Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON vs. LINDA KESSLER

Case Number 2017CV876

PROPERTY ADDRESS

2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

### REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>MEMO</i>	CHK#	DEBIT	CREDIT
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)

Printed: 3/30/2021 2:04:13PM

(c) CountySuite 5 for# Teleosoft, Inc.

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

OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused Result

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

TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX Note

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



	Hill Wallack LLP	FROM: Sheriff Timothy Chamberlain
FAX:		PAGES: 2
PHONI		DATE: March 30, 2021
RE:	Linda Kessler 2017cv876	CC:
Urg	gent   For Review   Ple	ease Comment 🔲 Please Reply   Please Recycle
Irece	eived your stay, attached	l 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 Plea	ase Comment Please Reply Please Recycle
I received your stay, attached	is a cost sheet showing a balance

TO: +15703895625 10:03 AM FROM: GOLDFAX CLOUD 3/30/2021

P. Page 2/2 Powered by GoldFax 3/30/2021 11:03



777 Township Line Boxel Suite 259 Yaudey, Pennsylvania 19967 215.579.7700 main | 215.579.9268 fax

mon kosismilisi muw

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

Wilmington Trust, National Association, not in its individual capacity but solely as Re: 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 3/30/2021 10:03 AM FROM: GOLDFAX CLOUD TO: +15703895625 P.

Powered by GoldFax 3/30/2021 11:03 Page 1/2



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.

Timothy T. Chamberlain Sheriff



vs.

Earl D. Mordan, Jr. Chief Deputy

**Plaintiff** 

THE BANK OF NEW YORK MELLON

LINDA KESSLER

Defendant

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**

	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
Distribution Costs		
	Total Sheriff Costs	\$2,368.75
Continued or Cancelled Sale	Postponed to: 3/31/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 1/27/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 11/4/2020	\$10.00
Surcharge		\$208.00
Tax Claim Search		\$5.00
Notary Fee		\$10.00
Copies		\$6.00
Distribution Form		\$25.00
Service Mileage		\$8.00
Service		\$180.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Posting Handbill Press Enterprise Inc.		\$1,465.25
Mailing Costs		\$15.00
Levy		\$24.00
Docketing		\$15.00
Crying Sale		\$15.00
Advertising Sale Bills & Copies		\$10.00
Advertising Sale (Newspaper)		\$15.00 \$17.50

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. LIND	A KESSLER	•	
NO. 23-2020 ED	NO.	876-2017	JD	
DATE/TIME OF SALE: MARCI	H 31, 2021 A	T 9:00 AM		
BID PRICE (INCLUDES COST)	\$		_	
POUNDAGE – 2% OF BID	\$			
TRANSFER TAX – 2% OF FAIR MI	KT \$		_	
MISC. COSTS	\$		_	
TOTAL AMOUNT NEEDED TO PU	JRCHASE		\$	 
PURCHASER(S):				
NAMES(S) ON DEED:				
PURCHASER(S) SIGNATURE(S):_	<u>,</u>		<del></del>	
_				
TOTAL DUE:			\$	 
LESS DEPOS	IT:		\$	 
DOWN PAYM	MENT:		\$	 
TOTAL DUE	IN 8 DAYS		\$	 

1/26/2021 12:13 PM FROM: GOLDFAX CLOUD TO: +15703895625 P.

Powered by GoldFax 1/26/2021 12:13

Page 2/2



777 Township Line Resid Culte 250 Yadiley, Pentisulasida 18967 215 579 7700 main | 215 579 9265 fax www.hillesslack.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

<u>Columbia County CCP No. 2017-CV-0000876-MF</u>

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 1/26/2021 12:13 PM FROM: GOLDFAX CLOUD TO: +15703895625 P.

Powered by GoldFax 1/26/2021 12:13 Page 1/2



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:** 

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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.

10/28/2020 9:11 AM FROM: GOLDFAX CLOUD TO: +15703895625 P.

Powered by GoldFax 10/28/2020 10:11

Page 2/2



777 fownship tine 6-xid Suite 750 Yariley, Penisylveniz 19767 215-879,7700 man 1 215-879,9248 fax

nam kasisadini sawa

Kaitlin D. Shire, Esquire kshire@HitlWallack.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 10/28/2020 9:11 AM FROM: GOLDFAX CLOUD

20/2020 O.II AM THOM. GOLDI AN CLOU

TO: +15703895625 P.

Powered by GoldFax 10/28/2020 10:11 Page 1/2



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

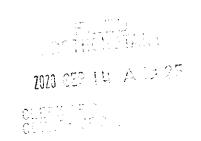
Subject: Kessler POstponement

**COMMENTS:** 

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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



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

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

Plaintiff,

CIVIL DIVISION

NO. 2017-CV-0000876-MF

vs. LINDA KESSLER

Defendant.

### 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 abovecaptioned action, has been continued to November 4, 2020.

HILL WALLACK LLP

MICHAEL J. SHAVEL, ESQUIRE

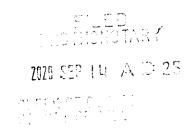
MICHAEL J. SHAVEL, ESQUI JILL M. FEIN, ESQUIRE

JILL M. FEUX, ESQUIRE KAITLIN D. SHIRE, ESQUIRE

Attorneys for Plaintiff

Date: 9/10/20

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



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

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

Plaintiff,

riamum

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

MICHAEL J. SHAVEL, ESQUIRE

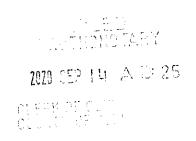
JILL M. FEIN, ESQUIRE

KAITLIN D. SHIRE, ESQUIRE

Attorneys for Plaintiff

Date: 9/10/20

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



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

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

Plaintiff,

CIVIL DIVISION

NO. 2017-CV-0000876-MF

vs. LINDA KESSLER

Defendant.

### **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

MICHAEL J. SHAVEL, ESQUIRE JILL M. FEIN, ESQUIRE

KAITLIN D. SHIRE, ESQUIRE

Attorneys for Plaintiff

Date: 9/10/20

### SHERIFF'S SALE COST SHEET

VS	
NOED NOJD	DATE/TIME OF SALE
	115.00
	\$15.00 480 70
	/ <i>§0.6</i> 0
EE, I (I Extrince	315.00 <b>74.00</b>
	517.50
115 12:11:51:10 01:11	317.30 315.00
	75.00
17113131 1013	S15.00
100111011111021111	\$10.00
OICT II (G) IBU O OIL ( SI ===	\$35.00
BIIDIGIT S DEED	\$25.00
THE HARD BIG TIMES OF CO.	\$25.00
	6,00
OOT LES	//) AA
TOTAL *******	******* \$ 466,50
101711	<u></u>
WEB POSTING \$	150.00
	1465,25
SOLICITOR'S SERVICES	5100.00
TOTAL ********	***** \$ <u>1715.75</u>
PROTHONOTARY (NOTARY)	\$10.00
PROTHONOTARY (NOTARY) RECORDER OF DEEDS \$ TOTAL ************************************	71,75
TOTAL ********	****** \$ <u>8/1/5</u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20 \$	<del></del>
SCHOOL DIST. 20 \$	5.00
DELINQUENT 20\$	******* \$ 5 ,00
TOTAL **********	<u> </u>
MUNICIPAL FEES DUE:	
WATER 20 \$	
TOTAL ********	******
101111	
SURCHARGE FEE (DSTE)	\$ 130,00
MISC	
TOTAL *********	*******
	2722
TOTAL COSTS (OPE	NING BID) \$ <u>3332,50</u>

# 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

Description:

1193503 LINDA KESSLER SHERIFF

SALE

Run Dates: 05/06/20 to 05/20/20

Class: Agate Lines:

225

Blind Box:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address:

**PO BOX 380** 

**BLOOMSBURG, PA 17815** 

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid** 

\$1,465.25

\$0.00

Publication Press Enterprise

Stop Start 05/06/2005/20/20 **Inserts** 

Cost 3 \$1,465.25

#### LEGAL NOTICE

SHEPET'S SALE
By Virtue of a Virtue Execution (Mortgage Foreclassive) No. 2017CVE78

issued out of the Court of Common Pleas of Columbia Courty, Pennsylvania and to the directed, I will expose the following described property as public, sale at the Columbia County Courthouse in the Town of Bloomsburg, Courty of Columbia, Con-tromwealth of Piennsylvania on:

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

All perfect in witerest and classesytes are fix they notified that a promaed schedule of as par uses or wareen and can use or a transfer former over a proposed as an encours or distribution will be on the in the Speriff's Office on beta distribution (1) days offer the date of the sole of any property sold ferrender, and distribution of the proceeds will be made in incordance with the schedule for (1) days effect sold fing, unless exceptions are hised with the Sharilf's Office prior therein.

ALL HIGH CLHIGN please, parcel and tract of and stuate in Scott fownship Columbia ALL HIGH CLHIAPN piece, correlated and tract of and states in Scott flownship Schumber ( Source) Perceptants, inclinated and described as field with the state of the Schumber ( ERCHIADNALE) as called on the State of the CMM the Erchia on a traction from the trace state of the Schumber (Section 1) and 17. Social of the piece 24 minutes: Sect, 158 feet to a state of the state of the state of the Schumber (Section 1) and 17. Social of the state o thich Care by a curve. Its feet to a state the place of beginning.

CONTY NING 18.810 square feet and Senigliot No. 17 is South Town Park, South Town-shin, Collegitya Gryphy, Pennsylvania, Sark Description being taken from a source preparent by A. Car Volta, R.S.

SEN-3 the serror premises Arthur S. Hundinger and Halen K. Hundinger, bushmed unit-volet granted and correspond units Attent J. Keester and Linda Kenafar, Husband and solic in in the doed dated November 12, 1971 and recorded in the Colombia County Recorder of Deeds on November 15, 1971 in these 255, page 1145

AHD Telf-SAID Albert J. Kesser having departed this life on or struct Jusie 9%, 2016 Attending operation of leveline vested in surviving trevent, Finda Kensler.

SBNG keasmay 2870 Wise Sathe, inc Bloomstag PA 17815 0470B: 34-044-044

PROPERTY ADDRESS 2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815 UR / IAX PARKEL NUMBEL R 31/04A/094

Scientary taken into execution to be sold as the property of LINDA RESSLER 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 hid proce or casts (operang bid of sale), Minimum payment is to be paid in cests, certified check or cashier's check at time of sale. REMARKING BALANCE OF BID PRICE. Any rumaning amount of the hid price is to be paid within eight 18) days after the sale in cash, optified check or cashier's check MYDRTANT MOTICE FOR. FALLIRE TO PAY THE BID PRICE IN ACCORDANICE FOR YORK THE SALE TO PAY THE BID PRICE IN ACCORDANICE TO WITH THESE TERMS MAY REBULT IN SERIOUS FINANCIAL CONSECUENCES TO THE BEDOCK DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITH-YITH PRECORDED TIME PERSON. If the successful begins falls to pay the lad price as per the above terms, the Sheriff may elect to either see the ladder for the hebres due without a resole of the property, or to reself the property at the bidder is risk and instrument action against the bidder for breach of contract, in the case of deficial all surse path by the bidder will be considered forferfed, but will be applied against any dumages incoverable. The defauting bidder will be responsible for any attoristy shows recurred by the startf in connection with any action against the bidder is the first of angles of the proceeds are playable to the Plaintiff, the bidder is found liable for damages. If proceeds are playable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receiver advances written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff.

LAUR CNCHAIG AND HELDENANGES ASSESS WAS SIMA

TIMOTHY T, CHAWEERLAIN, SHARF COLLINGIA COUNTY, Parasylvaria

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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

Plaintiff,

CIVIL DIVISION

NO. 2017-CV-0000876-MF

vs. LINDA KESSLER

Defendant.

### 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

MICHAEL J. SHAVEL, ESQUIRE

JILL M. FEIN, ESQUIRE

KAITLIN D. SHIRE, ESQUIRE

Attorneys for Plaintiff

Date: 7/27/20

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

OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused Result

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

TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX Note

FWD: Forward | Fcode: F-Code | BUL: Bulletin | I-FAX: Internet Fax | ORG: Original Size

PHONE PSOLUBOSAGES

Jill Fein	TROM: Sorah
Hill: Wallack	7-15-2020
215 - 579 - 9248	TOTAL NO. OF PAGES INCLUDING COVER:
PHONT NUMBER:	SENDER'S REPERENCE NUMBER:
Sheriff Sale	YOUR REPEXENCE NUMBER:
□ WGENNT □ POR REVIEW □	LEASE COMMENT PLEASE RIPLY PLEASE RECYCLE

OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570,389,5622. THANK YOU.

Linda Kessler Sale

### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

FACSIMILE TRA	NSMITTAL SHEET
Jill Fein	FROM: Sarah
Hill: Wallack	7-15-2020
FAX NUMBER: 215 - 579 - 9248	TOTAL NO. OF PAGES INCLUDING COVER:
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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

# 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

2020 70F 1 d b 15:38

FROTHOMOTARY

### 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 Enterpri e 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) Publish	ed: 5/6/2020, 5/13/2020, 5/20/2020
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	ful the
	(Notary Public)
	Commonwealth of Pennsylvania - Notary Seai April A. Fetterman. Notary Public Columbia County My commission expires April 15, 2022 Commission number 1222099 Member, Pennsylvania Association of Notaries
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And now,	, 20 , I
hereby ce	rtify that the advertising and publication charges g to \$ for publishing the foregoing the fee for this affidavit have been paid in full.

05/21/2020 11:41 Serial No. A6VF011029028

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Note TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX

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TIMOTHY T. CHAMBERLAIN

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380

PHONE (370) 389-5622 24 HOUR PHONE

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COMPANY	<u> </u>		5.21.2020	
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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 Salc

### TIMOTHY T. CHAMBERLAIN

and the control of th



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

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TO: Hill Wallack	FROM: Columbia Co Sheriff
COMPANY:	5.21.3020
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Postponement Order on Sheriff Sale





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/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 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.

2020 KAY 20 P 1: 48

YRATONOHIORS

BY THE COURT

Thomas A. James Jr.

P.J.

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 ASSOACITION, 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:

Interest from 11/03/2017 to date of Sale

Total:

\$82,025.97

\$ Plus costs

Prothonotary of Columbia County, Pennsylvania

Seal of Court

Clerk

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

Date: 3 (7)(2)(

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

### WRIT OF EXECUTION - MORTGAGE FORECLOSURE

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

2820 WHITE BIRCH LANE, BLOOMSBURG, PA 17815 NO EXPIRATION

THE BANK vs.	OF NEW YORK MELLON				Number
KESSLER,	, LINDA			2017	CV876
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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 1/7815.

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 LLB. 298 WISSAHICKON AVENUE. NORTH WALES, PA 19454

(c) CountySuite Sheriff, Teleosoft, Inc.

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

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.

V

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

March 18, 2020

day of

MARCH

2020

Saish Jane Klingama

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK vs. KESSLER,	OF NEW YORK MELLON LINDA				e Number 7CV876
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SCOTT TOWNSHIP

350 TENNY STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

THE BANK vs. KESSLER,	OF NEW YORK MELLON LINDA				Number 7CV876
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK vs. KESSLER	OF NEW YORK MELLON , LINDA				Number 7CV876
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3COTT TOWNSHIP BUILDING, 350 TENNY STREET, BLOC NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	OF NEW YORK MELLON				e Number 7CV876
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350 TENNY ST., BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

2017CV876

PO BOX 380, BLOOMSBURG, PA 17815

THE BANK vs. KESSLER,	OF NEW YORK MELLON	V				Number 7CV876
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Name:	Columbia County Tax C	Office	Served:	Personally · Adu	It In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815		Adult in Charge:	Deb Mille		
Phone:	570-389-5649	DOB:	Relation:	Clerk		
Alternate Address:		again a gagan an an ann an an an an an an an an an	Date:	63-17-20	Time:	2:48pm
Phone:		MIN A F. A TOGATH MOTORIN HAMPING AND VICTORIAN AND WORKER STORAGE AT THE MEAN	Deputy:	19	Mileage:	
Attorney / (	Originator:			44 X X X X X X X X X X X X X X X X X X		
Name:	HLADIK ONORATO ANI	D FEDERMAN LLP	Phone:		AND THE STREET OF THE STREET O	
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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



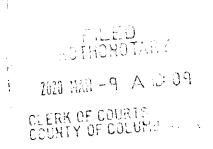
Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON					Case Number		
vs. KESSLER, LINDA					2017CV876		
SERVICE COVER SHEET							
Service De							
Category:	Real Estate Sale - Sale Notice	gangapagan s par in ngapagannya nimanana samannimanan Nasar 2 na na na Saman nasar saman nasar na Nasar sa na Nasar sa na	rapping in a progress of the second s	Zone:	23		
Manner:	< Not Specified >	Expires:	y paramakan kanana kanana kanana kanana karana karana karana kanana karana karana karana karana karana karana k	Warrant:			
Notes:	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
Serve To:		Final Serv		n en en men men men en e			
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Ac	lult in Charge ·	Posted · Other		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult in Charge:	Margeret 1	loghes			
Phone:	DOB:	Relation:	Conference	Officer	<u></u> :		
Alternate Address:		Date:	03-17-20	Time:	1:55pm		
Phone:		Deputy:	19	Mileage:			
Attorney / Originator:							
Name:	HLADIK ONORATO AND FEDERMAN LLP	Phone:	generalisation of the management of the second of the seco	and the second s	A CONTRACTOR OF THE CONTRACTOR		
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Service At	tempt Notes:						
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6.							

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 ASSOACITION, 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

# <u>AFFIDAVIT PURSUANT TO RULE 3129.1</u>

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., 20<sup>th</sup> 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	11 West Main Street			
Columbia County	Bloomsburg, PA 17815			
Commonwealth of Pennsylvania	P.O. Box 2675			
Department of Welfare	Harrisburg, PA 17105			
Scott Township	350 Tenny Street			
	Bloomsburg, PA 17815			
Scott Township Tax Collector	350 Tenny Street Bloomsburg, PA 17815			
	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

JILL M. FEIN, ESQUIRE
Attorney for Plaintiff

Sworn to and Subscribed before me this

day of Mark , 2020.

Notary Public

Commonwealth of Pennsylvania - Notary Seal Laura M. Harkins, Notary Public Bucks County

My commission expires November 4, 2023 Commission number 1294420

Member, Pennsylvania Association of Notaries

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorneys for Plaintiff

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

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

WILMINGTON TRUST, NATIONAL ASSOACITION, 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

# 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 <u>May 27, 2020</u> 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 asset 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. 5<sup>th</sup> 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:

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.

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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

## TIMOTHY T. CHAMBERLAIN



**PHONE** (570) 389-5622

# SHERIFF OF COLUMBIA COUNTY

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

24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: 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

2<sup>nd</sup> Week May 13 3<sup>rd</sup> Week May 20

SALE DATE:

Mary 252020 e 9:00gm

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

# REAL ESTATE OUTLINE

ED#<u>2020ED2</u>3

DATE RECEIVED $3-9-26$	020					
DOCKET AND INDEX 2017	CV 876					
CHECK FOR PROPER INFO.						
WRIT OF EXECUTION	X					
COPY OF DESCRIPTION	X					
WHEREABOUTS OF LKA	X					
NON-MILITARY AFFIDAVIT						
NOTICES OF SHERIFF SALE X						
WAIVER OF WATCHMAN	_X_					
AFFIDAVIT OF LIENS LIST	×					
CHECK FOR \$1,350.00 OR	<u>X</u> CK# 32468					
**IF ANY OF ABOVE IS MISSING DO NOT PROCEED**						
	00 0-4					
SALE DATE	May 27 TIME 4:00					
POSTING DATE	J					
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK May 4					
	2 <sup>ND</sup> WEEK May 13					
	3RD WEEK May 20					

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

PARCEL: 31-04A-094

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 ASSOACITION, 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

# 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 Solders' and Sailors' Civil Relief Act of 1940 and the amendments.

Sworn to and Subscribed before me

this 4th day of Mach, 2020

Notary Public

Commonwealth of Pennsylvania - Notary Seal Laura M. Harkins, Notary Public Bucks County

My commission expires November 4, 2023 Commission number 1294420

Member, Pennsylvania Association of Notaries

HILL WALLACK LLP

Bv:

JIM M. FEIN, ESQUIRE

Attorneys for Plaintiff

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

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Attorneys for Plaintiff

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

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

Plaintiff,

1 Iaiiiii

VS.

LINDA KESSLER

Defendants.

CIVIL DIVISION

NO. 2017-CV-0000876-MF

# 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

By:

LL M. FEIN, ESQUIRE ttorneys for Plaintiff

Sworn to and Subscribed before me this

4th day of March

2020

Nøtary Public

Commonwealth of Pennsylvania - Notary Seal Laura M. Harkins, Notary Public Bucks County

My commission expires November 4, 2023 Commission number 1294420

Member, Pennsylvania Association of Notaries

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

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WILMINGTON TRUST, NATIONAL ASSOACITION, 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

# **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: 5/11/0

JILL M. FEIN, ESQUIRE

Aftorneys 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: <u>*V/H/CC*</u>

(SEAL)

Attorney for Plaintiff

Print Your Documents Page 1 of 1

Document Receipt

Trans # 17694

Carrier / service:

USPS Server First-Class Mail®

3/13/2020 12:00:00 AM

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

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

Tracking:

SUITE 1001

Tracking #: Doc Ref #: 71901140006000172353

Pos

Postage

2020ED23 5.6000

KING OF PRUSSIA

PA 19406

#### Document Receipt

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

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

1150 FIRST AVENUE 71901140006000172353 Tracking #: **SUITE 1001** Doc Ref #: 2020ED23

Postage 5.6000

KING OF PRUSSIA PA 19406 **Print Your Documents** Page 1 of 1

#### Document Receipt

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

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259 71901140006000172339 Tracking #:

Doc Ref#: 2020ED23

5.6000 Postage

PHILADELPHIA PA 19106

#### Document Receipt

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

Ship to:

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

71901140006000172322 PO BOX 8016 Tracking #:

2020ED23 Doc Ref#:

5.6000 Postage

HARRISBURG PA 17105

Document Receipt

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

Ship to:

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

71901140006000172322 Tracking #: PO BOX 8016

Doc Ref#: 2020ED23 5.6000

Postage

HARRISBURG PA 17105

#### Document Receipt

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

Ship to:

PENNSYLVANIA HOUSING FINANCE **AGENCY** 

211 NORTH FRONT STREET 71901140006000172315 Tracking #:

Doc Ref #: 2020ED23 Postage 5.6000

P.O. BOX 15530

HARRISBURG PA 17105

#### Document Receipt

Trans # 1769

17690 Carrier / service: USPS Server

PS Server First-Class Mail®

3/13/2020 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: Doc Ref #: 71901140006000172308

Postage

2020ED23 5.6000

HARRISBURG F

PA 17105

TO THE ORDER PAY ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 Dollars **COLUMBIA COUNTY SHERIFF** L WALLACK LLP P.O.Box 5226 n, New Jersey 08543-5226 <u>WWTHISADOOUMENIKOONYAINSHIRUISIUSIUVE MKWATOUOHRORAPPRESSAHERE KIHEDEMÄGEEDISKARREARSWIINHHIAIRU</u> SPECIAL BUSINESS ACCOUNT
WOLD AFTER 120 DAYS CHECK AMOUNT \$1,350.00

ENTROPERT INTERPRETATION

#15E5TO555