# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

RIVERVIEW BANK VS M JOSEI	PH JOHN AND KUM	ARY JOHN
NO. 53-2021 ED	NO. 367-2021 .	JD
DATE/TIME OF SALE: FEBRUARY		1
BID PRICE (INCLUDES COST)	\$ 4912,96	
POUNDAGE – 2% OF BID	s 98.76	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH.	ASE	\$5011.22
PURCHASER(S):		
ADDRESS:		<u></u>
NAMES(S) ON DEED:	1	
PURCHASER(S) SIGNATURE(S):	Sow. fel	ly
TOTAL DUE:		\$ 5011,22
LESS DEPOSIT:		\$ 2060,00
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	AYS	\$ 3011.22

**Timothy T. Chamberlain** Sheriff



VS.

Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

RIVERVIEW BANK

Defendant

M JOSEPH JOHN

M JOSEPH JOHN, OCCUPANTS / TENANTS

**KUMARY JOHN** 

**Attorney for the Plaintiff:** 

**BARLEY SNYDER** 

**50 NORTH FIFTH STREET** 

P.O. BOX 942

READING, PA 19603

Sheriff's Sale Date:

Wednesday, February 23, 2022

Writ of Execution No.: 2021CV367

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 1453 WEST FRONT STREET, BERWICK, PA 18603

### **Sheriff Costs**

	Total Sheriff Costs	\$2,750.05
Levy		\$15.00
Surcharge		\$36.00
Tax Claim Search		\$10.00
Notary Fee		\$15.00
Copies		\$10.00
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$300.00
Continued or Cancelled Sale	Postponed to: 2/23/2022	\$10.00
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.		\$1,813.55
Posting Handbill		\$15.00
Mailing Costs		\$84.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

# **Municipal Costs**

Current Taxes \$2,090.16

Total Municipal Costs \$2,090.16

# **Distribution Costs**

Recording Fees \$72.75

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

Location of the real estate: 1453 WEST FRONT STREET, BERWICK, PA 18603

**Total Distribution Costs** 

\$72.75

**Grand Total:** 

\$4,912.96

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

Tax Notice 2021 County & Municipality DATE BILL NO. BERWICK BORO FOR: COLUMBIA County 03/01/2021 4352 MAKE CHECKS PAYABLE TO: DESCRIPTION ASSESSMENT MILLS LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY BERWICK BOROUGH GENERAL 22,104 12.135 262.87 268.23 295.05 TAX COLLECTOR 1615 LINCOLN AVENUE BERWICK PA 18603 SINKING \_\_ 21.66 ---- 22.10 24.31 FIRE 1.25 27.08 27.63 29.01 27.08 LIGHT 1.25 27.63 29.01 HOURS:MON, TUE, THUR : 9:30 AM - 4 PM **BORO RE** 18.1 392.08 400.08 420.08 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS NO PERSONAL CHECKS AFTER DEC.1, 2021 The discount & penalty 730.77 745.67 797.46 PHONE:570-752-7442 have been calculated PAY THIS AMOUNT. April 30 June 30 June 30 for your convenience If paid on or before If paid on or before If paid after TWP CNTY TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED This tax returned 2 % 2 % Discount to courthouse on: JOHN MALUJAKKAL & KUMARY 5 % Penalty 10 % January 1, 2022 144 B MIFFLIN X ROAD PARCEL: 04D-08 -002-00,000 **NESCOPECK PA 18635** 1449 W FRONT ST .1839 Acres 3,204 Land **Buildings** 18,900

2021-2022 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Berwick Borough

Make Check Payable To: The Berwick Area School District

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

The Berwick Area School District Connie C. Gingher, Tax Collector 1615 Lincoln Avenue Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

NEW THE PERSON WASHINGED

04D08 00200000 1974 C04
JOHN MALUJAKKAL & KUMARY
1453 W FRONT ST
BERWICK, PA 18603-4318

Bill Date: 7/1/2021

**Total Assessment** 

Bill #: 1974

**FILE COPY** 

#### COUPON MUST BE RETURNED WITH PAYMENT

22,104

Parcel #: 04D08 00200000

Property Location and Description:	Assessment:				
1449 W FRONT ST	<u>_</u> =	3,204			
.184	B=	18,900			
	T=	22,104			
Tax Description	Mills/Rate	Amount			
SCHOOL REAL ESTATE	46.190	1,020.98			
HOMESTEAD EXCLUSION 30 30 30	NA <sup>()</sup>	NA NA			
FARMSTEAD EXCLUSION	2.77				
	NA	NA			
If Paid By 8/31/2021 2% Dis	counted Amount	1,000.56			
If Paid By 10/31/2021	FACE Amount -	1,020.98			
If Paid After 10/31/2021 10%	Penalty Amount -	<b>→</b> 1,123.08			

Last Day to Pay: 12/31/2021

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours: Monday, Tuesday, and Thursday from 9:30am - 4:00pm Closed Wednesday and Friday Closed Holidays

Tax Notice 2021 County & Municipality DATE BILL NO. 03/01/2021 4351 **BERWICK BORO** FOR: COLUMBIA County MAKE CHECKS PAYABLE TO: LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY DESCRIPTION **ASSESSMENT** MILLS BERWICK BOROUGH TAX COLLECTOR GENERAL 12.135 488.99 498.97 41,118 SINKING 40.30 41.12 1615 LINCOLN AVENUE 50.37 FIRE 1.25 51.40 BERWICK PA 18603 LIGHT 1.25 50.37 51.40 HOURS:MON, TUE, THUR : 9:30 AM - 4 PM **BORO RE** 18.1 729.36 744.24 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS NO PERSONAL CHECKS AFTER DEC.1, 2021 The discount & penalty 1,359.39 1,387.13 PHONE:570-752-7442 have been calculated PAY THIS AMOUNT April 30 June 30 for your convenience If paid on or before If paid on or before TWP CNTY TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED This tax returned 2 % 2 % Discount to courthouse on: JOHN MALIYAKKAL & KUMARY Penalty 10 % 5 % January 1, 2022 1453 W FRONT ST PARCEL: 04D-08 -001-00,000 BERWICK PA 18603 4318 1453 W FRONT ST 1839 Acres 4,005 Land **Buildings** 37,113 **Total Assessment** 41,118 If you desire a receipt, send a self-addressed stamped envelope with your payment **FILE COPY** 

2021-2022 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Berwick Borough

Make Check Payable To: The Berwick Area School District

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

The Berwick Area School District Connie C. Gingher, Tax Collector 1615 Lincoln Avenue Berwick, PA 18603

Telephone: 570-752-7442

1

-

Taxes are due and payment is requested from:

04D08 00100000 1973 C04 JOHN MALIYAKKAL & KUMARY 1453 W FRONT ST BERWICK, PA 18603-4318

Bill Date: 7/1/2021

Bill #: 1973

548.87

45.23

53.97

53.97

781.45

1,483.49

June 30

If paid after

#### COUPON MUST BE RETURNED WITH PAYMENT

#### Parcel #: 04D08 00100000

Property Location and Description: Assessment: 1453 W FRONT ST L= 4.005 .184 B= 37,113 T= 11 110

		41,118
Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	46.190	1,899.24
HOMESTEAD EXCLUSION	N/A	NA NA
FARMSTEAD EXCLUSION	NA NA	NA NA
If Paid By 8/31/2021	2% Discounted Amoun	1,861.26
If Paid By 10/31/2021	FACE Amoun	t <del>→</del> 1,899.24
If Paid After 10/31/2021	10% Penalty Amoun	t -> 2,089.16

Last Day to Pay: 12/31/2021 For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours: Monday, Tuesday, and Thursday from 9:30am - 4:00pm Closed Wednesday and Friday Closed Holidays

### **COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT**

Inv Number: 255178 Customer:

Invoice Date: 04/27/2022 4:02:20 PM Last Change:

RECEIPT

Reg/Drw ID: 0101 By: BSL

Receipt By: WALK-IN

hg#	Charge / Payment / Fee Description		Amount	Inst # / Inst Date	Municipality
1	DEED		\$72.75	202204054	BERWICK BORO
	Grantor - JOHN, M JOSEPH			04/27/22 4:02:22 PM	
	Grantee - MID PENN BANK				
	Consideration - \$5,011.22				
	Tax Basis - \$0.00				
	Return Via - MAIL				
	Fees Summary:				
	STATE WRIT TAX	\$0.50			
	JCS/ACCESS TO JUSTICE	\$40.25			
	AFFORDABLE HOUSING	\$13.50			
	RECORDING FEES - RECORDER	\$13.50			
	RECORDER IMPROVEMENT FUND	\$3.00			
	COUNTY IMPROVEMENT FUND	\$2.00			
	Inst Info: SHERIFF'S DEED				
	TOTAL CHARGES	=	\$72.75	•	
	PAYMENTS				
	CHECK: 9098 - SHERIFF		\$72.75		
	TOTAL PAYMENTS	-	7	6	
	TOTAL PAYMENTS		\$72.75		
	AMOUNT DUE		\$72.75		
	PAYMENT ON INVOICE		(\$72.75)		
	BALANCE DUE ON INVOICE		\$0.00		



50 North Fifth Street PO Box 942 Reading, PA 19603 Tel (610) 376-6651 Fax (610) 376-5243 www.barley.com

**Terri L. Shober, Paralegal**Direct Dial Number: 610-898-7167
E-mail: tshober@barley.com

March 2, 2022

#### VIA FEDERAL EXPRESS

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

Re: Riverview Bank v. M. Joseph John, et al

Sheriff Sale – 1449 W. Front St, Berwick and 1453 W. Front St, Berwick

Columbia County No. 2021-CV-367

#### Dear Sir or Madam:

Enclosed please find three (3) original Realty Transfer Tax Statements of Value as well as a copy of the Note and Mortgage. Additionally, we are enclosing our check in the amount of \$3,011.22, per the Sheriff's Cost Sheet. Please prepare the Sheriff's Deed as follows:

Mid Penn Bank, Successor to Riverview Bank

Please do not hesitate to contact us should you have any questions or require any additional information or forms. Thank you,

Terri Lyn Shober Paralegal

Yery truly yours, Jerni Lyn Shober

tls Enclosures



BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

# 1830019105

### **REALTY TRANSFER TAX** STATEMENT OF VALUE

COMPLETE EACH SECTION

RECORDER'S USE ONLY				
State Tax Paid:				
Book:	Page:			
Instrument Number	7:			
Date Recorded:				

SECTION I TRANSFER DATA	61, 7, 17 (3)						
Date of Acceptance of Document 02/23/2022							
		one Number 389-5622	Grantee(s)/Lessee(s) M Successor to River		Telephone Number (717) 920-3579		
Mailing Address 35 West Main St			Mailing Address 349 Union St.				
City Bloomsburg	State PA	ZIP Code 17815	City Millersburg		State PA	ZIP Code 17061	
SECTION II REAL ESTATE LOCA	TION						
Street Address 1449 W Front St and 1453 W Front St			City, Township, Borough Berwick Borough				
County Columbia		District ck Area Scho	ol District	Tax Parcel Number 04D 04D-08-001-00,000		2-00,000 and	
SECTION III VALUATION DATA							
Was transaction part of an assignment or relocation	on? ⊂	YES O		1,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
1. Actual Cash Consideration 4,912.96		2. Other Consideration +		3. Total Consideration = 1,912.96			
4. County Assessed Value 82,236.00		5. Common Level Ratio Factor x 5.18		6. Computed Value = 425,982.48			
SECTION IV EXEMPTION DATA -	Refer to	instructions fo	r exemption status.				
1a. Amount of Exemption Claimed 100%			r's Interest in Real Estate 100 %	1c. Percentage of Grant	or's Inter 100		
2. Fill in the Appropriate Oval Below for Exemp	otion Cla	aimed.					
Will or intestate succession		(Name of F	)acadant)	/Cat	sto File I	Ali umala a m	
Transfer to a trust. (Attach complete copy	(Name of Decedent) (Estate File Number)  Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)						
Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)							
Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)							
Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)							
	3-3-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1						
Corrective or confirmatory deed. (Attach co				ned.)			
Statutory corporate consolidation, merger of							
Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)							

SECTION V CORRESPONDENT INFORMATION	- All inquiries may be directed to the	ne following person:
Name Matthew G. Brushwood, Esq.		Telephone Number (610) 376-6651
Mailing Address 50 N. 5th St-2nd Fl	City Reading	State ZIP Code PA 19601
Under penalties of land, I declare that I have examined this statement, including account	ompanying information, and to the best of my kn	owledge and belief, it is true, correct and complete.
Signature of Carrespondent or Responsible Party		Date 3/2/2/22
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTE	D DOCUMENTATION MAY RESULT IN THE I	RECORDER'S REFUSAL TO RECORD THE DEED.

1830019105



1830019105

# **REV-183**

BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

RECORDER'S USE ONLY				
State Tax Paid:				
Book:	Page:			
Instrument Number				
Date Recorded:				

SECTION I TRANSFER DATA	and a						
Date of Acceptance of Document 02/23/2022							
		one Number 389-5622	Grantee(s)/Lessee(s) M Successor to River			one Number 920-3579	
Mailing Address 35 West Main St			Mailing Address 349 Union St.				
City Bloomsburg	State PA	ZIP Code 17815	City Millersburg			ZIP Code 17061	
SECTION II REAL ESTATE LOCA	SECTION II REAL ESTATE LOCATION						
Street Address 1449 W Front St and 1453 W Front St			City, Township, Borough Berwick Borough				
County Columbia		District ck Area Scho	ool District	Tax Parcel Number 04D 04D-08-001-00,000		2-00,000 and	
SECTION III VALUATION DATA							
Was transaction part of an assignment or relocation	on? $\subset$	YES 🔾	NO				
1. Actual Cash Consideration 4,912.96	Other Consideration     +		3. Total Consideration = 1,912.96				
4. County Assessed Value 82,236.00		5. Common Level Ratio Factor x 5.18		6. Computed Value = 425,982.48		:	
SECTION IV EXEMPTION DATA -	Refer to	instructions fo	r exemption status.				
1a. Amount of Exemption Claimed 100%	1b. Per	centage of Granto	or's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %			
2. Fill in the Appropriate Oval Below for Exemp	tion Cla	aimed.					
Will or intestate succession.		(Name of D	Decedent)	(Fetz	ate File I	Number)	
Transfer to a trust. (Attach complete copy		agreement and a	Il amendments.)	(=5	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	tarrisor,	
Transfer from a trust. (Attach complete cop							
Transfer between principal and agent/strav							
Transfers to the commonwealth, the U.S. a (If condemnation or in lieu of condemnation)	and instr n, attach	umentalities by g i copy of resolution	gift, dedication, condemnation.)	tion or in lieu of condemn	ation.		
Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)							
Corrective or confirmatory deed. (Attach co				ned.)			
Statutory corporate consolidation, merger of							
Other (Provide a detailed explanation of ex	emption	i ciaimed. It more	e space is needed attach a	additional sheets.)			

SECTION V CORRESPONDENT INFO	<b>ORMATION</b> - All inquiries may be directed to the fol	lowing person:
Name Matthew G. Brushwood, Esq.		Telephone Number (610) 376-6651
Mailing Address 50 N. 5th St-2nd FI	State ZIP Code PA 19601	
	nt, including accompanying information, and to the best of my knowledg	ge and belief, it is true, correct and complete.
Signature of correspondent or Responsible Party		Date 3/2/2022

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



1830019105



# SHERIFF'S SALE COST SHEET

			V	S		
NO	ED	NO		D DATE/TIN	ME OF SALE	
DOCKET/RI	TURN			\$15.00		
SERVICE PH				s 300,∞		
LEVY (PER				\$15.Q0 +	15.00	
MAILING C				\$ 84/100	, , , , , ,	
ADVERTISI		EBILLS &	COPIES	\$17.50	8	
ADVERTISI				\$15.00		
MILEAGE		5 (1121151	2,	\$ 24,00		
POSTING H.	ANDBIL	L		\$15.00	£5	
CRYING/AD		_		\$10.00		
SHERIFF'S I				\$35.00		
TRANSFER		RM		\$25.00		
DISTRIBUT	ION FOR	2M		\$25.00		
COPIES				\$ 10.00		
NOTARY				\$ 1560	8	
	•	TOTAL **	*****	******	\$ 620,50	2
WEB POSTI	NG			\$150.00		
PRESS ENTI		INC.		\$ 1813.55		
SOLICITOR'				\$100.00	•	_
			*****	*****	\$2063.5	5
PROTHONO	TARY (N	JOTARY)		\$10.00		
RECORDER	OF DEE	DS		\$ 72.75	_	
RECORDER	OI DEE	TOTAL **	*****	\$ <u>7275</u>	\$ 82.75	_
REAL ESTA	TE TAVI	<b>20.</b>				20 77
		zs. z COUNTY	7.20	\$	1449 7	-0. 7h
	OOL DIST			\$ \$	1453 /3	57, 37
				\$ 10.00		
DECI	YOLIVI	· ΓΟΤΑL **	******	*******	\$2100,16	2
MUNICIPAL	EEEC D	HE.				
SEWE	TEES D	UE.	20	¢.		
WATI	D D		20	<b>5</b>		
WAII		ΓΟΤΑL **	∠U <u> </u>	δ <u> </u>	\$-0-	
CHDCHADC	E EEE (D	CTE)		\$ \$ *******	63/10	_
SURCHARG MISC.	e ree (D	(S1E)		\$	2 26/00	= 2
WISC				Φ		
_	7	ΓΟΤΑL **:	*****	<b>&gt;</b>	\$ -0-	
						11000 01
	7	$\Gamma O T A L C C$	STS (OPI	ENING BID)		\$ 4902,96

# STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

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

SHERRE'S SALE  By Virtue of a Writ of Execution (Mortgager Forestonum) No. 2021 CV387	Ad Text: Joseph and Kumary John
Issued out of the Court of Common Place of Columbia Courts, Permayleania and som forested. I will expose the following described properly at public sale at the Columbia Courty Courthouse in the Town of Bloomsburg, Courty of Columbia Commonwealth o Permayleania or: WEDNESDAY, NOVEMBER 10, 2021 AT 9:00 O'CLOCK AM.	Date(s) Published: 10/20/2021, 10/27/2021, 11/3/2021
All parties in interest and claimants are further notified that a proposed schedule of dis tribution will be on the into Swiffs Office on later than thinky (30) days that the date is the asked only property sold hereunder, and distribution of the proceeds will be made in accordance with the adhedule that (10) days after said filing, unless exceptions are file with the Swiffs Office prior the tab.	
1440 MEST FRONT STREET LEFFANCE, PM.  All, then corrain price or protect of individuals on the methods yield of Front Seest in Michaels Addition to Weet Servick, now.  Storugh of Servick, County of Columbia and Statis of Putnanylamia, bounded and described as follows: to Mest Servick, county of Columbia and Statis of Putnanylamia, bounded and described to follows: the Mest Servick of Servick o	Sworn and subscribed to before me this day of
COUNTY PA  (COUNTY	(Notary Public)  Commonwealth of Pennsylvania - Notary Seal Jeffrey Opiel, Notary Public Luzerne County My commission expires October 30, 2024 Commission number 1292195  Member, Pennsylvania Association of Notaries.
PROPERTY ADDRESS: 1463 WEST FRONT STREET, BERWICK PA. 18803 URI / TAX PARCE, NUMBER: 040-08001-00,000	
Solzed and taken into execution to be seld as the property of M JOSEPH JOHN, M JOSEPH JOHN IN COUPAINTS / TENANTS, KUMARY JOHN in suit of RIVERVIEW BANK.	And now,, 20, I
TERMS OF SALE-MINIMUM PRIVILENT AT TIME OF SALE. The greater of ten (10 Mpg- core of the bid price or code (opening bid at easily Minimum paymen is to be paid in MPBC Approximately MPBC Approximately MPBC Approximately MPBC Approximately MPBC Approximately MPBC Approximately ments of the bid will write the bid will write MPBC Approximately ments of the bid will represent the bid price of MPBC Approximately MP	hereby certify that the advertising and publication charges amounting to \$ for publishing the foregoing notice and the fee for this affidavit have been paid in full.
Attorney for the Praineff. TIMOTHY T. CHAMBERLAIN, Sheriff SARLEY SNYDER Columbia County, Pernsylvania EADLING, PA	

iis on: WEDNESDAY, NOVEMBER 10, 2021 AT 9:00 O'CLOCK A.M.

Beginning at a point on the Westerly side of Mercer Street at the Southwesterly corner of LEN No. 424: france in a Westerly direction along the Southwhi line of Lot No. 434, add trace of one hundred sincher (16) file site on an alley chance in Southwhi funder-along said along, a distance of eightness (18) feet, more or feets, to a corner in fire of another file from (15) foct along them in an Esterly action of lang the Northerly side of said fileworth (15) bot along and persiell with Drangs Shreet, a distance of one hundred interly-one and themself are (14). Set to a corner or after Westerly side of the Moreo Street discought themself in a Northerly direction along said Neuror Street. A distance of themself in a Northerly direction along said Neuror Street a themself in a Northerly direction along said Neuror Street a distance of a Southerly direction along said Neuror Street.

his description is intended to cover Lot No. 435 in the Berwick Land and Impre company's Addition to Berwick as murked and numbered on said plot or plan scorded in Columbia County Miscellaneous Book 8, Page 366.

cel No.: 04D-08-200-00,000 sed from Garrett Francisewicz, dated April 3, 2017, recorded April 7, 2017, at Insti-ent Number 201702699, Columbia County, Pennsylvania records.

morty Impres on 515 Morth Morror Street Requiry PA 18603

PROPERTY ADDRESS: 515 NORTH MERCER STREET, BERWICK, PA. 18603

JPI / TAX PARCEL NI IMBER 040-08-200-00 000

ized and taken into execution to be sold as the property of EDWARD WELSH it of NATIONSTAR MORTGAGE LLC.

TERMS OF SALE MINIMAM PAYMENT AT TIME OF SALE. The greater of two files of the properties of two files of the part of the bid price or costs (proving bid at table). Minimam payment is to be paid in cardial craftised chairs of called an Cardial Chairs of the of called REMANING SALANACE OF BIPRICE. Parymenishing amount of the bid price is to be paid within high file files of the bid price is to be paid within high file files of the bid price is to be paid within high file files of the bid price is to be paid within high file files of the bid price is to be paid within high file files of the bid price is to be paid within high file files of the bid price is to be paid within high file files of the bid price is the sale can be paid to PAY BID PRICE FAULURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY PERSON. THE SERVICE SHAWARD ACCORDINATION TO THE BIDDED TO NOT BID DIMESS RAIDS ARE ARRANGED FOR PRIMED WITH THE PRESCRIED THE FETTOM. THE ARROSS ARE ARRANGED FOR PRIMED WITH THE PRESCRIED THE PRIMED WITH A REASONAL PRIMED WITH THE PRIMED WITH THE PRESCRIED property or to real the property at the bidder's risk and maintain an action against the bidder for broad of contract. In the case of default all sums part by the bidder will be considered forhinds, but will be applied against any diamages recoverable. The default-ing bidder will be repossible for any storman, be sent much great when the primed with any section against the bidder in which the bidder is band leads for damages. If pro-cordicate propable to the Parlittif the proceeds clock will be pagalos to Parlittif, their possible counts or purplets for the Parlittif the proceeds clock will be pagalos to Parlittif, their possible by an add rotated depresentation of the pathway that the conditions agained by an add rotated depresentation of the pathway the process.

Attorney for the Plaintiff: MANLEY DEAS KOCHALSKI LLC COLUMBUS, OH 1-614-220-5611

Painting

PAINTING

# SHERIFF'S SALE By Virtue of a Writ of Execution (Mo. 2016CV616

ACT 1: BEGINNING at an iron pin corner in the Southerly line of the State High

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TEPHS OF SALL MINIMULAD PRANCE AGENCY.

TO sall the greater of two (10%) point of the property of the prop

Press

**Enterprise** 

delivers the most

qualified job

Solution: 9 letter

seekers.

TIMOTHY T, CHAMBERLAIN, Sherit Columbia County, Pennsylvania

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mo

inia on: WEDNESDAY, NOVEMBER 10, 2021 AT 9:00 O'CLOCK A.M

with the Sheeffs Office prior themselv.

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PROPERTY ADDRESS: 1463 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARICEL NUMBER: 040-08-001-00.000

Seized and taken into execution to be sold as the property of M JOSEPH JOHN, M JOSEPH JOHN, OCCUPANTS / TENANTS, KUMARY JOHN in suit of RIVERVIEW

TRINGS OF SALE MINIMAM PAINTENES AND THIS COST ALE. The greater of tens (10%) pure or of the 10% of

Attorney for the Pleintiff: BARLEY SNYDER READING, PA

PUPPIES

PUPPIES
Eskimo Spitz 8 weeks of
Australian Shopherds i
weeks old. Shots 8
womed. \$400
Call 570-437-3872

NEW TODAY

RABBITS Licosheed & Mirri Lops \$20/esch Call 570-752-2486 or text 570-855-8920

Sporting

NEW TODAY

WANTED TO BUY Muzzle loader/flint is

Tires/Auto

tires: Like new, \$100 for al 4 tres. (2) P225/50 R17 Firestone FR-710, 98T All

season tires. Brand new \$100. Cell 570-672-9272

Access.

Call 570-441-8030

Goods

Pets

#### Work Wanted

HAULTT ALL AWAYI
Will clean out & remove
elmost anything incl. sceapl
Any area! Will do odd jobe!
570-317-4417/912-8044

HAULING, FALL CLEAN UP, YARD CLEAN UP, ODD JOBS, PAINTING 570-594-4162

RANDY'S HAULING mobile home demolit Call 570-317-8395

Hectrical

# Improvement

NEW TODAY

AAA
R.F.H. CONTRACTING
Metal & Shingle Roots/
Siding, Windows & Doors
Additions/Concrete work
Licensud/insured/

BRANNON PAINTING B70-784-4300 CHRIS NEWCHICK

J&M CONSTRUCTION

Unwanted Items Von Need To Sell? Call 570-784-6151

WONDERWORD.

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#### nterior/ Exterior, walk 570-458-0776 DUTCH HILL PAINTING

Appliances NEW TODAY REFRIGERATOR

LG TOP OF THE LINE
FRONT LOADING
WASHER & DRYCR
W/ stands. White. Paid
\$100 at Home Depot.
Used for 1 yr & put in storago
when we moved. \$775
OBO. Solid asis.
Contact

bcarmep446verizon.net Lv. name, number 8 best time to call.

**By DAVID** 

OUELLET

#### cars/Trucks Cars/Trucks Vans/SUV 116

1996 OLDSMOBILE CIERA CIERA
Automatic, 6 cylinder, air conditioning \$895, 570-854-1035 Silver Semsung French door refrigerator. \$200. Call 570-317-7324

2000 VW BEETLE xd. Very good condition, v inspection, 126k mi. new inspection, 126k in \$3500. Call 570-205-1862

NEW TODAY 2004 SUBARU AWD OUTBACK SEDAN lew inspection, new tres ew oil \$2,200. Call 670-412-2816

(6) HANDICAP

(6) HANDICAP
WHEELCHAIR VANS
2008-2014 Ford Econoline,
raised roofs & roll cages.
Reer heat & sir, lift holds up
to 600ths. Mileages from
85,000-256,000. Prices 000\$28,000

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# Vans/SUV

HARRY'S UPULL IT
AS ALWAYS
HIGHEST PRICES PAID
FOR YOUR UNWANTED
VEHICLESII REGISTER TO
WIN A \$100 GIFT CARD
Vahioles must be

Auto Financing

Farm Equip.

# Heating

Items WHITE FIVE-BOTTOM PLDW Model 549 16" w/ cover. \$2000 Call 570:317-3366

Furniture

NEW TODAY

Good Things

To Eat APPLES

1500

GETTING FIRST SHOT of Qualified Prosperi liver 8 Son Inc. Good Resource on 570437-2430.

# NEW TODAY MALE CHINCHILLA W/ LARGE CAGE \$125. Call 570-752-2486

MILLER GUIN OIL FIRED FORCED HOT AIR FURNACE Good for small area, \$250 Call 570-752-7626

USED WEST POINT PELLET STOVE 55,000-60,000 btu, hopper capacity 130lbs, will helet a whole house, \$450. Call 570-275-3890

Hunting

tems (2) WIN. MOD. 88's 308 8

Garden STAND UP MOWER FERRIS Z2, 54" deck, 52

hours. \$8,000. Call 570-204-2968. Miscellaneous For Sale

BEAUTIFUL AUTUMN \$CENE on 4'x5' well hanging \$75 080 Call J.P. 570-389-8268

LARGE GLIDER

NEW TODAY pair of Bendix rotors New in boxes. Fits Chevy Cavalier 2000-2004 \$70 for all Call 570-752-4073 STORAGE BOX: Wooden. 61Lx25.75Wx7.75H. Or rollers. Fits under bed. \$25 570-784-3363

STORAGE TRAILER 45 Long, good doors \$750. Call 570-752-5826

Motorcycles

1973 HONDA

JUMBLE THAT SCRAMBLED WORD GAME
By David L. Hoyt and Jeff Knurek **INAAG** TIYDT

> THE EAGLE THAT WAS SHOWING V SKILLED HE WAS WITH HIS CLAWS WAS

All Rights Reserved. Print your " answer here:

LEAVES LEAVE

(Answers tomorrow) Yesterday's Jumbles: VIVID ALLEY SLEEPY
Answer: Autumn is the time of year when the — ALLEY SLEEPY LEEWAY

Treasuries 23 through 43 can be purchased online at www.WonderWordBooks.com.

# Unscramble these Jumbles one letter to each square, to form four ordinary words. LEMSLY **DTEOMS**

Now arrange the circled letters ©2021 Tribune Content Agency, LLC to form the surprise answer, as suggested by the above cartoon.

AALEDNEBDENISF S AAMHBAIRONTEPI IEAATAIBLAMEP LVMZSNOOLGANIMO IINAYMMOLCLPAM LSERBALEEIRERE EOTEEEDLRHEGTI CREUXFHMPSAOEOM HLRQORACSABWRN AYATBEOGTILGKA (E) R G N I T A E T A A A A N E (L) MMARRYLSUNHECI (6)

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

HARLESBHELENA

CORRINOTNEHPETS

PRINCESSETATSE® © 2021 Andrews McMeel Syndication www.wonderword.com

Bend, Blame, Bomb, Bonham, Boxer, Camilla, Charles, Charm, Claire, Colman, Corrin, Denis, Diana, Eating, Elizabeth, Emma, Fagan, Female, Gillian, Gold, Hawke, Helena, Impress, Iron, Marion, Marry, Meal, Memo, Mister, Morgan, Mother, Olivia, Palace, Peter, Philip, Plays, Princess, Queen, Ring, Role, Spencer, Stag, State, Stephen, Team, Thatcher, Tobias, Tutor Yesterday's Answer: Onions

# Barley Snyder

Fax

# ATTORNEYS AT LAW

50 North Fifth Street, 2nd Floor Tel: (610) 376-6651

Fax: (610) 376-5243

Reading, PA 19601

Date: October 27, 2021 No. of Pages (including cover): 1

To: Columbia County Sheriff Fax No. 570-389-5625

From: Terri L. Shober (610) 898-7167 tshober@barley.com

Remarks: Riverview Bank v. M. Joseph John, et al.

Columbia County Court No. 2021-CV-367/2021-ED-53

Sheriff Sale Scheduled November 10, 2021

Please postpone the sheriff sale scheduled for November 10, 2021, in the above referenced matter, to the sheriff sale to be held on February 23, 2022, to allow sufficient time to obtain an Order for Alternate Service and complete service on Defendant Kumary John with the Handbill and Notice of Sheriff Sale. Should you require additional information or have any questions, please do not hesitate to let me know. Thank you for your assistance.

#### IN THE EVENT OF A PROBLEM, PLEASE NOTIFY: Terri L. Shober at ext. 2236

To ensure compliance with requirements imposed by the U.S. Internal Revenue Service in Circular 230, we inform you that any tax advice contained in this communication (including any attachment that does not explicitly state otherwise) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the U.S. Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed in this communication.

THIS MESSAGE IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone (collect), and return the original message to us at the above address via the U.S. Postal Service. Thank you.

Good Afternoon, attaching the request for postponement of sheriff sale per our telephone conversation. Please let us know should you need anything further. Thank you

Terri L. Shober

Paralegal

50 North Fifth Street, 2nd Floor

Reading, PA 19601

T: 610-898-7167 | x2236 | F: 610-376-5243

Fax Services

Bio

Barley Snyder

PRACTICE EXCELLENCE®

BARLEYCOM

INFORMATION CONTAINED IN THIS EMAIL TRANSMISSION IS PRIVILEGED AND CONFIDENTIAL. IF YOU ARE NOT THE INTENDED RECIPIENT OF THIS EMAIL, DO NOT READ, DISTRIBUTE OR REPRODUCE THIS TRANSMISSION (INCLUDING ANY ATTACHMENTS). IF YOU HAVE RECEIVED THIS EMAIL IN ERROR, PLEASE IMMEDIATELY NOTIFY THE SENDER BY TELEPHONE OR EMAIL REPLY.

# COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815 REAL ESTATE TAX LIEN CERTIFICATE

DATE: 07-OCT-21 FEE:\$5.00 CERT. NO40811

JOHN MALIYAKKAL & KUMARY 1453 W FRONT ST BERWICK PA 18603 4318

DISTRICT: BERWICK BORO

DEED

LOCATION: 1453 W FRONT ST LOT 68 PARCEL: 04D-08 -001-00,000

YEAR	BILL ROLL	AMOUNT	PEND INTEREST	COSTS	TAL AMOUNT DUE
2017 2019 2020	PRIM PRIM PRIM	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00
TOTAL	DUE :				\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2021 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2020

REQUESTED BY: Columbia County Sheriff dh.

# COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815 REAL ESTATE TAX LIEN CERTIFICATE

DATE: 07-OCT-21 FEE:\$5.00 CERT. NO40810

JOHN MALUJAKKAL & KUMARY 1453 W FRONT ST BERWICK PA 18603

DISTRICT: BERWICK BORO

DEED

LOCATION: LOT 67 PARCEL: 04D-08 -002-00,000

YEAR	BILL ROLL	AMOUNT	PEND INTEREST		L AMOUNT DUE
2017 2019 2020	PRIM PRIM PRIM	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00
TOTAL	DUE :				\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2021 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2020

REQUESTED BY: Columbia County Sheriff dh.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	W BANK IOSEPH (et al.)				<b>Number</b> 1CV367
	SERVICE CO	OVER SH	FFT		
Service De					5 3 4 5 5 5 5
Category:	Real Estate Sale - Posting - Sale Bill	and of the second secon		Zone:	53
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 11/10/2021 AT 9:00 AM SHERIFF'S SALE BILL			e.co	
Serve To:		Final Serv	ice:	E WE'TE	
Name:	(POSTING)	Served:	Personally · Adu	lt In Charge :	Posted Other
Primary Address:	1453 WEST FRONT STREET BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:	,	e. e.	
Alternate Address:		Date:	10/6/21	Time:	0941
Phone:		Deputy:	4	Mileage:	
Attorney / (	Originator:		Stan Varietinia	sensile d	
Name:	BARLEY SNYDER	Phone:		make ***	Wasset 10
Service Att	empts:				
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**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr. Chief Deputy

RIVERVIEW BANK vs. M JOSEPH JOHN (et al.)

Case Number 2021CV367

# SHERIFF'S RETURN OF SERVICE

10/06/2021 09:41 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 1453 WEST FRONT STREET, BERWICK, PA 18603

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

October 07, 2021

TIMOTHY T. CHAMBERLAIN, SHERIFF

BARLEY SNYDER
Matthew G. Brushwood, Esquire
Court I.D. No. 310592
50 N. Fifth St. – 2<sup>nd</sup> Fl
Reading, PA 19601
610-376-6651

Attorneys for Plaintiff
Riverview Bank

RIVERVIEW BANK, SUCCESSOR TO CLEARFIELD BANK & TRUST COMPANY,

Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW MORTGAGE FORECLOSURE

Piainiijj

95 | 1

No. 2021-CV-367 No. 2021-ED-53

M. JOSEPH JOHN A/K/A MALIYAKKAL JOHN A/K/A MALIYAKKAL J. JOHN AND KUMARY JOHN,

V.

Defendants

# REVISED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

M. Joseph John 1453 West Front Street Berwick, PA 18603 Kumary John 39 Ables Run Dr Absecon, NJ 08201

Your house (real estate) at 1449 W. Front Street, Berwick, Columbia County, Pennsylvania 18603 and 1453 W. Front Street, Berwick, Columbia County, Pennsylvania 18603, is scheduled to be sold at Sheriff's Sale on November 10, 2021 at 9:00 a.m., by the Office of the Columbia County Sheriff in the in the Columbia County Sheriff's office located at 35 West Main Street, Bloomsburg, Pennsylvania to enforce the court judgment of \$142,690.22 obtained by Riverview Bank, 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 canceled if you pay to Riverview Bank the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's fees due. To find out how you must pay, you may call Matthew G. Brushwood at 610.376.6651.

- (2) You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- (3) You may be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

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

- (1) If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price 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 on or about December 10, 2021. This schedule will state who will be receiving the money. The money will

be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after December 10, 2021.

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

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

THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

North Penn Legal Services 168 E. 5th St. Bloomsburg, PA 17815 Telephone: (570) 784-8760

#### PROPERTY DESCRIPTION

#### 1449 WEST FRONT STREET, BERWICK, PA

ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the northeasterly corner of Lot No. 68; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning.

BEING Lot No. 67 in Michael's Addition to West Berwick.

BEING the same premises conveyed to Maliyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantorn, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309.

PARCEL NO. 040-08-002-00,000

BEING KNOWN AND NUMBERED AS 1449 W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

#### 1453 W. FRONT STREET, BERWICK, PA

ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 67; Thence along West Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence in an easterly direction forty-five (45) feet to the northwesterly corner of Lot No. 67; Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning. BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).

BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PARCEL NO. 040-08-001-00,000

BEING KNOWN AND NUMBERED AS 1453W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

**BARLEY SNYDER** Matthew G. Brushwood, Esquire Court I.D. No. 310592 50 N. Fifth St. - 2<sup>nd</sup> Fl Reading, PA 19601 610-376-6651

Attorneys for Plaintiff Riverview Bank

RIVERVIEW BANK, SUCCESSOR TO **CLEARFIELD BANK & TRUST** COMPANY,

Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION - LAW MORTGAGE FORECLOSURE

No. 2021-CV-367

M. JOSEPH JOHN A/K/A MALIYAKKAL JOHN A/K/A MALIYAKKAL J. JOHN AND KUMARY JOHN,

v.

**Defendants** 

2021-ED-53

# **AFFIDAVIT PURSUANT TO RULE 3129.1**

Riverview Bank, Successor to Clearfield Bank & Trust Company, plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 1449 W. Front Street, Berwick, Columbia County, Pennsylvania 18603, and 1453 W. Front Street, Berwick, Columbia County, Pennsylvania 18603.

(1) Name and address of owner(s) or reputed owner(s):

> M. Joseph John 1453 West Front Street Berwick, PA 18603

Kumary John 39 Ables Run Dr

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

> M. Joseph John 1453 West Front Street Berwick, PA 18603

Kumary John 39 Ables Run Dr Absecon, NJ 08201 (3) Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:



American Express Centurion Bank 4315 S. 2700 West Salt Lake City, UT 84148



Unifund CCR, LLC 10625 Techwood Circle Cincinnati OH 45242-2846



American Express Centurion Bank c/o Jonathan Cawley, Esquire Zwicker & Associates P. C. 3220 Tillman Drive Bensalem, PA 19020



Unifund CCR. LLC c/o Demetrios H. Tsarouhis Tsarouhis Law Group 219 S. 9<sup>th</sup> St-Ste 200 Allentown PA 18102



Bank of America NA c/o Joshua McNamara, Esq Law Offices of Hayt, Hayt & Landau, LLC 123 S. Broad St – Ste 1660 Philadelphia, PA 19109-1003



Bankers Healthcare Group, LLC c/o Ronald Amato, Esq. Amato and Keating, P.C. 107 North Commerce Way Bethlehem, PA 18017

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

Riverview Bank Successor to Clearfield Bank & Trust Company 11 N 2nd St Clearfield, PA 16830

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

None known to Plaintiff at this time.

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

Brenda Long
Estate of Robert Long
c/o Fellerman & Ciarimboli Law, P.C.
Kirby Park Commons
183 Market Street-Ste 200
Kingston, PA 18704

(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:

Commonwealth of Pennsylvania
Dept. of Revenue
Bureau of Compliance
7th Floor
Strawberry Square
Harrisburg, PA 17128-0101

Internal Revenue Service Wm. S. Moorhead Federal Building Advisory 1000 Liberty Avenue, Room 704 Pittsburgh, PA 15222



Internal Revenue Service 600 Arch Street Room 3259 Philadelphia, PA 19106

Pennsylvania Department of Public Welfare TPL Casualty Unit, Estate Recovery Program PO Box 8486 Willow Oak Building Harrisburg, PA 17105-8486



Commonwealth of PA
Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department 280601 Harrisburg, PA 17128



Columbia County Tax Claim Bureau 11 West Main Street Bloomsburg, PA 17815



PA Child Support Program X 11 West Main Street Bloomsburg, PA 17815



Tenant/Occupant 1449 W. Front Street Berwick, PA 18603

Tenant/Occupant 1453 W. Front Street X Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 17 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Matthew &. Brushwood, Esquire

Attorneys for Plaintiff

BARLEY SNYDER

**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr. Chief Deputy

RIVERVIEW BANK
vs.
M JOSEPH JOHN (et al.)

Case Number 2021CV367

# SHERIFF'S RETURN OF SERVICE

09/03/2021 01:54 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MARY BALLIET, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR M JOSEPH JOHN AT 1453 WEST FRONT STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

September 07, 2021

TIMOTHY T. CHAMBERLAIN, SHERIFF

**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr. Chief Deputy

RIVERVIE vs. JOHN, M	:W BANK JOSEPH (et al.)				Number 1CV367	
2		VICE COVER SH	EET '			JOHN, IN JOSEPH
Service De	etails:					
Category:	Real Estate Sale - Sale Notice		yets some	Zone:	53	ج ا
Manner:	< Not Specified >	Expires:		Warrant:		Į,
Notes:	SALE DATE & TIME: 11/10/2021 AT PLAINTIFF NOTICE OF SHERIFF'S		RIGHTS			3
Serve To:		Final Serv	ice:			20
Name:	M JOSEPH JOHN	Served:	Personally Ad	ult In Charge	Posted Other	216
Primary Address:	1453 WEST FRONT STREET BERWICK, PA 18603	Adult In Charge:	Hary 1	Ballief		2021CV367
Phone:	DOB:	Relation:	A5515/a	n+		
Alternate Address:		Date:	9/3/21	Time:	13:54	1453
Phone:		Deputy:	6	Mileage:	,	1453 WEST FRONT STREET, BERWICK, PA 18603
Attorney /	Originator:			18 TO 50 CT 4		T
Name:	BARLEY SNYDER	Phone:	"			Š.
Service Att	empts:			STIME WESTERS		S
Date:		- Section 1		1	***	REE
Time:		Name of the State	Personal Section 20		Section of the second section of the second	.∺ 
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6.						RA

**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr. Chief Deputy

RIVERVIEV vs. JOHN, M J	<i>N</i> BANK OSEPH (et al.)				<b>Number</b> 1CV367
	SEF	RVICE COVER SH	EET		
Service De					
Category:	Real Estate Sale - Sale Notice			Zone:	53
Manner:	< Not Specified >	Expires:	sef- W	Warrant:	
Notes:	SALE DATE & TIME: 11/10/2021 AT PLAINTIFF NOTICE OF SHERIFF'S		RIGHTS		· revi
Serve To:		Final Serv	ice:		
Name:	Connie C. Gingher	Served:	Personally Ad	ult In Charge	Posted · Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	Adult In Charge:	and state of the s	e designation should be a second of the seco	71. 19 May
Phone:	570-752-7442 <b>DOB</b> :	Relation:	Def		
Alternate Address:		Date:	9/3/21	Time:	13:32
Phone:		Deputy:	6	Mileage:	
ttorney / C	Priginator:		CONTRACTOR OF THE SAME		
Vame:	BARLEY SNYDER	Phone:			1100
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Deputy:	The second secon	The state of the s		N	, Parriages
ervice Atte	empt Notes:	Manager Toster (1921)			
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS. JOHN, M J	W BANK OSEPH (et al.)				<b>Number</b> 1CV367
	SERVIC	CE COVER SH	EET		-
Service De	tails:				
Category:	Real Estate Sale - Sale Notice			Zone:	53
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 11/10/2021 AT 9:0 PLAINTIFF NOTICE OF SHERIFF'S SAL		RIGHTS		
Serve To:		Final Serv	ice:	A STATE OF THE STA	HE KIND WALL
Name:	OCCUPANT	Served:	Personally Adu	ılt In Charge	Posted · Other
Primary Address:	1453 WEST FRONT STREET BERWICK, PA 18603	Adult In Charge:	Mary 1	Baliet	,
Phone:	DOB:	Relation:	Assistan	7	
Alternate Address:	***	Date:	9/3/21	Time:	13:54
Phone:	et <sub>r</sub> .	Deputy:	6	Mileage:	
ttorney / (	Originator:		OFFICE STREET	Red States	- Se mel Sestion W
Name:	BARLEY SNYDER	Phone:			e e e e e e e e e e e e e e e e e e e
ervice Att	empts:		N. Carlotte		
Date:		2 2	To oo oo		
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**Timothy T. Chamberlain** *Sheriff* 



Earl D. Mordan, Jr.
Chief Deputy

RIVERVIEV vs. JOHN, M J	N BANK OSEPH (et al.)					Number ICV367	
		SERVICE	COVER SHE	ET			
Service De	tails:			HANDE EN PROPERTY			
Category:	Real Estate Sale - Sale I	Notice	.,	*****	Zone:	53	
Manner:	< Not Specified >		Expires:		Warrant:		
Notes:	SALE DATE & TIME: 11/1 PLAINTIFF NOTICE OF S			IGHTS			
erve To:			Final Servi	ce:			
Name:	OCCUPANT		Served:	Personally · Ad	ult In Charge (	Posted Othe	
Primary Address:	1449 WEST FRONT STR BERWICK, PA 18603	EET	Adult In Charge:	The transmission of the section of t	ess. empering sur		
Phone:		DOB:	Relation:	te: 9/3/21 Time:			
Alternate Address:			Date:	9/3/21	Time:	13:56	
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ttorney / C	riginator:						
lame:	BARLEY SNYDER		Phone:		wh: 2		
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OCCUPANT

2021CV367

1449 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

BARLEY SNYDER
Matthew G. Brushwood, Esquire
Court I.D. No. 310592
50 N. Fifth St. – 2<sup>nd</sup> Fl
Reading, PA 19601
610-376-6651

Attorneys for Plaintiff
Riverview Bank

RIVERVIEW BANK, SUCCESSOR TO CLEARFIELD BANK & TRUST COMPANY,

**Plaintiff** 

COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW MORTGAGE FORECLOSURE

1 tutt

V.

No. 2021-CV-367

M. JOSEPH JOHN A/K/A MALIYAKKAL JOHN A/K/A MALIYAKKAL J. JOHN AND KUMARY JOHN,

Defendants

2021-ED-53

# WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA COUNTY OF COLUMBIA TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter, you are directed to levy upon and sell the Defendants' interest therein, specifically 1449 W. Front Street, Berwick, PA 18603 and 1453 W. Front Street, Berwick, PA 18603.

Amount Due:		\$142,599.57
Interest from:	03/17/21 at the per diem rate of \$24.46	\$
Costs to be add	led:	\$

9/1/2021

Prothonotary, Court of Common Pleas of Columbia County, Pennsylvania

Deputy Prothonotary

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

rubaia N. Silvetti/mT

#### PROPERTY DESCRIPTION

### 1449 WEST FRONT STREET, BERWICK, PA

ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the northeasterly corner of Lot No. 68; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning.

BEING Lot No. 67 in Michael's Addition to West Berwick.

BEING the same premises conveyed to Maliyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantorn, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309.

PARCEL NO. 040-08-002-00,000

BEING KNOWN AND NUMBERED AS 1449 W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

#### 1453 W. FRONT STREET, BERWICK, PA

ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 67; Thence along West Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence in an easterly direction forty-five (45) feet to the northwesterly corner of Lot No. 67; Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning. BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).

BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH

COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PARCEL NO. 040-08-001-00,000

BEING KNOWN AND NUMBERED AS 1453W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

BARLEY SNYDER
Matthew G. Brushwood, Esquire
Court I.D. No. 310592
50 N. Fifth St. – 2<sup>nd</sup> Fl
Reading, PA 19601
610-376-6651

Attorneys for Plaintiff
Riverview Bank

RIVERVIEW BANK, SUCCESSOR TO CLEARFIELD BANK & TRUST COMPANY,

Plaintiff

M. JOSEPH JOHN A/K/A MALIYAKKAL JOHN A/K/A MALIYAKKAL J. JOHN AND KUMARY JOHN,

v.

Defendants

COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW MORTGAGE FORECLOSURE

No. 2021-CV-367

2021-ED-53

# **NOTICE OF SHERIFF'S SALE**

TO: All Parties in Interest and Claimants

OWNER(S): M. Joseph John a/k/a Maliyakkal John a/k/a Maliyakkal J. John and Kumary

John

PROPERTY: 1449 W. Front Street, Berwick, Columbia County, Pennsylvania 18603

1453 W. Front Street, Berwick, Columbia County, Pennsylvania 18603

COUNTY: Columbia

The above-captioned property is scheduled to be sold at the Sheriff's Sale on

Nov. 10<sup>th</sup> 202 at 9:00 a.m. at the Columbia County Sheriff's Office, 35 West Main

Street, Bloomsburg, Pennsylvania. Our records indicate that you may hold a mortgage or

judgment on the property which may be extinguished by the sale. You may wish to attend the sale to protect your interest.

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

Sincerely,

ARLEY SNYDER

Matthew G. Brushwood, Esquire

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

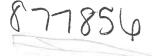
**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr. Chief Deputy

RIVERVIE vs. JOHN, M J	W BANK JOSEPH (et al.)			Number 1CV367
3-11	SERVIC	E COVER SHEET	Γ	JOHN, KUMARY
Service De	tails:			
Category:	pry: Real Estate Sale - Sale Notice Zone:			
Manner:	< Not Specified >	Expires:	Warrant:	ARY
Notes:	SALE DATE & TIME: 11/10/2021 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE		m ( wh M	Civi
Serve To:		Final Service:		20
Name:	KUMARY JOHN	Served: Per	sonally · Adult In Charge	Posted Other
Primary Address:	39 ABLES RUN DR ABSECON, NJ 08201	Adult In Charge:	<b>*</b>	Posted · Other CV367
Phone:	DOB:	Relation:		
Alternate Address:	1453 WEST FRONT STREET BERWICK, PA 18603	Date:	Time:	39
Phone:		Deputy:	Mileage:	ABL
Attorney / (	Orlginator:			S
Name:	BARLEY SNYDER	Phone:		39 ABLES RUN DR, ABSECON,
Service Att	empts:		Material Company	DR
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County	Suite Sale Details		sklingaman	
		PART BUILDING BUILDING		
Property Listing	Tracts: 1			
	<select></select>		<b>原题</b> 编程	
Address:	s: 1453 WEST FRONT STREET Parcel / Tax ID: 040		08-001-00,000	
		Deed Book Name:		
City:	BERWICK State: PA Zip: 18603	Deed Book Page:		
Municipality:	Berwick - Borough	Date Deed Recorded:	Select Date	
Property Memo:		44-14-14-14-14-14-14-14-14-14-14-14-14-1		
Legal Description	on			
Short Form:				
Long Form:	1449 WEST FRONT STREET, BERWICK, PA			
Long Form.	ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:  BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in an ortherly direction to the northwesterly corner of Lot No. 66; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning.  BEING Lot No. 67 in Michael's Addition to West Berwick.  BEING the same premises conveyed to Mallyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantorn, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309.  PARCEL NO. 040-08-002-00,000  BEING KNOWN AND NUMBERED AS 1449 W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA  1653 W. FRONT STREET, BERWICK, PA  ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:  BEGINNING at the southwesterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning. BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).			



### PROPERTY DESCRIPTION

### 1449 WEST FRONT STREET, BERWICK, PA

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PARCEL NO. 040-08-002-00,000

BEING KNOWN AND NUMBERED AS 1449 W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

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THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH

COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHER WISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PARCEL NO. 040-08-001-00,000

BEING KNOWN AND NUMBERED AS 1453W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

BARLEY SNYDER
Matthew G. Brushwood, Esquire
Court I.D. No. 310592
50 N. Fifth St. – 2<sup>nd</sup> Fl
Reading, PA 19601
610-376-6651

Attorneys for Plaintiff
Riverview Bank

RIVERVIEW BANK, SUCCESSOR TO CLEARFIELD BANK & TRUST COMPANY,

Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW MORTGAGE FORECLOSURE

v.

No. 2021-CV-367

M. JOSEPH JOHN A/K/A MALIYAKKAL JOHN A/K/A MALIYAKKAL J. JOHN AND KUMARY JOHN,

Defendants

2021-ED-53

### WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter, you are directed to levy upon and sell the Defendants' interest therein, specifically 1449 W. Front Street, Berwick, PA 18603 and 1453 W. Front Street, Berwick, PA 18603.

Amount Due:		\$142,599.57
Interest from:	03/17/21 at the per diem rate of \$24.46	\$
Costs to be add	led:	\$

Prothonotary, Court of Common Pleas of Columbia County, Pennsylvania

9/1/2021

By: Doubraca N. Substitution T. Departy Prothonogramy

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2024

### PROPERTY DESCRIPTION

### 1449 WEST FRONT STREET, BERWICK, PA

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PARCEL NO. 040-08-002-00,000

BEING KNOWN AND NUMBERED AS 1449 W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

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BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

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COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHER WISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PARCEL NO. 040-08-001-00,000

BEING KNOWN AND NUMBERED AS 1453W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

### PROPERTY DESCRIPTION

### 1449 WEST FRONT STREET, BERWICK, PA

ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the northwesterly corner of Lot No. 68; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning.

BEING Lot No. 67 in Michael's Addition to West Berwick.

BEING the same premises conveyed to Maliyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantorn, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309.

PARCEL NO. 040-08-002-00,000

BEING KNOWN AND NUMBERED AS 1449 W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

### 1453 W. FRONT STREET, BERWICK, PA

ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 67; Thence along West Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence in an easterly direction forty-five (45) feet to the northwesterly corner of Lot No. 67; Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning. BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).

BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

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PARCEL NO. 040-08-001-00,000

BEING KNOWN AND NUMBERED AS 1453W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA



### ATTORNEYS AT LAW

50 NORTH FIFTH STREET, 2ND FLOOR READING, PA 19601 TEL (610) 376-6651 FAX (610) 376-5243 WWW.BARLEY.COM

**Terri L. Shober, Paralegal**Direct Dial Number: 610-898-7167
E-mail: tshober@barley.com

August 31, 2021

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

Re: Riverview Bank v. M. Joseph John, et al

Mortgage Foreclosure - Writ of Execution

Sheriff Sale - 1449 W. Front St, Berwick and 1453 W. Front St, Berwick

Columbia County No. 2021-CV-367

### Dear Sir or Madam:

Enclosed please find Writs of Execution and accompanying documents which were filed on behalf of Riverview Bank. Please schedule the above referenced properties for Sheriff Sale and let us know the date of Sheriff Sale assigned to this matter.

Please accept this letter as our instructions for service of the Sheriff Sale documents on Defendant, **M. Joseph John and Tenant(s)/Occupant(s).** Service on Defendant, **M. Joseph John** should be attempted at 1453 W. Front Street, Berwick, PA 18603. We understand he has his dental practice on the first floor and is residing in an apartment on the second floor. Please also serve **Tenant(s)/Occupant(s)** at 1449 W. Front Street, Berwick, PA 18603.

Please be advised that we will be obtaining out-of-state service on Kumary John at her residence in New Jersey. Please return the Return of Service in the enclosed self-addressed, stamped envelope. Your consideration in this request is appreciated. Please do not hesitate to contact me should you have any questions.

Very truly yours,

Terri Lyn Shober

Jemi Lyn Shober

Paralegal

tls Enclosures

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

RIVERVIEW BANK vs. JOHN, M JOSEPH (et al.)				Case Number 2021CV367	
	SERVICE CO	OVER SHE	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice		N of h	Zone:	53
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 11/10/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS		
Serve To:		Final Servi	ce:		water week to be stored
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally Adult	In Charge	Posted Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Ploomsburg PA 17815	Adult In Charge:	Thylor	SH	WITZ
Phone:	SS: 2ND FLOOR Bloomsburg, PA 17815  DOB:  Adult In Charge:  Relation:		RHL		
Alternate Address:		Date:	9/8/21	Time:	1604
Phone:		Deputy:	4	Mileage:	· ·
Attorney / C	Originator:				
Name:	BARLEY SNYDER	Phone:		n also	ege u cy
Service Att	opts:				
Date:		part up. May			er opt i programme gewone og en
Time:				philipsian , ~	interview tradegates and it is requestated to the
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Deputy:	1 2 3	A adhres	4 5	I have	Balter, Garphaner sander dellar France (
Service Atte	empt Notes:		L-III and a state of		
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## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

RIVERVIE'	W BANK				Number
JOHN, M JOSEPH (et al.)			2021CV367		
=-W1-03-01WL	SEI	RVICE COVER SHI	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice			Zone:	53
Manner:	< Not Specified >	Expires:	1. 1. 000	Warrant:	10 w w w w w
Notes:	SALE DATE & TIME: 11/10/2021 A PLAINTIFF NOTICE OF SHERIFF		IGHTS		
Serve To:	· 地名英国拉拉斯	Final Servi	ce:		
Name:	Columbia County Tax Office	Served:	Personally Ad	ult In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Lynn	Dips	and
Phone:	570-389-5649 <b>DOB</b> :	Relation:	Relation: CLELIC		
Alternate Address:	÷	Date:	9/8/81	Time:	1557
Phone:		Deputy:	4	Mileage:	
Attorney / C	Priginator:				
Name: \	BARLEY SNYDER	Phone:		,	**
Service An	mots:				
Date:	(F (F (F) (F) (F) (F) (F) (F) (F) (F) (F	That is	**************************************	Part code	
Time:				MICH TOWN	page per
Mileage:	We consider the constant	rest har Julius (some regularing undergrand based) , which		Maritana for case a conse	and the second s
Deputy:		- Allering Indicates and And	But comment	prisonage, na	al Materian de Aldigue fan de rûperkans
Service Att	empt Notes:				
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# 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 09/08/21

2

Ad ID: 1228560 Joseph and Kumary John Description: 10/20/21 to 11/03/21 Run Dates:

Class:

Agate Lines: 279

Blind Box:

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER** 

**PO BOX 380** Address:

**BLOOMSBURG, PA 17815** 

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid**  \$1,813.55

\$0.00

**Publication** Press Enterprise

Start Stop 10/20/21 11/03/21 **Inserts** Cost \$1,813.55

# SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2021CV367

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

'ennsylvania on: WEDNESDAY, NOVEMBER 10, 2021 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of dis tribution will be on file in the Sheriffs Office no later than thirty (30) days after the date or the sale of any property sold hereunder, and distribution of the proceeds will be made in tribution will be on his in the Sheriti'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.

with the Sheriff's Office pnor thereto.

1449 WEST FRONT STREET, BERNMCK, PA
ALL that certain piece or parcel of land situate on the northerly side of Front Street in
Michaels Addition to West Berwick, now
Borough of Berwick, Country of Columbia and State of Pennsylvania, bounded and
described as follows, towit
BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street fortyfive (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence
along said do, no he hundred seventy-eight (178) feet in an enesterly direction to the
northwesterly corner of Lot No. 68. Thence forty-five (45) feet in an easterly direction to the
northwesterly corner of Lot No. 68. Thence along said do, no hundred seventy-eight
(178) feet in a southerly direction to Front Street, the place of Beginning,
BEING Lot No. 7 in Michaels Addition to West Berwick,
BEING the same premises conveyed to Maliyaldoul John and Kumary John, his wife, by
Dead of Sylván J Vantonr, wodow, dated April 25, 1991 and recorded in the Columbia
Country Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309,
PARCEL NO. 040-080-020-000.
BEING KNOWN AND NUMBERRED AS 1449 W. FRONT ST., BERWICK, COLUMBIA
COUNTRY, 24,
1453 W. FRONT STREET, BERWICK, PA
ALL that certain piece or parcel of land situate on the northerly side of Front Street in the
Borough of West Berwick, now Berwick, Columbia Courty and Pennsykania, bounded
and described as follows, to with a contraction of the production o

Bornsuft of Medi Benvick, now Benvick, Columbia County and Fernisykanis, bounded and described as follows, to Will BEGINNING at the southwestedy corner of Lot No. 67. Thence along West Front Street front from the control of the Street from the Columbia of the Street from the Columbia of the Street from the Columbia of the Street from th

IN COMMINDA COUNTY Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

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BERNEY KNOWN AND NUMBERED AS 1453W, FRONT ST., BERWICK, COLUMBIA COUNTY, PA.

PROPERTY ADDRESS: 1453 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 040-08-001-00,000

Seized and taken into execution to be sold as the property of M JOSEPH JOHN, M JOSEPH JOHN, OCCUPANTS / TENANTS, KUMARY JOHN in suit of RIVERVIEW BANK.

BANK.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten {10%} porcent 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 with ineight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FALURE TO PAY BED FIDE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL. CONSCOURNCES TO THE BIDDER. DO NOT BID DUNESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PRINOD, If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sure the bidder of the badnor due without a resale of the property, or to reself the property at the bidder's first and manitain an action against the chief for breach of contract. In the case of default at 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 automory less incurred by the shiff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintift, the proceeds check will be payable to Plaintift, furlies the Columbia County Sheriffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintift. by an authorized representation of the plaintiff.

1449 W. Front St. 040-08-002-00,000 > Boro of BWK. 1453 W. Front St. 040-08 001-00,000 > Boro of BWK.

### REAL ESTATE OUTLINE

ED # 2021ED 53

DATE RECEIVED 9-1-20	021			
DOCKET AND INDEX	2021 CV 367			
CHECK FOR PROPER	INFO.			
WRIT OF EXECUTION	<u>X</u>			
COPY OF DESCRIPTION				
WHEREABOUTS OF LKA	_X_			
NON-MILITARY AFFIDAVIT				
NOTICES OF SHERIFF SALE	X			
WAIVER OF WATCHMAN	×			
AFFIDAVIT OF LIENS LIST	X			
CHECK FOR \$1,350.00 OR 2,000.	K CK# 065197			
**IF ANY OF ABOVE IS MISSING DO NOT PROCEED**				
	_			
SALE DATE	Nov. 10th TIME 9:00 am			
POSTING DATE				
ADV. DATES FOR NEWSPAPER	1ST WEEK OCT. 20			
	2 <sup>ND</sup> WEEK Oct. 27			
	3RD WEEK Nov. 3			

BARLEY SNYDER
Matthew G. Brushwood, Esquire
Court I.D. No. 310592
50 N. Fifth St. – 2<sup>nd</sup> Fl
Reading, PA 19601
610-376-6651

Attorneys for Plaintiff
Riverview Bank

RIVERVIEW BANK, SUCCESSOR TO CLEARFIELD BANK & TRUST COMPANY.

Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW MORTGAGE FORECLOSURE

v.

No. 2021-CV-367

M. JOSEPH JOHN A/K/A MALIYAKKAL JOHN A/K/A MALIYAKKAL J. JOHN AND KUMARY JOHN,

Defendants

2021-ED-53

**AFFIDAVIT PURSUANT TO RULE 3129.1** 

Riverview Bank, Successor to Clearfield Bank & Trust Company, plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 1449 W. Front Street, Berwick, Columbia County, Pennsylvania 18603, and 1453 W. Front Street, Berwick, Columbia County, Pennsylvania 18603.

(1) Name and address of owner(s) or reputed owner(s):

M. Joseph John 1453 West Front Street Berwick, PA 18603 Kumary John 39 Ables Run Dr Absecon, NJ 08201

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

M. Joseph John 1453 West Front Street Berwick, PA 18603

Kumary John 39 Ables Run Dr Absecon, NJ 08201 (3) Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

American Express Centurion Bank 4315 S. 2700 West Salt Lake City, UT 84148

Unifund CCR, LLC 10625 Techwood Circle Cincinnati OH 45242-2846 American Express Centurion Bank c/o Jonathan Cawley, Esquire Zwicker & Associates P. C. 3220 Tillman Drive Bensalem, PA 19020

Unifund CCR. LLC c/o Demetrios H. Tsarouhis Tsarouhis Law Group 219 S. 9<sup>th</sup> St-Ste 200 Allentown PA 18102

Bank of America NA c/o Joshua McNamara, Esq Law Offices of Hayt, Hayt & Landau, LLC 123 S. Broad St – Ste 1660 Philadelphia, PA 19109-1003

Bankers Healthcare Group, LLC c/o Ronald Amato, Esq. Amato and Keating, P.C. 107 North Commerce Way Bethlehem, PA 18017

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

Riverview Bank Successor to Clearfield Bank & Trust Company 11 N 2nd St Clearfield, PA 16830

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

None known to Plaintiff at this time.

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

Brenda Long
Estate of Robert Long
c/o Fellerman & Ciarimboli Law, P.C.
Kirby Park Commons
183 Market Street-Ste 200
Kingston, PA 18704

(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:

Commonwealth of Pennsylvania Dept. of Revenue Bureau of Compliance 7th Floor Strawberry Square Harrisburg, PA 17128-0101

Internal Revenue Service Wm. S. Moorhead Federal Building Advisory 1000 Liberty Avenue, Room 704 Pittsburgh, PA 15222

Internal Revenue Service 600 Arch Street Room 3259 Philadelphia, PA 19106

Pennsylvania Department of Public Welfare TPL Casualty Unit, Estate Recovery Program PO Box 8486 Willow Oak Building Harrisburg, PA 17105-8486

Commonwealth of PA
Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department 280601 Harrisburg, PA 17128

Columbia County Tax Claim Bureau 11 West Main Street Bloomsburg, PA 17815

PA Child Support Program 11 West Main Street Bloomsburg, PA 17815

Tenant/Occupant 1449 W. Front Street Berwick, PA 18603

Tenant/Occupant 1453 W. Front Street Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 17 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Matthew & Brushwood, Esquire

Attorneys for Plaintiff

### PROPERTY DESCRIPTION

### 1449 WEST FRONT STREET, BERWICK, PA

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PARCEL NO. 040-08-002-00,000

BEING KNOWN AND NUMBERED AS 1449 W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

### 1453 W. FRONT STREET, BERWICK, PA

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BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

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PARCEL NO. 040-08-001-00,000

BEING KNOWN AND NUMBERED AS 1453W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

BARLEY SNYDER
Matthew G. Brushwood, Esquire
Court I.D. No. 310592
50 N. Fifth St. – 2<sup>nd</sup> Fl
Reading, PA 19601
610-376-6651

Attorneys for Plaintiff
Riverview Bank

RIVERVIEW BANK, SUCCESSOR TO CLEARFIELD BANK & TRUST COMPANY,

Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

MORTGAGE FORECLOSURE

Plaintif

No. 2021-CV-367

M. JOSEPH JOHN A/K/A MALIYAKKAL JOHN A/K/A MALIYAKKAL J. JOHN AND KUMARY JOHN,

v.

Defendants

2021-ED-53

### **AFFIDAVIT OF LAST KNOWN ADDRESS**

I, Matthew G. Brushwood, Esquire, being duly affirmed according to law, deposes and says that the last known address of the Defendant is as follows:

The last known address of the Defendant, M. Joseph John a/k/a Maliyakkal John a/k/a Maliyakkal J. John is 1453 West Front Street, Berwick, PA 18603, and the last known address of Kumary John is 39 Ables Run Drive, Absecon, NJ 08201.

 $\Lambda / 1 / 1$ 

Date:  $\frac{8/30/202/}{}$ 

Matthew G. Brushwood, Esquire

Attorneys for Plaintiff

BARLEY SNYDER

BARLEY SNYDER
Matthew G. Brushwood, Esquire
Court I.D. No. 310592
50 N. Fifth St. – 2<sup>nd</sup> Fl
Reading, PA 19601
610-376-6651

Attorneys for Plaintiff
Riverview Bank

RIVERVIEW BANK, SUCCESSOR TO CLEARFIELD BANK & TRUST COMPANY,

Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW MORTGAGE FORECLOSURE

v.

No. 2021-CV-367

M. JOSEPH JOHN A/K/A MALIYAKKAL JOHN A/K/A MALIYAKKAL J. JOHN AND KUMARY JOHN,

2021-ED-53

Defendants

# AFFIDAVIT THAT THE DEFENDANT IS NOT IN THE MILITARY SERVICE, PURSUANT TO "SOLDIERS AND SAILORS" CIVIL RELIEF ACT OF 1918, RE-ENACTED 1940

The undersigned doth deposes and says that Defendant, M. Joseph John a/k/a Maliyakkal John a/k/a Maliyakkal J. John, is not in the military service of the United States of America, based on the following facts: Age of Defendant is 69; Defendant is self-employed; last known residence for Defendant is 1453 West Front Street, Berwick, PA 18603,, as of the date of this affidavit.

The statements set forth in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904, relating to unsworn falsification to authorities.

Date: 8/30/2021

Bv:

Matthew G. Brushwood, Esquire

Attorneys for Plaintiff

BARLEY SNYDER

Court I.D. No. 310592

50 North Fifth Street, 2nd Floor

Reading, PA 19601

610.376.6651

**BARLEY SNYDER** Matthew G. Brushwood, Esquire Court I.D. No. 310592 50 N. Fifth St.  $-2^{nd}$  Fl Reading, PA 19601 610-376-6651

Attorneys for Plaintiff Riverview Bank

RIVERVIEW BANK, SUCCESSOR TO **CLEARFIELD BANK & TRUST** COMPANY.

Plaintiff

No. 2021-CV-367

CIVIL ACTION - LAW

COURT OF COMMON PLEAS OF

MORTGAGE FORECLOSURE

2021-ED-53

COLUMBIA COUNTY, PENNSYLVANIA

M. JOSEPH JOHN A/K/A MALIYAKKAL JOHN A/K/A MALIYAKKAL J. JOHN AND KUMARY JOHN,

v.

Defendants

AFFIDAVIT THAT THE DEFENDANT IS NOT IN THE MILITARY SERVICE, PURSUANT TO "SOLDIERS AND SAILORS" CIVIL RELIEF ACT OF 1918, RE-ENACTED 1940

The undersigned doth deposes and says that Defendant, Kumary John, is not in the military service of the United States of America, based on the following facts: Age of Defendant is unknown; present place of employment is unknown; last known residence for Defendant is 39 Ables Run Drive, Absecon, NJ 08201, as of the date of this affidavit.

The statements set forth in this Affidavit are made subject to the penalties of 18 Pa. C.S. §4904, relating to unsworn falsification to authorities.

BARLEY SNYDER

Date:  $\frac{9/30/2021}{}$ 

Matthew G. Brushwood, Esquire

Attorneys for Plaintiff

BARLEY SNYDER
Matthew G. Brushwood, Esquire
Court I.D. No. 310592
50 N. Fifth St. – 2<sup>nd</sup> Fl
Reading, PA 19601
610-376-6651

Attorneys for Plaintiff
Riverview Bank

RIVERVIEW BANK, SUCCESSOR TO CLEARFIELD BANK & TRUST COMPANY,

Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA CIVIL ACTION – LAW MORTGAGE FORECLOSURE

Plaini

v.

No. 2021-CV-367

M. JOSEPH JOHN A/K/A MALIYAKKAL JOHN A/K/A MALIYAKKAL J. JOHN AND KUMARY JOHN,

Defendants

2021-ED-53

### **WAIVER OF WATCHMAN**

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

Bv:

Matthew G. Brushwood, Esquire

Attorneys for Plaintiff

LEY SNYDER

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2021CV367

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, NOVEMBER 10, 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.

#### 1449 WEST FRONT STREET, BERWICK, PA

ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the northeasterly corner of Lot No. 68; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning. BEING Lot No. 67 in Michael's Addition to West Berwick.

BEING the same premises conveyed to Maliyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantorn, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309. PARCEL NO. 040-08-002-00,000

BEING KNOWN AND NUMBERED AS 1449 W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA 1453 W. FRONT STREET, BERWICK, PA

ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 67; Thence along West Front Street fortyfive (45) feet in a westerly direction to the southeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence in an forty \_ five to \_ corner Lot No. 67 • Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning. BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).

BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH

COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MA RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. PARCEL NO. 040-08-001 -00,000

BEING KNOWN AND NUMBERED AS 1453W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

PROPERTY ADDRESS: 1453 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 040-08-001-00,000

Seized and taken into execution to be sold as the property of M JOSEPH JOHN, M JOSEPH JOHN, OCCUPANTS / TENANTS in suit of RIVERVIEW BANK.

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: BARLEY SNYDER READING, PA

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Document Receipt

Trans # 18486 Carrier / service: USPS Server First-Class Mail® 9/3/2021 12:00:00 AM

Ship to:

AMERICAN EXPRESS CENTURION ZWICKER & ASSOC P.C

BANK

C/O JONATHAN CAWLEY ESQ Tracking #: 71901140006000178911

3220 TILLMAN DRIVE Doc Ref #: 2021ED53
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BENSALEM PA 19020

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BETHLEHEM PA 18017

Trans #

18484

Carrier / service: USPS Server

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Ship to:

BANK OF AMERICA NA

C/O JOSHUA MCNAMARA ESQ

123 S BROAD STREET STE 1660

Tracking #:

71901140006000178898

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4315 S. 2700 WEST

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KUMARY JOHN

39 ABLES RUN DRIVE Tracking #: 71901140006000178867

Doc Ref #: 2021ED53

Postage 5.8600

ABSECON NJ 08201

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3481 (

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KUMARY JOHN

39 ABLES RUN DRIVE

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ABSECON

NJ 08201

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BRENDA LONG ESTATE OF ROBERT LONG

FELLERMAN & CIARIMBOLI P.C.

KIRBY PARK COMMONS

183 MARKET ST STE 200

Tracking #: Doc Ref #:

71901140006000178850

Postage

2021ED53 5.8600

KINGSTON

PA 18704

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COMMON OF PENNA DEPT OF REVENUE

BUREAU OF COMPLIANCE

7TH FLOOR

Tracking #:

71901140006000178843

Doc Ref#: Postage STRAWBERRY SQUARE

HARRISBURG PA 17128

2021ED53

5.8600

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18476

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

SUITE 1001

Tracking #: Doc Ref #: 71901140006000178812

Postage

2021ED53 5.8600

KING OF PRUSSIA

PA 19406

 $http://webserver1/sendsuite\%20 live/projects/image.aspx?pd{=}1$ 

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71901140006000178836 1000 LIBERTY AVENUE Tracking #:

ROOM 701A Doc Ref #: 2021ED53 5.8600

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PITTSBURGH PA 15222

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ESTATE RECOVERY PROGRAM Postage 5.8600

HARRISBURG PA 17105

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71901140006000178805 600 ARCH STREET ROOM 3259 Tracking #:

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PHILADELPHIA PA 19106

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Doc Ref #: 2021ED53

Postage 5.8600

HARRISBURG PA 17105

Pay: To the Order of Barley Snyder 50 North Fifth Street, 2nd Floor Reading, PA 19603 Two Thousand and 00/100 Dollars Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815 AND DESCRIPTION OF THE PROPERTY OF THE PROPERT M&T Bank 60-83/313 08/30/2021 Date Barley Snyder, LLP Office Account \*\*\*\*\*\*\*2,000.00 Amount 065197

"\*065147" "15800834" 11050840"

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