Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY vs.
VALERIE SWANK

Case Number 2020CV286

PROPERTY ADDRESS
427 RIDGE ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>MEMO</i>	СНК #	DEBIT	CREDIT
07/09/2021	Advance Fee	Advance Fee	947793	\$0.00	\$1,350.00
07/09/2021	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/09/2021	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/09/2021	Crying Sale			\$10.00	\$0.00
07/09/2021	Docketing		•	\$15.00	\$0.00
07/09/2021	Levy			\$15.00	\$0.00
07/09/2021	Mailing Costs			\$42.00	\$0.00
07/09/2021	Posting Handbill			\$15.00	\$0.00
07/09/2021	Press Enterprise Inc.			\$1,349.15	\$0.00
07/09/2021	Sheriff Automation Fund			\$50.00	\$0.00
07/09/2021	Web Posting			\$100.00	\$0.00
07/21/2021	Deputize Advance Fee	(PAID 07/21/2021)	9013	\$100.00	\$0.00
09/13/2021	Service			\$195.00	\$0.00
09/13/2021	Service Mileage			\$8.00	\$0.00
09/13/2021	Copies			\$6.50	\$0.00
09/13/2021	Notary Fee			\$10.00	\$0.00
09/13/2021	Tax Claim Search			\$5.00	\$0.00
09/13/2021	Surcharge			\$208.00	\$0.00
09/13/2021	Other	LYCOMING CO		\$9.00	\$0.00

\$2,170.15 \$1,350.00

TOTAL BALANCE: \$(820.15)

Printed: 9/14/2021 9:58:43AM

(a) County-Suite Sheriff Teleosoft, Inc. Page 1 of 1

Sale No.

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106 WWW.KMLLAWGROUP.COM

(215) 627-1322 Fax (215) 825-6456 PASALES@KMLLAWGROUP.COM

September 13, 2021

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: FIRST COLUMBIA BANK & TRUST COMPANY

VALERIE L. SWANK

No. 2020-CV-286 / 2021-ED-43

KML File#: 201153FC

Property Address: 427 Ridge Road, Bloomsburg, PA 17815

Sheriff's Sale Date: September 15, 2021

Sale No.

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter, and if applicable, cease all advertising, service and posting of the property. Please forward an updated cost sheet, summary of outstanding costs and return any unused costs. Pursuant to Act 32 of 2018 (68 Pa. C.S.A §2310), no sheriff's commission is due and owing and therefore no sheriff's commission has been charged to or collected from the Defendants.

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for September 15, 2021 has been stayed and cancelled.

By:

KML LAW GROUP, P.C. Sheriff's Sale Department PASALES@KMLLAWGROUP.COM

VALERIE L. SWANK - 245 E 8th Street, Watsontown, PA 17777

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

FIRST COLUMBIA BANK & TRUST COMPANY vs.

<u>Defendant</u>

VALERIE SWANK

Attorney for the Plaintiff:

KML LAW GROUP, P.C. 701 MARKET STREET PHILADELPHIA, PA 19106 Sheriff's Sale Date:

Wednesday, September 15, 20:

\$2,336.90

Writ of Execution No.: 2020CV286

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 427 RIDGE ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

	Total Distribution Cos	sts \$71.75
Recording Fees	LYCOMING CO	\$71.75
Distribution Costs		
D: () () ()	total Sheriii Costs	\$2,200.10
	Total Sheriff Costs	\$2,265.15
Other	LYCOMING CO	\$9.00
Surcharge		\$208.00
Tax Claim Search		\$5.00
Notary Fee		\$10.00
Copies	••••	\$6.50
Distribution Form	-	\$25.00
Service Mileage		\$8.00
Service		\$195.00
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
Press Enterprise Inc.		\$1,349.15
Posting Handbill		\$15.00
Mailing Costs		\$42.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale (Newspaper) Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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

Grand Total:

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

FIRST COLUMBIA BANK & TRUST CO VS. VALERIE SWANK NO. 43-2021 ED NO. 286-2020 JD DATE/TIME OF SALE: SEPTEMBER 15, 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

786-20 43-21

SHERIFF'S SALE COST SHEET

	VS			
NO	ED NOJ	D DATE/TIM	IE OF SALE	
DOCK	ET/RETURN	\$15.00		
	ICE PER DEF.	\$ 195,00		
	(PER PARCEL	\$15.00		
	ING COSTS	\$47,00		
	ERTISING SALE BILLS & COPIES	\$17.50		
		\$17.30 \$15.00		
MILEA	CRTISING SALE (NEWSPAPER)	\$_8,60		
	AGE ING HANDBILL	\$15.00		
		·		
	NG/ADJOURN SALE	\$10.00		
	IFF'S DEED	\$35.00		
	SFER TAX FORM	\$25.00		
	RIBUTION FORM	\$25.00		
COPIE		\$6.50		
NOTA	.RY TOTAL ******	\$ 10,00	6 434,00	
	IOIAL ********	. ** ** ** ** ** ** ** ** ** ** ** ** **	\$ 70 100	
WEB I	POSTING	\$150.00	_	
	S ENTERPRISE INC.	\$ 1349.15		
SOLIC	CITOR'S SERVICES	# 100.00	_	_
	CITOR'S SERVICES TOTAL ********	*******	\$ <u>1599.15</u>	
DDAT	HONOTARY (NOTARY)	\$10.00		
RECO	RDER OF DEEDS TOTAL *******	φ <u>/// . 3</u>	c 81175	
	TOTAL		\$ <u>0775</u>	
REAL	ESTATE TAXES:			
	BORO, TWP & COUNTY 20	\$		
	SCHOOL DIST. 20	\$		
	DELINQUENT 20_	\$ 5,00	_	
	TOTAL ********	*********	\$ 5,00	
MIINI	ICIPAL FEES DUE:			
1410141	SEWER 20	\$		
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	TOTAL *******	υ <u></u> :************	\$ ~0~	
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SURC	HARGE FEE (DSTE)	_	\$ 208,000	
MISC.	Lydenic 1.	\$ <u>9,00</u>		
	7 3 0	\$. 0	
-	TOTAL *******	********	\$ 7,60	
	TOTAL COSTS (OP	ENING DIIN		\$ 2336,90
	TOTAL COSTS (OF	PHILIAO DID)		Ψ C C C F 10

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road Bloomsburg, PA 17815

Plaintiff

VS. VALERIE L. SWANK

Mortgagor(s) and Record Owner(s) 427 Ridge Road Bloomsburg, PA 17815

Defendant(s)

CIVIL DIVISION

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2020-CV-286 / 2021-ED-43

DOCUMENT: AFFIDAVIT PURSUANT TO RULE 3129.1

FILED ON BEHALF OF:

FIRST COLUMBIA BANK & TRUST COMPANY

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C. Suite 5000 701 Market Street Philadelphia, PA 19106 (215) 627-1322 Firm State I.D. #23-217969 3129@kmllawgroup.com



KML LAW GROUP, P.C.

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322 3129@kmllawgroup.com

201153FC Sale Date: 09/15/2021 \$79,288.58

ATTORNEY FOR PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

Plaintiff

VS.

VALERIE L. SWANK

Mortgagor(s) and Record Owner(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Defendant(s)

No. 2020-CV-286 / 2021-ED-43

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

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- (X) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)).
- () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- Premises was posted by Sheriff's Office/competent adult. Copy of return attached. ()
- Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached. ()
- () Published in accordance with court order. Copy of publication attached.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

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

DATED: 09/10/2021 KML Law Group, P.C.

> Winter Dunn Legal Assistant



KML Law Group, P.C. P.O. Box 23159 San Diego, CA 92193-3159



71 96900 2484 0659 8850 7

SWANK, VALERIE L C/O ElderCare Solutions, Inc. PO Box 755 Williamsport, PA 17703

Mailed On: 7/21/2021 Order Number: 0115628-01

ClientID: KML_Law_000606 ER Reference Number: PA201153





August 3, 2021

Dear Briana Diaz:

The following is in response to your request for proof of delivery on your item with the tracking number: **7196 9002 4840 6598 8507**.

Item Details

Status: Delivered

Status Date / Time: July 26, 2021, 11:45 am
Location: WILLIAMSPORT, PA 17701

Postal Product: First-Class Mail®
Extra Services: Certified Mail™

Return Receipt Electronic

Recipient Signature

Signature of Recipient:

Melinda Winner

Address of Recipient:

PG. Box 15E

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely, United States Postal Service® 475 L'Enfant Plaza SW Washington, D.C. 20260-0004



PS form 3665 Type of Mailing: CERTIFICATE OF MAILING August 12, 2021



List Number of Pieces Listed by Sender Total Number of Pieces Received at Post office

Postmaster: Name of receiving employee Dated:

98

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PS form 3665 Type of Malling: CERTIFICATE OF MAILING August 12, 2021



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			Daniel Distasio Esq 15 Public Sqaure Wilkes-Barre, PA 18701		••••
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32	622229	2363082607	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.710	\$0.44
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PS form 3665 Type of Malling: CERTIFICATE OF MAILING August 12, 2021



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			BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230		
48	622225	2363082623	DOMESTIC RELATIONS OF COLUMBIA COUNTY 15 PERRY AVENUE	\$0.710	\$0.44
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PS form 3665 Type of Mailing: CERTIFICATE OF MAILING August 12, 2021



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65	622226	2363082640	John McDanel, Esquire McDanel Law Firm 107 Rear E. 2nd St.	\$0.710	\$0.44
66	622227	2363082641	Berwick, PA 18603 PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	\$0.710	\$0.44
				 	
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PS form 3665 Type of Mailing: CERTIFICATE OF MAILING August 12, 2021



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KML Law Group, P.C.

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322 3129@kmllawgroup.com ATTORNEY FOR PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road Bloomsburg, PA 17815

Plaintiff

VS.

VALERIE L. SWANK
Mortgagor(s) and Record Owner(s)
427 Ridge Road
Bloomsburg, PA 17815

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-286 / 2021-ED-43

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

FIRST COLUMBIA BANK & TRUST COMPANY, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth the following information concerning the real property located at:

427 Ridge Road Bloomsburg, PA 17815

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

VALERIE L. SWANK 245 E 8th Street Watsontown, PA 17777

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

VALERIE L. SWANK 245 E 8th Street Watsontown, PA 17777

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

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

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

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



DOMESTIC RELATIONS OF COLUMBIA COUNTY 15 PERRY AVENUE BLOOMSBURG, PA 17815

- 4. Name and address of the last recorded holder of every mortgage of record:
- 5. Name and address of every other person who has or may have any record interest in or record lien on the Property and whose interest may be affected by the sale:
- 6. Name and address of every other person of whom the plaintiff has knowledge who has or may have any record interest in the Property which may be affected by the sale.
- 7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.

TENANTS/OCCUPANTS 427 Ridge Road Bloomsburg, PA 17815

Daniel Distasio Esq 15 Public Sqaure Wilkes-Barre, PA 18701

John McDanel, Esquire McDanel Law Firm 107 Rear E. 2nd St. Berwick, PA 18603

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

DATED: <u>09/10/2021</u> KML Law Group, P.C.

Winter Dunn Legal Assistant

For inquiries, please contact:

Cheryl Dilchus Direct (215) 825-6349 cdilchus@kmllawgroup.com

For proof of mailing, email: PostSale@kmHawgroup.com



KML LAW GROUP, P.C.

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322 ATTORNEY FOR PLAINTIFF

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road Bloomsburg, PA 17815

Plaintiff

VS.

VALERIE L. SWANK Mortgagor(s) and Record Owner(s) 427 Ridge Road Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-286 / 2021-ED-43

<u>CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS</u> <u>PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION</u>

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

Dighane a Valegal
Ву:
KML LAW GROUP, P.C.
Michael McKeever Pa. ID 56129
Lisa Lee Pa, ID 78020
Kristina G. Murtha ID 61858
Brian C. Nicholas Pa. ID 317240
Caitlin Donnelly Pa. ID 311403
Rebecca A. Solarz Pa. ID 315936
Nicholas J. Zabala Pa. ID 320737
Maria D. Miksich Pa. ID 319383
J. Eric Kishbaugh Pa. ID 33078
X Stephanie A. Walczak Pa. ID 320431

Attorneys for Plaintiff





COUNTY OF LYCOMING

Mark Lusk, Sheriff Lycoming County Courthouse 48 West Third Street Williamsport, Pa 17701-6536

Phone: (570) 327-2280 Fax: (570) 327-2366 www.lyco.org Curtis W. Ulmer, Chief Deputy culmer@lyco.org

Christie Shimp, Admin. Specialist <u>cshimp@lyco.org</u>

8/6/2021

The enclosed document(s) have been returned. In order for service to be processed timely and efficiently the documents have been returned for the following reason(s)

- □ No deposit fee enclosed for \$
- No service/cover letter of instructions enclosed
- Time of service is due to expire (not enough time for service)
- Needs to be reinstated time has expired for service

Complete address required (No P.O. Box)

- Address is not located in our Jurisdiction.
- Other (specify)
- We have made several attempts to contact KML LAW GROUP to obtain a valid Lycoming County address, however we have not received any return phone calls/emails.

Once you have provided the following documents the office will be more than glad to process your service promptly. If you have any questions, please contact the office directly at (570) 327-2280.

SHERIFF'S OFFICE OF LYCOMING COUNTY

R. Mark Lusk Sheriff



Curtis Ulmer Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY

VALERIE L SWANK

Case Number 2020-CV-286 (COLUMBIA COUNTY)

SHERIFF'S RETURN OF SERVICE

07/26/2021 REAL ESTATE SALE SCHEDULED FOR SEPTEMBER 15, 2021 AT 9:00AM

08/06/2021 THE WITHIN WRIT OF EXECTION AND NOTICE OF SALE WAS RETURNED TO COLUMBIA

COUNTY SHERIFF'S OFFICE DUE TO INPROPER ADDRESS. A PO BOX IS NOT A VALID ADDRESS

FOR SERVICE.

SHERIFF COST: \$9.00

SO ANSWERS,

16. Mant der

August 06, 2021

R. MARK LUSK, SHERIFF

COSTS

DATE	CATEGORY	MEMO	CHK#	DEBIT	CREDIT
07/26/2021	Advance Fee	Advance Fee	9013	\$0.00	\$100.00
08/06/2021	Docket & Return			\$9.00	\$0.00
08/06/2021	Refund	(PAID 08/06/2021)	15265	\$91.00	\$0.00
•				\$100.00	\$100.00

BALANCE:

\$0.00

ETATE OF PENNSYLVANIA SE:

SOUNTY OF LYCOMING

EWORT and subscribed to before me

This gay of Lycyt 20 21.

Prof. Today

Commonwealth of Pennsylvania - Notary Seal
Thomas D. Heap, Notary Public
Lycoming County
My commission expires December 18, 2023
Commission number 1362160

(c) CountySuita Sheriff Teleosoft Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs. SWANK, V	ALERIE				Number CV286
	SERVICE	COVER SHE	EET		
Service De	tails: New York Period State (1985)				Victoria La Carlo (1921) Carlo (1921)
Category:	Real Estate Sale - Sale Notice	agen gang ay nyayayan makan kasa sa	TO A TABLE A TO SAME OF A TO SAME OF THE ACT	Zone:	
Manner:	Deputize	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 09/15/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE A		IGHTS	e a come more more and a minimum and a come a	
Serve To:		Final Servi			
Name:	VALERIE SWANK	Served:	Personally Ad	ult In Charge ·	Posted · Other
Primary Address:	P.O. BOX 755 WILLIAMSPORT, PA	Adult In Charge:		a a melakur ingum nakhi mbayari in ing mengelik mengelik mbayari ing mengelik mbayari di sebesah sebesah sebesa Sebesah sebesah sebesa	
Phone:	DOB:	Relation:	AND THE SERVICE THE SERVICE OF SE	entens, que estante pero apos de la vez plante en la viva en la viv	where we shall be a second second second second
Alternate Address:		Date:	***************************************	Time:	
Phone:	And a second with a continuous continuous continuous and a second and	Deputy:		Mileage:	E STANDARAN
lttorney / (Öriginator:			The second secon	A Agent of the second of the s
Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-479	8	
Service Att	tempts:				
Date:					
Time:				anno antico de la constante de	
Mileage:					
Deputy:					
Notes / 9n	ecial Instructions:				and the second

Now, July 21, 2021 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Lycoming County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE P.O. BOX 380 BLOOMSBURG, PA 17815 TIMOTHY T. CHAMBERLAIN, SHERIFF

NO EXCITATION

KML Law Group, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106 (215) 627-1322 Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road Bloomsburg, PA 17815

Plaintiff

VS.

VALERIE L. SWANK Mortgagor(s) and Record Owner(s) 427 Ridge Road Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2020-CV-286

2021-ED-43

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SWANK, VALERIE L. VALERIE L. SWANK 427 Ridge Road

Bloomsburg, PA 17815

Your house at 427 Ridge Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Sept. 15th 2021, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$79,288.58 obtained by FIRST COLUMBIA BANK & TRUST COMPANY 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. The sale will be cancelled if you pay to FIRST COLUMBIA BANK & TRUST COMPANY, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmllawgroup.com (KML File Number 201153FC). Para informacion en espanol puede communicarse con Home Retention al 1-866-413-2311.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- 3. You may also be able to stop the sale through other legal proceedings.
- 4. 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 notice below 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 NOT 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 bid price by calling the Sheriff of Columbia County at 570-389-5622.
- 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 the Sheriff of Columbia County at 570-389-5622.
- 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 from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
- 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
- 8. You may contact the Foreclosure Resource Center: http://www.philadelphiafed.org/foreclosure/

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.

PENNSYLVANIA LAWYER REFERRAL SERVICE
Pennsylvania Bar Association
100 South Street, PO Box 186
Harrisburg, PA 17108
717-692-7375; 800-692-7375
NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY NO. 2020-CV-286 2021-ED-43 WRIT OF EXECUTION (MORTGAGE FORECLOSURE) UTION ATTEMPTING TO COLLECT A DEBT OWED TO YOU WILL BE USED FOR THE PURPOSE OF
OF COLUMBIA COUNTY NO. 2020-CV-286 2021 - ED-43 WRIT OF EXECUTION (MORTGAGE FORECLOSURE) UTION ATTEMPTING TO COLLECT A DEBT OWED TO
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DUNT DUE <u>\$79,288.58</u>
est From 12/18/2020 Date of Sheriff's Sale per diem rate of \$13.25
ts to be added)
My Com. Ex. 1st Monday in 2024

SHERIFF'S OFFICE OF LYCOMING COUNTY

R. Mark Lusk Sheriff



Curtis Ulmer Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY

VALERIE L SWANK

Case Number 2020-CV-286



DEPOSIT RECEIPT



Printed: 7/26/2021 1:19:50PM

Receipt No:

23555

Date:

07/26/2021

Type:

Real Estate Sale

Paid By: KML LAW GROUP

Check No:

Check Date:

Description:

Deposit Amount:

9013

07/21/2021

Advance Fee

\$100.00

Mail To:

KML LAW GROUP

701 MARKET STREET

SUITE 5000

PHILADELPHIA, PA 17701

Origin: Local

Received by: DG

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY VALERIE SWANK

Case Number 2020CV286

SHERIFF'S RETURN OF SERVICE

08/30/2021 11:11 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 427 RIDGE ROAD, BLOOMSBURG, PA 17815.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

August 30, 2021

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Name: (POSTING) Served: Personally Adult In Charge Rosted Other Primary A27 RIDGE ROAD Adult In Charge: BLOOMSBURG, PA 17815 Phone: DOB: Relation: Alternate Address: Phone: Deputy: 3 Mileage: Attorney / Originator: Name: KML LAW GROUP, P.C. Phone: 1-610-662-4798 Service Attempts: Deputy: Service Attempt Notes; 1. 2. 3. 4. 5.	FIRST CO vs. SWANK, V	LUMBIA BANK & TRUST COMPANY ALERIE				Number 0CV286
Category: Real Estate Sale - Posting - Sale Bill Zone: Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 09/15/2021 AT 9:00 AM SHERIFF'S SALE BILL Final Service: Serve To: Personally Adult in Charge Other Name: (POSTING) Served: Personally Adult in Charge Primary 427 RIDGE ROAD Adult in Charge: Adult in Charge: Phone: DOB: Relation: Alternate Address: Date: 8 - 36 -> 1 Time: IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	n nga Mina. Inga ing			EET	101 m - 82 - 82 - 1	· • • •
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427 RIDGE ROAD, BLOOMSBURG, PA 17815

XPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COL vs. SWANK, V	LUMBIA BANK & TRUST COMPANY ALERIE				Number OCV286
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Serve To:		Final Serv	ice:	2/8/2/2/ 11/2	Annam Annah Santan Sant
Name:	OCCUPANT	Served:	Personally Add		Posted Other
Primary Address:	427 RIDGE ROAD BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:		an a tankan magaman an a	
Alternate Address:		Date:	07-13-21	Time:	1202
Phone:	The state of the s	Deputy:	7	Mileage:	
Attorney / t	Originator:			7232VV 197 19	7. 3
Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798		
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427 RIDGE ROAD, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST CO	LUMBIA BANK & TRUST COMPANY		Case Number 2020CV286
SWANK, V	ALERIE		
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Service De	talls;		Z
Category:	Real Estate Sale - Sale Notice	The state of the s	Zone: 43 ≥
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	Post office says she lives	at P.O. Box 7	55 williamsport
Serve To:		Final Service:	200
Name:	VALERIE SWANK	Served: Personally · A	dult In Charge · Posted · Other
Primary Address:	427 RIDGE ROAD BLOOMSBURG, PA 17815	Adult In Charge:	dult In Charge · Posted · Other CV286
Phone:	DOB:	Relation:	
Alternate Address:		Date: 07.16-21	Time: 1230
Phone:		Deputy: 7	Mileage:
Attorney /	Originator:		
Name:	KML LAW GROUP, P.C.	Phone: 1-610-662-479	88 98
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			NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	UMBIA BANK & TRUST COMPANY				Number OCV286
SWANK, V	ALERIE			202	
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Name:	Bert Leiby	Served:	Personally Ac	luit In Charge ·	Posted · Other
Primary Address:	121 Legion Road Bloomsburg, PA 17815	Adult In Charge:	Bert Le	<i>;</i> b y	3 5 6 7
Phone:	570-356-7765 DOB :	Relation:	Montar 7	ownship To	x Collector
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Attorney / (Originator:			10 10 10 10 10 10 10 10 10 10 10 10 10 1	
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121 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COI vs. SWANK, V	LUMBIA BANK & TRUST COMPANY ALERIE				Number 0CV286
	SERVICE CO		EET		Mary J. C. Land
	Real Estate Sale - Sale Notice			Zone:	43
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 09/15/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To:		Final Serv	îče;	**************************************	Construction of the Constr
Name:	Domestic Relations Office of Columbia Co.	Served:		lult In Charge	Posted Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Shelley F	eitnes	
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Clark	n ale i win na zi udemaja a severji i ji i i i a zi i i i i i i i i i i i i i i	
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DOMESTIC RELATIONS OF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

COLUMBIA COUNTY TAX C

FIRST COI vs. SWANK, V	LUMBIA BANK & TRUST COMPANY ALERIE				e Number 20CV286
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Category:	Real Estate Sale - Sale Notice	and transfer absorption frogen area, comprising you wanted in the species of a contract of the species of the s	· · · · · · · · · · · · · · · · · · ·	Zone:	43
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Serve To:		Final Serv	ice:		
Name:	Columbia County Tax Office	Served:	Personally	Adult In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Lynn	Dixson	**************************************
Phone:	570-389-5649 DOB:	Relation:	Clerk		
Alternate Address:		Date:	07-12-2).∖ Time:	1130
Phone:	ANN THE TOTAL ME MAIN TO A PROPERTY A CONTINUE OF WAS A MANAGEMENT OF A STATE	Deputy:	7	Mileage:	A CONTRACTOR OF THE CONTRACTOR
Attorney /	Originator:				
Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-	4798	and a second of the second of
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PO BOX 380, BLOOMSBURG, PA 17815

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 07/13/21

Ad ID:

1224750

Description:

Valerie Swank Sale

Run Dates:

08/25/21 to 09/08/21

Class:

Agate Lines:

Blind Box:

207

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: **PO BOX 380**

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid**

\$1,349.15

\$0.00

Publication | Press Enterprise

Start Stop 08/25/21 09/08/21 Inserts

Cost \$1,349.15

SHERIFFS SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2020CV286

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, SEPTEMBER 15, 2021 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 filling, unless exceptions are filled with the Sheriff's Office prior thereto.

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

BEGNNING at a point on the northern side of Legislative Route No. 19119, also known as Ridge Road, and in line of lands of Allen Reich; THENCE along lands of Allen Reich in a northerly direction along a hedge row 155 feet

to a point in line of other lands of the Grantors; THENCE by the same in an easterly direction on a line parallel with Ridge Road 210 feet

THENCE by the same in an extension,
THENCE continuing by other lands of the Grantors in a southerly direction on a line perpendicular with Ridge Road 133 feet to a point on the North side of Ridge Road,
THENCE by the same in a westerly direction 237 feet to the place of BEGINNNG.

BENG KNOWN AS: 427 RIDGE ROAD, BLOOMSBURG, PA. 17815

PROPERTY ID NUMBER: 25 04 00301

BENG THE SAME PREMISES WHICH VALERIE L SWANK, FORMERLY KNOWN AS VALERIE L NEWMAN, MARRIED BY DEED DATED 6/22/2007 AND RECORDED 6/27/2007 THE OFFICE OF THE RECORDER OF DEEDS IN DEED NSTRUMENT NUM-BER 200706538, GRANTED AND CONVEYED UNTO VALERIE L. SWANK.

PROPERTY ADDRESS: 427 RIDGE ROAD, BLOOMSBURG, PA. 17815

UPI / TAX PARCEL NUMBER: 250400301

Seized and taken into execution to be sold as the property of VALERIE SWANK in suit of FIRST COLUMBIA BANK & TRUST COMPANY.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) per 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
TARE PERIOD. 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 agrainst 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 default-ing 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: KML LAW GROUP, P.C. PHILADELPHIA, PA. 1-610-662-4798

TIMOTHY T. CHAMBERLAIN Sheriff Columbia County, Pennsylvania

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

FIRST COLUMBIA BANK & TRUST COMPANY	
992 Central Road Bloomsburg, PA 17815 Plaintiff	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
vs. VALERIE L. SWANK 427 Ridge Road Bloomsburg, PA 17815	NO. 2020-CV-286 2021-ED-43 WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Defendant(s)	
WRIT OF I	EXECUTION
	ARE ATTEMPTING TO COLLECT A DEBT OWED TO ROM YOU WILL BE USED FOR THE PURPOSE OF
COMMONWEALTH OF PENNSYLVANIA: COUNTY OF COLUMBIA:	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLV	ANIA:
To satisfy the judgment, interest and costs in the abordescribed property:	ve matter you are directed to levy upon and sell the following
PREMISES: 427 Ridge Road, Bloomsburg, PA 17815	
	AMOUNT DUE <u>\$79,288.58</u>
	Interest From 12/18/2020 to the Date of Sheriff's Sale at per diem rate of \$13.25
	(Costs to be added)
Dated: (4)39,3001	Prothonotary, Common Pleas Court of Columbia County Prothy Warmerk of Sev. Courts

My Com. Ex. 1st Monday in 2024

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COL vs. SWANK, W	LUMBIA BANK & TRUST COMPANY				Number OCV286		
	SERVIC	E COVER SHE	EET				
Service De	falls:						
Category:	Real Estate Sale - Sale Notice	т ментинент оничения т ^а также в степ не массинентерического да то то и до роден да уга	the finance of photocologistic angles of the color of the	Zone:	43		
Manner:	< Not Specified >	Expires:		Warrant:			
Notes:	SALE DATE & TIME: 09/15/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS SLIVEU & COSO						
Serve To:		Final Servi	če:				
Name:	JOHN W. MCDANEL LAW PRACTICE	Served:		dult In Charge	Posted Other		
Primary Address:	107 REAR E, SECOND STREET P.O. BOX 381	Adult In Charge:	John	W. M. Ganel DEF			
Phone:	BERWICK, PA 18603 DOB:	Relation:					
Alternate Address:	Served e CC80	Date:	7/9/21	Time:	11.20		
Phone:		Deputy:	5	Mileage:			
ttorney/(Originator:						
Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-479	where we will be a supplement that the second			
Service Att	emots:				-		
Date:	# MANUFACTURE	200 24 482 0 0 0 283 0 1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4			-		
Time:							
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Deputy:			. 7,				
Senvire A#	empt Notes:						
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4.							
5.	78.4						
6.		*			. .		

JOHN W. MCDANEL LAW F

KML LAW GROUP, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106 215-627-1322

Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road

Bloomsburg, PA 17815

VALERIE L. SWANK

Bloomsburg, PA 17815

427 Ridge Road

Mortgagor(s) and Record Owner(s)

Plaintiff

VS.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-286

2021-ED-43

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

FIRST COLUMBIA BANK & TRUST COMPANY, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

⊀ ⁴_E

427 Ridge Road Bloomsburg, PA 17815

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

VALERIE L. SWANK 245 E 8th Street Watsontown, PA 17777

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

VALERIE L. SWANK 245 E 8th Street Watsontown, PA 17777 201 JULI 29 P 12: 00

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

/ .

 $PA\ DEPARTMENT\ OF\ PUBLIC\ WELFARE\ -\ Bureau\ of\ Child\ Support\ Enforcement$

Health and Welfare Bldg. - Room 432

P.O. Box 2675

Harrisburg, PA 17105-2675

/₊

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

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY 15 PERRY AVENUE-BLOOMSBURG, PA 17815

- 4. Name and address of the last recorded holder of every mortgage of record:
- 5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
- 6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
- 7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.



TENANTS/OCCUPANTS 427 Ridge Road Bloomsburg, PA 17815



Daniel Distasio Esq 15 Public Sqaure Wilkes-Barre, PA 18701



John McDanel, Esquire McDanel Law Firm 107 Rear E. 2nd St. Berwick, PA 18603

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

Date: 6/25/2021

Suphanie a Walgar

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin Donnelly Pa. ID 311403

Rebecca A. Solarz Pa. ID 315936

Nicholas J. Zabala Pa. ID 320737

Maria D. Miksich Pa. ID 319383

J. Eric Kishbaugh Pa. ID 33078

X Stephanie A. Walczak Pa. ID 320431

Attorneys for Plaintiff

19,288.58

REAL ESTATE OUTLINE

ED#<u>2021 ED</u>43

DATE RECEIVED 6-30-	
DOCKET AND INDEX 2020	-CN 286
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	<u>X</u>
COPY OF DESCRIPTION	$\frac{\lambda}{\lambda}$
WHEREABOUTS OF LKA	X I when the
NON-MILITARY AFFIDAVIT	x emily 22 Rec'd/16/21
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	X
CHECK FOR/\$1,350.00 OR	$\frac{\chi}{\chi}$ CK# 947793
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED
	0.15
SALE DATE	9-15-2021 TIME 9:00
POSTING DATE	_
ADV. DATES FOR NEWSPAPER	1ST WEEK Aug. 25
	2ND WEEK Sept. 1
	3RD WEEK Sept 8

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

BEGINNING at a point on the northern side of Legislative Route No. 19119, also known as Ridge Road, and in line of lands of Allen Reich;

THENCE along lands of Allen Reich in a northerly direction along a hedge row 155 feet to a point in line of other lands of the Grantors;

THENCE by the same in an easterly direction on a line parallel with Ridge Road 210 feet to a point; THENCE continuing by other lands of the Grantors in a southerly direction on a line perpendicular with Ridge Road 133 feet to a point on the North side of Ridge Road;

THENCE by the same in a westerly direction 237 feet to the place of BEGINNING.

BEING KNOWN AS: 427 RIDGE ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 25 04 00301

BEING THE SAME PREMISES WHICH VALERIE L. SWANK, FORMERLY KNOWN AS VALERIE L. NEWMAN, MARRIED BY DEED DATED 6/22/2007 AND RECORDED 6/27/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 200706538, GRANTED AND CONVEYED UNTO VALERIE L. SWANK.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV286

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, SEPTEMBER 15, 2021 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 Montour Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGNNING at a point on the northern side of Legislative Route No. 19119, also known as Ridge Road, and in line of lands of Allen Reich;

THENCE along lands of Allen Reich in a northerly direction along a hedge row 155 feet to a point in line of other lands of the Grantors;

THENCE by the same in an easterly direction on a line parallel with Ridge Road 210 feet to a point;

THENCE continuing by other lands of the Grantors in a southerly direction on a line perpendicular with Ridge

Road 133 feet to a point on the North side of Ridge Road:

THENCE by the same in a westerly direction 237 feet to the place of BEGINNNG.

BENG KNOWN AS: 427 RJDGE ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 25 04 00301

BENG THE SAME PREMISES WHICH VALERIE L. SWANK, FORMERLY KNOWN AS VALERIE L. NEWMAN, MARRIED BY DEED DATED 6/22/2007 AND RECORDED 6/27/2007 THE OFFICE OF THE RECORDER OF DEEDS IN DEED NSTRUMENT NUMBER 200706538, GRANTED AND CONVEYED UNTO VALERIE L. SWANK.

PROPERTY ADDRESS: 427 RIDGE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 250400301

Seized and taken into execution to be sold as the property of VALERIE SWANK in suit of FIRST COLUMBIA BANK & TRUST COMPANY.

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 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 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: KML LAW GROUP, P.C. PHILADELPHIA, PA 1-610-662-4798

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST COMPANY
Plaintiff

15

VALERIE L. SWANK

NO. 2020-CV-286

Defendant(s)

<u>VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL</u> <u>RELIEF ACT AS AMENDED</u>

- I. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:
- 2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (https://scra.dmdc.osd.mil/) for the following individual(s):

VALERIE L. SWANK

- 3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.
- 4. An inquiry cannot be made for the following individuals because Plaintiff does not have the social security number for them:

NONE

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

Date 12/18/2020 By: Upp C liggrams	
KML LAW GROUP, P.C.	
Michael McKeever Pa. ID 56129	
Lisa Lee Pa. ID 78020	
Rebecca A. Solarz Pa. ID 315936	
X Nora C. Viggiano Pa. ID 320864	
Kevin G. McDonald Pa. ID 203783	
Brooke R. Waisbord Pa ID 326432	
Maria D. Miksich Pa ID 319383	
Attorneys for Plaintiff	

KML LAW GROUP, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322 Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road Bloomsburg, PA 17815

Plaintiff

VS.

VALERIE L. SWANK

Mortgagor(s) and Record Owner(s) 427 Ridge Road Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-286

2021-ED-43

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina G. Murtha ID 61858

Brian C. Nicholas Pa. ID 317240

Caitlin Donnelly Pa. ID 311403

Rebecca A. Solarz Pa. ID 315936

Nicholas J. Zabala Pa. ID 320737

Maria D. Miksich Pa. ID 319383

J. Eric Kishbaugh Pa. ID 33078

X Stephanie A. Walczak Pa. ID 320431

Attorneys for Plaintiff

KML LAW GROUP, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322 Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST COMPANY

992 Central Road Bloomsburg, PA 17815

Plaintiff

VS.

VALERIE L. SWANK
Mortgagor(s) and Record Owner(s)
427 Ridge Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-286

2021-ED 43

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

By: KML LAW GROUP, P.C.
Michael McKeever Pa. ID 56129
Lisa Lee Pa. ID 78020
Kristina G. Murtha ID 61858
Brian C. Nicholas Pa. ID 317240
Caitlin Donnelly Pa. ID 311403
Rebecca A. Solarz Pa. ID 315936
Nicholas J. Zabala Pa. ID 320737
Maria D. Miksich Pa. ID 319383
J. Eric Kishbaugh Pa. ID 33078
X Stephanie A. Walczak Pa. ID 320431

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2020-CV-286

ALL THAT CERTAIN lot of land situate in Montour Township, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 427 Ridge Road, Bloomsburg, PA 17815

SOLD as the property of VALERIE L. SWANK

TAX PARCEL #25 04 00301

ATTORNEY: KML Law Group, P.C.

Print Your Documents Page 1 of 1

Document Receipt

Trans # 18388 Carrier / service: USPS Server First-Class Mail® 7/9/2021 12:00:00 AM

Ship to:

DANIEL DISTASIO ESQ

15 PUBLIC SQUARE Tracking #: 71901140006000177938

Doc Ref #: 2021ED43

Postage 5.8600

WILKES-BARRE PA 18701

Page 1 of 1 Print Your Documents

71901140006000177921

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US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

1150 FIRST AVENUE Tracking #:

SUITE 1001 Doc Ref #: 2021ED43

Postage 5.8600 PA 19406

KING OF PRUSSIA

Page 1 of 1 **Print Your Documents**

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US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

PA 19406

1150 FIRST AVENUE

71901140006000177921 Tracking #:

SUITE 1001

Doc Ref#: 2021ED43

Postage 5.8600

KING OF PRUSSIA

Print Your Documents Page 1 of 1

Document Receipt

7/9/2021 12:00:00 AM Trans# 18386 USPS Server First-Class Mail® Carrier / service:

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

PO BOX 8016 71901140006000177914 Tracking #:

Doc Ref#: 2021ED43

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HARRISBURG PA 17105 Print Your Documents Page 1 of 1

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Ship to:

PAIDEPT OF LABOR & INDUSTRY

651 BOAS STREET Tracking #: 71901140006000177945

Doc Ref #: 2021ED43

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HARRISBURG PA 17121

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000177907

Doc Ref #: 2021ED43

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HARRISBURG PA 17128

Document Receipt

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Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000177891

Doc Ref #: 2021ED43

Postage 5.8600

HARRISBURG PA 17105

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHEDIEE SED!	/ICE INSTRUCTIONS		M. berr -		
SHEKII'I SEKV	TICL INSTRUCTIONS				
PLAINTIFF/S/ FIRST COLUMBIA BANK & TRUST COMPANY		COURT NUMBE 2020-CV-286	COURT NUMBER 2020-CV-286 2021 - ED - 43		
DEFENDANT/S/ VALERIE L. SWANK			TYPE OF WRIT OR COMPLAINT NOTICE OF SALE/HANDBILL		
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE VALERIE L. SWANK				
\/	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 427 Ridge Road, Bloomsburg, PA 17815 (Montour Township)				
SPECIAL INSTRUCTION	DNS OR OTHER INFORMATION THAT WILL ASS	ST IN EXPEDITING SERVICE:			
	PLEASE POS	T HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. Barbara Hand		TELEPHONE NUMBER (215) 627-1322	DATE June 25, 2021		
ADDRESS OF ATTOR	NEY				
Suite 5000	GROUP, P.C.), 701 Market Street ia, PA 19106				

KML LAW GROUP, P.C. Suite 5000

Suite 5000 701 Market Street Philadelphia, PA 19106 www.kmllawgroup.com (215) 627-1322 Fax (215) 627-7734

June 25, 2021

RE:

Docket # 2020-CV-286

ATTENTION: Columbia County Sheriff

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

VALERIE L. SWANK

will be personally served with the Notice of Sheriff's Sale by an outside process server.

Thank you, Judgment Department KML LAW GROUP, P.C. Main - (215) 627-1322 Fax - (215) 627-7734

