

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

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

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

vs.

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

cc:

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	<u>Defendant</u>
FIRST COLUMBIA BANK & TRUST COMPANY	VALERIE SWANK
vs.	

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
701 MARKET STREET
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, September 15, 20:

Writ of Execution No. : 2020CV286

Advance Sheriff Costs: \$1,350.00

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

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,349.15
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$208.00
Other	\$9.00

LYCOMING CO

Total Sheriff Costs **\$2,265.15**

Distribution Costs

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

Grand Total: **\$2,336.90**

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

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 \$ _____

SHERIFF'S SALE COST SHEET

286-20
43-21

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>434.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1349.15</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1599.15</u>

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>208.00</u>	
MISC. <u>Lykens Co.</u>	\$ <u>9.00</u>	
TOTAL *****		\$ <u>9.00</u>

TOTAL COSTS (OPENING BID) \$ 2336.90

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@kmlawgroup.com



KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

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

FIRST COLUMBIA BANK & TRUST COMPANY

Plaintiff

vs.

VALERIE L. SWANK

Mortgagor(s) and Record Owner(s)

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

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.
- ☒ 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.

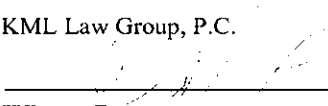
- ☐ Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ☐ Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ Published in accordance with court order. Copy of publication attached.

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

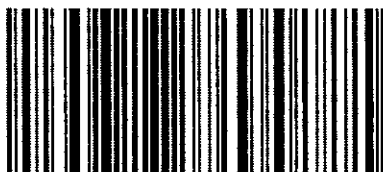
KML Law Group, P.C.



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

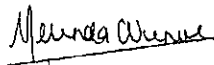
Dear Briana Diaz:

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:	PO. Box 755

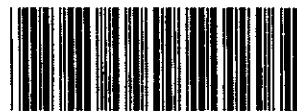
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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



1324795

**Total Number of Pieces
Received at Post office**

Postmaster:
Name of receiving employee

Dated:

98

TOC

[illegible]

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

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



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
23	622224	2363082598	Daniel Distasio Esq 15 Public Sqaure Wilkes-Barre, PA 18701	\$0.710	\$0.44
32	622229	2363082607	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.710	\$0.44



West Chester, PA 19380

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

[illegible]

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



1324795

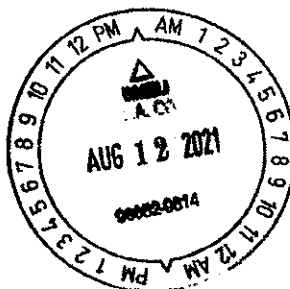
[illegible]

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

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



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
91	622230	2363082666	TENANTS/OCCUPANTS 427 Ridge Road Bloomsburg, PA 17815	\$0.710	\$0.44
Totals				\$69.5	
Grand Total:					



KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.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

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

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
Watsonstown, PA 17777

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

VALERIE L. SWANK
245 E 8th Street
Watsonstown, 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 Square
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: 09/10/2021

KML Law Group, P.C.

Winter Dunn
Legal Assistant

For inquiries, please contact:

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

For proof of mailing, email: PostSale@kmlawgroup.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

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

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.

By: *Stephanie A. Walczak*
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
☒ **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
cshimp@lyco.org

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
vs.
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,

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	

STATE OF PENNSYLVANIA } ss:
COUNTY OF LYCOMING }

Sworn and subscribed to before me
this 6th day of August, 2021
Thomas D. Heap
Notary Public

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
SWANK, VALERIE

Case Number
2020CV286

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: Deputize

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/15/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: VALERIE SWANK
Primary Address: P.O. BOX 755
WILLIAMSPORT, PA

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

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

TIMOTHY T. CHAMBERLAIN, SHERIFF

SWANK, VALERIE

2020CV286

P.O. BOX 755, WILLIAMSPORT, PA

NO EXPIRATION

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 - E D - 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@kmlawgroup.com (KML File Number 201153FC). Para informacion en espanol puede comunicarse 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

FIRST COLUMBIA BANK & TRUST COMPANY
992 Central Road
Bloomsburg, PA 17815

Plaintiff

vs.

VALERIE L. SWANK
427 Ridge Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2020-CV-286

2021-ED-43

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

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:

PREMISES: 427 Ridge Road, Bloomsburg, PA 17815

AMOUNT DUE \$79,288.58

Interest From 12/18/2020
to the Date of Sheriff's Sale
at per diem rate of \$13.25

(Costs to be added)

Dated: 6/29/2021

Barbara W. Albrecht
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Prothonotary & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2024

Deputy

[Signature]

RECEIVED
2021 JUL 26 PM 1:21
SHERIFF'S OFFICE
COUNTY OF LYCOMING

SHERIFF'S OFFICE OF LYCOMING COUNTY

R. Mark Lusk
Sheriff



Curtis Ulmer
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
VALERIE L SWANK

Case Number
2020-CV-286



case

DEPOSIT RECEIPT



ledger

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

Receipt No: 23555

Date: 07/26/2021

Type: Real Estate Sale

Paid By: KML LAW GROUP

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
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

Lycoming County, Williamsport, Pennsylvania, 17701, 570-327-2280, 570-327-2366 (fax)

(c) CountySuite Sheriff Teleosoft Inc

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST COMPANY
vs.
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,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 30, 2021

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
SWANK, VALERIE

Case Number
2020CV286

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name: (POSTING)

Primary Address: 427 RIDGE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

8-30-21

Time:

11:11

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2020CV286

427 RIDGE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
SWANK, VALERIE

Case Number
2020CV286

SERVICE COVER SHEET

Service Details:

Category: 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 RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 427 RIDGE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 07-23-21

Time: 1202

Deputy: 7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:	07-12-21	07-12-21				
Time:	1304	1350				
Mileage:						
Deputy:	7	7				

Service Attempt Notes:

1. No Answer L/C Home looks run down possibly Vacant
2. Sheet shows address listed still valid.

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

OCCUPANT

2020CV286

427 RIDGE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST COLUMBIA BANK & TRUST COMPANY
vs.
SWANK, VALERIE

Case Number
2020CV286

SERVICE COVER SHEET

Service Details:

Category: 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 RIGHTS

Post office says she lives at P.O. Box 755 Williamsport

Serve To:

Name: VALERIE SWANK

Primary Address: 427 RIDGE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 07-20-21

Time: 1230

Deputy: 7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:	07-12-21	07-12-21				
Time:	1304	1358				
Mileage:						
Deputy:	7	7				

Service Attempt Notes:

1. No Answer t/c Home looks Run down possibly vacant

2. Street shows address listed still valid expired 2018

3.

4.

5.

6.

SWANK, VALERIE

2020CV286

427 RIDGE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
SWANK, VALERIE

Case Number
2020CV286

SERVICE COVER SHEET

Service Details:

Category: 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 RIGHTS

Serve To:

Name: Bert Leiby

Primary Address: 121 Legion Road
Bloomsburg, PA 17815

Phone: 570-356-7765

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Bert Leiby

Relation: Montour Township Tax Collector

Date: 07-12-21

Time: 1334

Deputy: 7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

LEIBY, BERT

2020CV286

121 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
SWANK, VALERIE

Case Number
2020CV286

SERVICE COVER SHEET

Service Details:

Category: 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 RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Shelley Feitner

Relation: Clerk

Date: 07-12-21

Time: 1133

Deputy: 7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF

2020CV286

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
SWANK, VALERIE

Case Number
2020CV286

SERVICE COVER SHEET

Service Details:

Category: 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 RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Lynn Dixon

Relation: Clerk

Date: 07-12-21

Time: 1130

Deputy: 7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COLUMBIA COUNTY TAX C

2020CV286

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 07/13/21

Account:

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

Ad ID: 1224750
Description: **Valerie Swank Sale**
Run Dates: **08/25/21 to 09/08/21**
Class: **2**
Agate Lines: **207**
Blind Box:

Total Ad Cost \$1,349.15
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/25/21	09/08/21	3	\$1,349.15

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:

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.

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

PROPERTY ID NUMBER: 25 04 00301

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

Attorney for the Plaintiff:
KIML 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

vs.

VALERIE L. SWANK
427 Ridge Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2020-CV-286

2021-ED-43
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

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:

PREMISES: 427 Ridge Road, Bloomsburg, PA 17815

AMOUNT DUE \$79,288.58

Interest From 12/18/2020
to the Date of Sheriff's Sale
at per diem rate of \$13.25

(Costs to be added)

Dated: 6/29/2021

Barbara N. Mireu
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Prothon & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2024
Deputy [Signature]

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST COLUMBIA BANK & TRUST COMPANY
vs.
SWANK, VALERIE

Case Number
2020CV286

SERVICE COVER SHEET

Service Details:

Category: 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 RIGHTS

Served e cco

Serve To:

Name: JOHN W. MCDANEL LAW PRACTICE

Primary Address: 107 REAR E, SECOND STREET
P.O. BOX 381
BERWICK, PA 18603

Phone: DOB:

Alternate Address: *Served e cco*

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *John W. McDaniel*

Relation: DEF

Date: 7/9/21

Time: 11:20

Deputy: 5

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

JOHN W. MCDANEL LAW F

2020CV286

07 REAR E, SECOND STREET, P.O. BOX 381, BERWICK, NO EXPIRATION

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

No. 2020-CV-286

2021-ED-43

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:

X 427 Ridge Road
Bloomsburg, PA 17815

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

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

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

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

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

T 15 PERRY AVENUE
BLOOMSBURG, PA 17815

FILED
2021 JUN 29 P 12:00
CLERK OF COURT
COUNTY OF COLUMBIA

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

CM Daniel Distasio Esq
15 Public Square
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

By: Stephanie A Walczak
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
☒ Stephanie A. Walczak Pa. ID 320431

Attorneys for Plaintiff

79,288.58

Swank

REAL ESTATE OUTLINE

ED # 2021 ED 43

DATE RECEIVED 6-30-2021
DOCKET AND INDEX 2020 - CV 286

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>947793</u>

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

SALE DATE 9-15-2021 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Aug. 25</u>
2 ND WEEK	<u>Sept. 1</u>
3 RD WEEK	<u>Sept 8</u>

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:

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.

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

PROPERTY ID NUMBER: 25 04 00301

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

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 1-610-662-4798

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FIRST COLUMBIA BANK & TRUST COMPANY
Plaintiff

v.s.

VALERIE L. SWANK

Defendant(s)

NO. 2020-CV-286

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. 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: Nora C. Viggiano

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Rebecca A. Solarz Pa. ID 315936

☒ 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:

Stephanie A. Walczak

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

☒ 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.

Document Receipt

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

DANIEL DISTASIO ESQ

15 PUBLIC SQUARE

Tracking #: 71901140006000177938

Doc Ref #: 2021ED43

Postage 5.8600

WILKES-BARRE PA 18701

Document Receipt

Trans #	18387	Carrier / service:	USPS Server	First-Class Mail®	7/9/2021 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000177921

Doc Ref #: 2021ED43

Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	18387	Carrier / service:	USPS Server	First-Class Mail®	7/9/2021 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000177921

Doc Ref #: 2021ED43

Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

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

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000177914

Doc Ref #: 2021ED43

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans #	18389	Carrier / service:	USPS Server	First-Class Mail®	7/9/2021 12:00:00 AM
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Ship to:

PA DEPT OF LABOR & INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000177945

Doc Ref #: 2021ED43

Postage 5.8600

HARRISBURG PA 17121

Document Receipt

Trans #	18385	Carrier / service:	USPS Server	First-Class Mail®	7/9/2021 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000177907

Doc Ref #: 2021ED43

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans #	18384	Carrier / service:	USPS Server	First-Class Mail®	7/9/2021 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

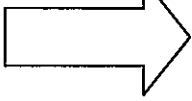
Tracking #: 71901140006000177891

Doc Ref #: 2021ED43

Postage 5.8600

HARRISBURG PA 17105

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ FIRST COLUMBIA BANK & TRUST COMPANY		COURT NUMBER 2020-CV-286 <i>2021-ED-43</i>	
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 INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. <i>Barbara Hand</i>		TELEPHONE NUMBER (215) 627-1322	DATE June 25, 2021
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

KML LAW GROUP, P.C.

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

201153

KML LAW GROUP, P.C.

SUITE 5000

701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff of Columbia County
Sheriff's Office PO Box 380
Bloomsburg, PA 17815

Memo: SWANK; 201153FC

Firsttrust Bank
3-7380/2360

947793

June 25, 2021

\$ 1350.00

Dollars

Mortgage Cash Account Void After 180 Days



[Signature]

947793 23607380 180000082795