 and recorded in the Columbia County Recorder of Deeds on November 15, 1971 in Book 253, page 1149.

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

BEING known as 2820 White Birch Lane, Bloomsburg, PA 17815

PARCEL: 31-04A-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

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

777 Township Line Road, Suite 250

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff, vs. LINDA KESSLER Defendants.	CIVIL DIVISION NO. 2017-CV-0000876-MF 2020 - E D - 23
--	--

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Linda Kessler
2820 White Birch Lane
Bloomsburg, PA 17815

DATE: March 4, 2020

Your house (real estate) at: 2820 White Birch Lane, Bloomsburg, PA 17815

is scheduled to be sold at Sheriff's Sale on May 27, 2020 at 9:00 A.M., at the Columbia County Sheriff's Office, 35 W. Main Street, Bloomsburg, PA 17815, to enforce the judgment of \$82,025.97 plus interest from November 3, 2017 to the date Sale at a per diem of \$7.26 obtained by Wilmington Trust, National Association, not in its individual capacity but solely as trustee of MFRA Trust 2014-2 against you.

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

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

1. This sale will be cancelled if you pay back to the Plaintiff the amount of the judgment plus interests, costs, and reasonable attorney fees due or the back payments, late charges, costs, interest and reasonable attorney fees due. To find out how much you must pay, you may call Hill Wallack LLP at 215-579-7700.
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 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 Hill Wallack LLP at 215-579-7700.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Hill Wallack LLP at (215) 579-7700.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff, and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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

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

Lawyer Referral Service
North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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:

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BEING known as 2820 White Birch Lane, Bloomsburg, PA 17815

PARCEL: 31-04A-094

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: March 13 2020

Re: Sheriff's Sale Advertising Dates

Wilmington Trust National Assoc. vs. Linda Kessler

No. 23 of 2020 E.D. and No. 876 of 2017 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week May 6

2nd Week May 13

3rd Week May 20

SALE DATE: May 25 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

REAL ESTATE OUTLINE

ED # 2020 ED23

DATE RECEIVED 3-9-2020
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 _____	<u>X</u>	CK# <u>32468</u>

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

SALE DATE May 27th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>May 6</u>
2 ND WEEK	<u>May 13</u>
3 RD WEEK	<u>May 20</u>

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BEING known as 2820 White Birch Lane, Bloomsburg, PA 17815

PARCEL: 31-04A-094

HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

777 Township Line Road, Suite 250

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff, vs. LINDA KESSLER Defendants.	CIVIL DIVISION NO. 2017-CV-0000876-MF <i>2020-ED-23</i>
--	--

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :

ss.

COUNTY OF BUCKS :

Jill M. Fein, Esquire, being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff herein, and the Defendants are not in the military service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments.

Date: 3/11/20

HILL WALLACK LLP

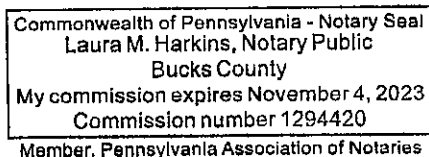
By: *Jill M. Fein*

JILL M. FEIN, ESQUIRE
Attorneys for Plaintiff

Sworn to and Subscribed before me

this 4th day of March, 2020.

Laura M. Harkins
Notary Public



HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

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Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS
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WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff, vs. LINDA KESSLER Defendants.	CIVIL DIVISION NO. 2017-CV-0000876-MF
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AFFIDAVIT OF LAST KNOWN MAILING ADDRESS OF THE DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :

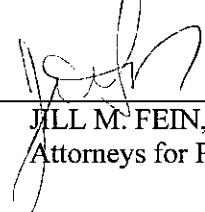
ss.

COUNTY OF BUCKS :

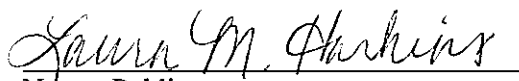
The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and says that the last-known mailing address of the Defendant is 2820 White Birch Lane, Bloomsburg, PA 17815.

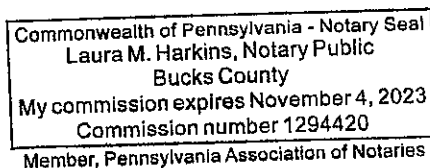
HILL WALLACK LLP

Date: 3/4/20

By: 
JILL M. FEIN, ESQUIRE
Attorneys for Plaintiff

Sworn to and Subscribed before me this
4th day of March, 2020.


Notary Public



HILL WALLACK LLP

Michael J. Shavel, Esquire (Attorney ID.: 60554)

Jill M. Fein, Esquire (Attorney ID.: 318491)

Kaitlin D. Shire, Esquire (Attorney ID.: 318491)

777 Township Line Road, Suite 250

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

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

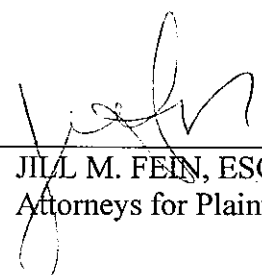
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 Plaintiff, vs. LINDA KESSLER Defendants.	CIVIL DIVISION NO. 2017-CV-0000876-MF 2020-ED-23
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ACT 91 CERTIFICATION

I, Jill M. Fein, Esquire, hereby certify that I am the attorney of record for the Plaintiff in the above-captioned matter. I further certify that this property is a residential property and is subject to the provisions of ACT 6 or ACT 91 of 1983. Notification was given to Defendants as evidenced by the attached.

HILL WALLACK LLP

Date: 3/11/20

By: 
JILL M. FEIN, ESQUIRE
Attorneys for Plaintiff

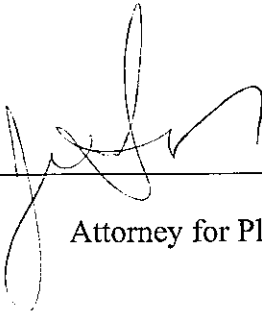
WAIVER OF WATCHMAN

When the Sheriff levies or attaches property, it will routinely be left without a watchman and in the custody of whomever it is found, upon notice of Sheriff's levy. By signature below, the plaintiff / attorney is providing written authorization for same in the manner of PA R.C.P.

3109(b)(1), releasing the Sheriff from any / all liability for protecting said property. If the plaintiff / attorney demands otherwise, in the manner of PA R.C.P. 3109(a), the Sheriff will require bond or other security, in the manner of PA R.C.P. 3109(d), prior to levy.

Date: _____

3/14/20



(SEAL)

Attorney for Plaintiff

Document Receipt

Trans #	17694	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000172346

Doc Ref #: 2020ED23

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	17695	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000172353

Doc Ref #: 2020ED23

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17695	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000172353

Doc Ref #: 2020ED23

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17693	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000172339

Doc Ref #: 2020ED23

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17692	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000172322

Doc Ref #: 2020ED23

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17692	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000172322

Doc Ref #: 2020ED23

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17691	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

PENNSYLVANIA HOUSING FINANCE AGENCY

211 NORTH FRONT STREET

P.O. BOX 15530

HARRISBURG PA 17105

Tracking #: 71901140006000172315

Doc Ref #: 2020ED23

Postage 5.6000

Document Receipt

Trans #	17690	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000172308

Doc Ref #: 2020ED23

Postage 5.6000

HARRISBURG PA 17105

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

HILL WALLACK LLP

P.O. Box 5226
Princeton, New Jersey 08543-5226

CHASE BANK
Class. Nation Office (Princeton, NJ 08537)

66-7203-2212

CHECK NO. 32468
CHECK DATE Dec 20, 2019

32468

CHECK AMOUNT

\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 Dollars

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

SPECIAL BUSINESS ACCOUNT
VOID AFTER 120 DAYS



SECURE
SAFE
SECURED

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE AND IMAGE DISAPPEARS WITH HEAT.

⑈032468⑈ ⑆22227203⑆ ⑆59901539⑆

Security Features Included.

Details on Back.