

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CIT BANK N.A.

vs.

Defendant
DAVID IRWIN
MELISSA IRWIN

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Sheriff's Sale Date: Wednesday, March 8, 2017

Writ of Execution No. : 2015CV1640

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1200 5TH AVENUE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.22
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs \$1,934.72

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$2,001.72

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

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 213055	Invoice Date: 05/05/2017 3:44:16 PM	RECEIPT	Reg/Drw ID: 0102
Customer: BOX SHERIFF'S OFFICE	Last Change:	Receipt By: MAIL	By: BKA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201703539	BERWICK BORO
	Grantor - IRWIN, DAVID		05/05/17 3:44:34 PM	
	Grantee - CIT BANK			
	Consideration -	\$2,041.75		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	<u>\$67.00</u>		
	PAYMENTS			
	CHECK: 7788 - BOX SHERIFF'S OFFICE	<u>\$67.00</u>		
	TOTAL PAYMENTS	<u>\$67.00</u>		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

101188

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



NUMBER
101188

3-7568/2360

Six Hundred Ninety-One and 75/100

DATE
March 16, 2017

AMOUNT
*****691.75

PAY
TO THE
ORDER
OF
Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

54820000 4 1 1/16
24/16/2000 5 1 1/16
MP

Irwin, 1200 5th Avenue, Berwick, PA 18603, Nia Mendez

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

⑈ 101188⑈ ⑆ 236075689⑆ 9500077186⑈

SHERIFF'S SALE COST SHEET

VS. Irwin

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>421.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1118.22</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1368.22</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

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

TOTAL COSTS (OPENING BID) \$ 2001.72

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PI) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PI) 856-669-3400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(FH) 954-378-1757
(FX) 954-378-1758

March 16, 2017

**Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815**

RE: **CIT Bank, N.A.**
vs.
DAVID IRWIN; MELISSA IRWIN;
Property: **1200 5th Avenue, Berwick, PA 18603**
County C.C.P. No.: **2015-CV-1640**
Sheriff's Sale Date: **03/08/2017**

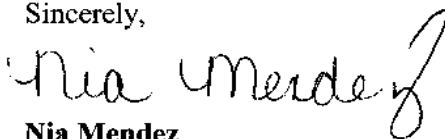
Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of, **CIT BANK, N.A. FKA ONEWEST BANK, FSB, 2900 ESPERANZA CROSSING, AUSTIN TX 78758.**

Enclosed please find two original Realty Transfer Tax Statement of Value forms.

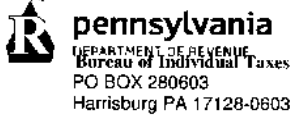
Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Nia Mendez
Legal Assistant

Enclosure



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions.

RECORDER'S USE ONLY

State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name UDREN LAW OFFICES, PC		Telephone Number: 856-669-5400	
Mailing Address 111 WOODCREST RD.	City CHERRY HILL	State NJ	ZIP Code 08003

B. TRANSFER DATA

Date of Acceptance of Document 3/16/2017	Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number:	Grantee(s)/Lessee(s) CIT BANK, N.A. FKA ONEWEST BANK, FSB	Telephone Number:
Mailing Address 35 West Main Street	City Bloomsburg	State PA	Mailing Address 2900 Esperanza Crossing	City Austin
ZIP Code 17815	State TX	ZIP Code 78758		

C. REAL ESTATE LOCATION

Street Address 1200 5 th Avenue	City, Township, Borough Borough of Berwick
County Columbia	School District Berwick Area SD
	Tax Parcel Number 04D-07-116

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
1. Actual Cash Consideration \$2,001.72	2. Other Consideration + 0	3. Total Consideration = \$2,001.72
4. County Assessed Value \$18,717.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = \$69,065.73

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer From a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- 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.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Mia Mendez</i>	Date 3/16/17
--	-----------------

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

CIT Bank, N.A.

Plaintiff

v.

DAVID IRWIN, MELISSA IRWIN,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1640

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

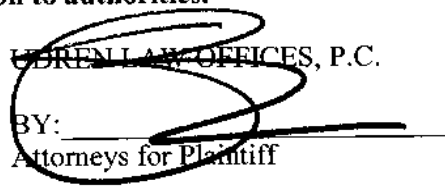
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: 2/24/17

~~UDREN LAW OFFICES, P.C.~~

BY: 
Attorneys for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

CIT Bank, N.A.

Plaintiff

v.

**David Irwin
Melissa Irwin**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE
NO. 2015-CV-1640

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76**

CIT Bank, N.A., Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at:

1200 5th Avenue, Berwick, PA 18603

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

**David Irwin
1200 5th Avenue
Berwick, PA 18603**

**Melissa Irwin
1200 5th Avenue
Berwick, PA 18603**

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

**David Irwin
1200 5th Avenue
Berwick, PA 18603**

**Melissa Irwin
1200 5th Avenue
Berwick, PA 18603**

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

**County of Columbia c/o Clerk of Courts
PO Box 380
Bloomsburg, PA 17815**

Midland Funding, LLC
c/o Law Offices of Hayt, Hayt and Landau, LLC
Arthur Lasin, Esq.
123 S. Broad Street, Suite 1600
Philadelphia, PA 19109-1003

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

CIT Bank, N.A.
888 East Walnut Street
Pasadena, CA 91101

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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:

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230

Tenants/Occupants
1200 5th Avenue
Berwick, PA 18603

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: _____

2/24/17

UDREN LAW OFFICES, P.C.

BY: _____

Attorney for Plaintiff

MJU#: 12090249 CASE#: 12090249-3

Sherri J. Braunstein, Esquire
PA ID 90675

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

ATTORNEY FOR PLAINTIFF

CIT Bank, N.A.

Plaintiff

v.

DAVID IRWIN; MELISSA IRWIN;
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1640

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): DAVID IRWIN; MELISSA IRWIN;

PROPERTY: 1200 5th Avenue, Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on 03/08/2017 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

MJU#: 12090249 CASE#: 12090249-3

EXHIBIT A

Jodie Boos
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003

Registered
 Insured
 COD
 Certified

Return Receipt for Merchandise
 Int'l Recorded Del.
 Express Mail

Check appropriate block for Registered Mail:
 With Postal Insurance
 Without postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Due Date: _____ R.R. Fee: _____ S.D. Fee: _____ S.H. Fee: _____
 Sender If COD: _____ R.R. Fee: _____ S.D. Fee: _____ S.H. Fee: _____
 Remarks: _____

Line Article Number Name of Addressee, Street, and Post Office Address Postage Fee Handling Charge Act. Value (If Regis.) Insured Value

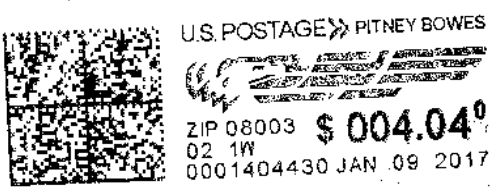
1 Columbia County Tax Claim Bureau
 P.O. Box 380
 Bloomsburg, PA 17815

2 **Box #**
2015-CV-1640
 Columbia County Domestic Relations Section
 P.O. Box 380
 Bloomsburg, PA 17815
 Commonwealth of PA, Department of Revenue
 Bureau of Compliance
 PO Box 281230
 Harrisburg, PA 17128-1230

3 **Sale Date:**
03/08/2017
 Tenants/Occupants
 1200 5th Avenue
 Berwick, PA 18603
 County of Columbia
 c/o Clerk of Courts
 PO Box 380
 Bloomsburg, PA 17815
 Midland Funding, LLC
 c/o Law Offices of Hayl, Hayl and Landau, LLC
 Arthur Lasin, Esq.
 123 S. Broad Street, Suite 1600
 Philadelphia, PA 19109-1003

4
 5
 6
 7
 8
 9
 10

Total number of Pieces: **6**
 Listed by Sender: _____
 Total Number of Pieces Received at Post Office: _____
 Postmaster, Per (Name of Receiving Employee): _____



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of damaged or destroyed documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R990, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994
 Form Must be Completed by Typewriter, Ink or Ball Point Pen

David Irwin - MJU# 12090249-3 (Columbia County)
 Melissa Irwin - MJU# 12090249-3 (Columbia County)

EXHIBIT

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

ATTORNEY FOR PLAINTIFF

CIT Bank, N.A.

Plaintiff

v.

DAVID IRWIN; MELISSA IRWIN;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2015-CV-1640

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

Date:

2/24/17

UDREN LAW OFFICES, P.C.



BY: _____
Attorney for Plaintiff

**Sherri J. Braunstein, Esquire
PA ID 90675**

EXHIBIT B

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

CIT Bank, N.A.

Plaintiff

v.

DAVID IRWIN, MELISSA IRWIN
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1640

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: David Irwin
1200 5th Avenue
Berwick, PA 18603

Your house (real estate) at 1200 5th Avenue, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 3/8/17 at 9:00 A.M. at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$162,447.86, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 also 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 on page two on how to obtain an attorney.)

EXHIBIT 10

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
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 856-669-5400.
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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

CIT Bank, N.A.

Plaintiff

v.

DAVID IRWIN, MELISSA IRWIN

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1640

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Melissa Irwin
1200 5th Avenue
Berwick, PA 18603

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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 also 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 on page two on how to obtain an attorney.)

EXHIBIT B

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
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 856-669-5400.
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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

EXHIBIT B

CIT Bank, NA, et. al., Plaintiff(s)
vs.
David Irwin, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55435-3123

APS File #: 146285-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

—Melissa Irwin

Court Case No. Columbia Co 2015-CV-1640

UDREN LAW OFFICES

Ms. Jodie L. Boes

111 Woodcrest Rd., Ste. 209
Cherry Hill, NJ 08003-3620

State of: PA

County of: Berks

Name of Server: Denise Hinkle, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action:

Date/Time of Service: that on the 3 day of February, 20 17, at 800 o'clock P M

Place of Service: at 1200 5th Avenue, in Berwick, PA 18603

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Melissa Irwin

Person Served, and Method of Service:

- By personally delivering them into the hands of the person to be served.
- By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Melissa Irwin at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents:

The person receiving documents is described as follows:
Sex F; Skin Color White; Hair Color Black; Facial Hair _____
Approx. Age 54; Approx. Height 5'4; Approx. Weight 155

To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Denise Hinkle
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this
6 day of Feb 20 17

Notary Public (Commission Expires)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Aflterbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017

EXHIBIT B

CIT Bank, NA, et. al, Plaintiff(s)
vs.
David Irwin, et. al, Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7600 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 14025-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--David Irwin

Court Case No. Columbia Co 2015-CV-1640

UDREN LAW OFFICES

Ms. Jodie L. Boos

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003-3620

State of: Pa ss.

County of: Berks

Name of Server: Denise Hinkle, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 3 day of February, 2017, at 800 o'clock PM

Place of Service: at 1280 5th Avenue, in Berwick, PA 19803

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
David Irwin

Person Served, and Method of Service:
 By personally delivering them into the hands of the person to be served.
 By delivering them into the hands of Melissa Irwin, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with David Irwin at the place of service, and whose relationship to the person is: wife

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex F; Skin Color white; Hair Color Black; Facial Hair _____
Approx. Age 54; Approx. Height 5'4; Approx. Weight 135

To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Y Denise Hinkle
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this
6 day of FEB, 2017

Notary Public (Commission Expires)

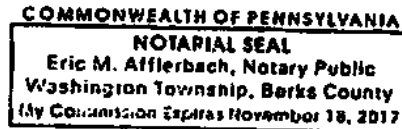


EXHIBIT B

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream 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 February 15, 22 and March 1, 2017 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.

.....
[Handwritten Signature]

Sworn and subscribed to before me this^{1st}.....day of March.....2017...

.....
Karen M. Beach
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 01/27/2017

Fee: \$5.00

Cert. NO: 26223

IRWIN DAVID & MELISSA
1200 FIFTH AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20080 -2590
Location: 1200 5TH AVE L 1606
Parcel Id:04D-07 -116-00,000

Assessment: 18,717
Balances as of 01/27/2017

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CIT BANK N.A.
vs.
DAVID IRWIN (et al.)

Case Number
2015CV1640

SHERIFF'S RETURN OF SERVICE

01/26/2017 03:16 PM - DEPUTY MARTIN BOUDMAN, 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 1200 5TH AVENUE, BERWICK, PA 18603.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

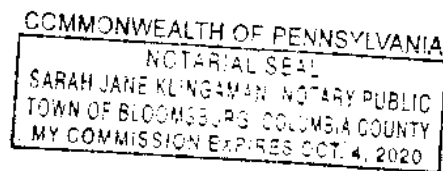
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 27, 2017

NOTARY

Affirmed and subscribed to before me this

27TH day of JANUARY, 2017



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CIT BANK N.A.
vs.
IRWIN, DAVID (et al.)

Case Number
2015CV1640

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/08/2017 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	1200 5TH AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	1-26-17
Time:	1516
Deputy:	14
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING) 2015CV1640 1200 5TH AVENUE, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CIT BANK N.A.
vs.
DAVID IRWIN (et al.)

Case Number
2015CV1640

SHERIFF'S RETURN OF SERVICE

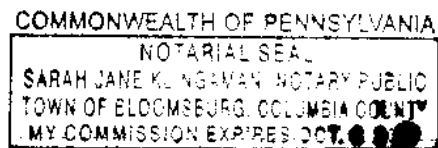
12/09/2016 11:30 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MELISSA IRWIN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DAVID IRWIN AT 1200 5TH AVE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

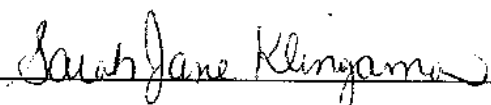
December 12, 2016



NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2016



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CIT BANK N.A.
vs.
DAVID IRWIN (et al.)

Case Number
2015CV1640

SHERIFF'S RETURN OF SERVICE

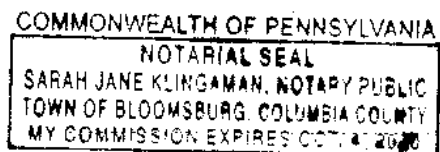
12/09/2016 11:30 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MELISSA IRWIN AT 1200 5TH AVE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 12, 2016



NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2016



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

Notice 2016 County & Municipality
BERWICK BORO
CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

RS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS
NE:570-752-7442

FOR: COLUMBIA County DATE 03/01/2016 BILL NO. 4284

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,717	10.491	192.43	196.36	216.00
SINKING		1	18.35	18.72	20.59
FIRE		1.25	22.93	23.40	24.57
LIGHT		1.75	32.09	32.75	34.39
BORO RE		11.1	203.60	207.76	218.15
The discount & penalty have been calculated for your convenience			469.40	478.99	513.70
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

PAID ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

IRWIN DAVID & MELISSA
 1200 FIFTH AVE
 BERWICK PA 18603

CNTY TWP
 Discount 2% 2%
 Penalty 10% 5%
 PARCEL: 04D-07-116-00,000
 1200 FIFTH AVE
 .1653 Acres Land 2,880
 Buildings 15,837
 Total Assessment 18,717

469.40 OK
1143041

This tax returned to courthouse on:
January 1, 2017

One West Bank

Desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY

4/30/16

2016 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District+A185
 Berwick Borough

Make Check Payable To:
 The Berwick Area School District
 Connie C. Gingher, Tax Collector
 1615 Lincoln Avenue
 Berwick, PA 18603

Telephone 570-752-7442 Email: jimcon@pa.metrocast.net

Bill Date: 7/1/2016 Bill #: 1906

TAXPAYER COPY
 Parcel #: 04D07 11600000 Prop. Type

Property Location and Description: **Assessment:**
 1200 FIFTH AVE L= 2,880
 .165 B= 15,837
 T= 18,717

Taxes are due and payment is requested from:

012057
 C04
 IRWIN DAVID & MELISSA
 1200 5TH AVE
 BERWICK, PA 18603-1002

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	827.85
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016 2% Discounted Amount		811.29
If Paid By 10/31/2016 FACE Amount		827.85
If Paid After 10/31/2016 10% Penalty Amount		910.64

8/1/29 OK
1144583

Last Day to Pay: 12/31/2016
 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

One West Bank
8/31/16

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CIT BANK N.A.
vs.
IRWIN, DAVID (et al.)

Case Number
2015CV1640

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 184

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-9-16

Time: 14:30

Deputy: 4

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2015CV1640

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CIT BANK N.A.
vs.
IRWIN, DAVID (et al.)

Case Number
2015CV1640

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 184

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kelly Maceis

Relation: Secretary

Date: 12-9-14 Time: 11:32

Deputy: 4 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2015CV1640

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CIT BANK N.A.
vs.
IRWIN, DAVID (et al.)

Case Number
2015CV1640

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 184

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DAVID IRWIN

Primary Address: 1200 5TH AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Melissa Irwin

Relation: wife

Date: 12-9-16

Time: 11:30

Deputy: 4

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

IRWIN, DAVID

2015CV1640

1200 5TH AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CIT BANK N.A.
vs.
IRWIN, DAVID (et al.)

Case Number
2015CV1640

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 184
Manner: < Not Specified >	Expires:
Warrant:	
Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	

Serve To:

Name: MELISSA IRWIN	DOB:
Primary Address: 1200 5TH AVE BERWICK, PA 18603	
Phone:	
Alternate Address:	
Phone:	

Final Service:

Served: <input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other	
Adult In Charge:	
Relation:	
Date: 12-9-16	Time: 11:30
Deputy: H	Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

IRWIN, MELISSA

2015CV1640

1200 5TH AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CIT BANK N.A.
vs.
IRWIN, DAVID (et al.)

Case Number
2015CV1640

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 184

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1200 5TH AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2015CV1640

1200 5TH AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CIT BANK N.A.
vs.
IRWIN, DAVID (et al.)

Case Number
2015CV1640

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 184

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ELIZABETH WHITEKNIGHT

Relation: CLERK

Date: 12/9/14

Time: 1507

Deputy: 5

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV1640

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1640

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, MARCH 08, 2017
AT 9:00 O'CLOCK A.M.

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

All that certain lot or piece of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING on the south side of Fifth Avenue at the northeast corner of Lot No. 1607; thence easterly along Fifth Avenue 45 feet to Warren Street; thence southerly along said street 160 feet to a fifteen foot alley; thence westerly along said alley 45 feet to the southeasterly corner of Lot No. 1607; thence northerly along said lot 160 feet to Fifth Avenue, the place of BEGINNING.

BEING Lot No. 1606 of the Berwick Land and Improvement Company's Addition to Berwick.

HAVING THEREON ERECTED a dwelling house known as 1200 Fifth Avenue, Berwick, PA 18603.

BEING designated as Tax Parcel No. 04D-07-116.

BEING the same premises conveyed to David Irwin and Melissa Irwin, his wife, by John M. Welsh and Robyn K. Welsh, his wife, by deed dated march 24, 2008, about to be recorded.

BEING KNOWN AS: 1200 5th Avenue, Berwick, PA 18603

PROPERTY ID NO.: 04-D-07-116-00,000

TITLE TO SAID PREMISES IS VESTED IN DAVID IRWIN AND MELISSA IRWIN, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM JOHN M. WELSH AND ROBYN K. WELSH, HIS WIFE DATED 03/24/2008 RECORDED 03/25/2008 IN DEED BOOK Instrument #200802590.

PROPERTY ADDRESS: 1200 5TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04-D-07-116-00,000

Seized and taken into execution to be sold as the property of DAVID IRWIN, MELISSA IRWIN in suit of CIT BANK N.A..

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

CIT Bank, N.A.

Plaintiff

v.

David Irwin
Melissa Irwin

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1640

2016-ED-184

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1200 5th Avenue, Berwick, PA 18603

Amount due \$ 162,447.86

Interest From 12/3/2016 \$ _____*
to Date of Sale _____

*Ongoing Monthly Interest Accrual of \$533.21
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

Barbara A. Silvette

Prothonotary

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

By _____

Clerk

Date 12-25-16

***This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.**

MJU#: 12090249 CASE#: 12090249-3

COURT OF COMMON PLEAS
NO. 2015-CV-1640

CIT Bank, N.A.

vs.

David Irwin
Melissa Irwin

WRIT OF EXECUTION

REAL DEBT \$ 162,447.86

Interest From 12/3/2016 \$ _____
to Date of Sale _____ *

*Ongoing Monthly Interest Accrual of \$533.21
to actual date of sale including if sale is held at a later date*

COSTS PAID:

PROTHY \$ _____

SHERIFF \$ _____

STATUTORY \$ _____

COSTS DUE PROTHY. \$ _____

PREMISES TO BE SOLD:

~~1200 5th Avenue~~
Berwick, PA 18603


Sherri J. Braunstein, Esquire
PA ID 90675

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
(856) 669-5400
pleadings@udren.com

***This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CIT BANK N.A.
vs.
IRWIN, DAVID (et al.)

Case Number
2015CV1640

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 184

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KAREN RICHENDRER

Relation: CLERK

Date: 12/9/16 Time: 1216

Deputy: 5 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2015CV1640 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2016 ED 184

DATE RECEIVED 12-5-14
DOCKET AND INDEX 2015 CV 1640

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN _____
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR _____ X CK# 98428

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

SALE DATE March 8, 2017 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com**

ATTORNEY FOR PLAINTIFF

CIT Bank, N.A.

Plaintiff

v.

**David Irwin
Melissa Irwin**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1640

2016-ED-184

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

CIT Bank, N.A., Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

1200 5th Avenue, Berwick, PA 18603

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

**David Irwin
1200 5th Avenue
Berwick, PA 18603**

**Melissa Irwin
1200 5th Avenue
Berwick, PA 18603**

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

**David Irwin
1200 5th Avenue
Berwick, PA 18603**

**Melissa Irwin
1200 5th Avenue
Berwick, PA 18603**

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

**County of Columbia
c/o Clerk of Courts
PO Box 380
Bloomsburg, PA 17815**

**MIDLAND FUNDING LLC
Address to Follow**

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

**CIT Bank, N.A.
888 East Walnut Street
Pasadena, CA 91101**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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:

**Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230**

**Tenants/Occupants
1200 5th Avenue
Berwick, PA 18603**

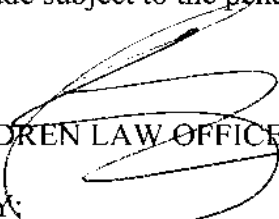
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 12/2/14


UDREN LAW OFFICES, P.C.

BY: _____
Attorney for Plaintiff

**Sherri J. Braunstein, Esquire
PA ID 90675**

MJU#: 12090249 CASE#: 12090249-3

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
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ATTORNEY FOR PLAINTIFF

CIT Bank, N.A.

Plaintiff

v.

DAVID IRWIN
MELISSA IRWIN

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1640

2016-ED-184


SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **1200 5th Avenue, Berwick, PA 18603**

PARCEL NUMBER: **04-D-07-116-00,000**

IMPROVEMENTS: Residential Property


UDREN LAW OFFICES, P.C.
Attorney for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

All that certain lot or piece of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING on the south side of Fifth Avenue at the northeast corner of Lot No. 1607; thence easterly along Fifth Avenue 45 feet to Warren Street; thence southerly along said street 160 feet to a fifteen foot alley; thence westerly along said alley 45 feet to the southeasterly corner of Lot No. 1607; thence northerly along said lot 160 feet to Fifth Avenue, the place of **BEGINNING**.

BEING Lot No. 1606 of the Berwick Land and Improvement Company's Addition to Berwick.

HAVING THEREON ERECTED a dwelling house known as 1200 Fifth Avenue, Berwick, PA 18603.

BEING designated as Tax Parcel No. 04D-07-116.

BEING the same premises conveyed to David Irwin and Melissa Irwin, his wife, by John M. Welsh and Robyn K. Welsh, his wife, by deed dated March 24, 2008, about to be recorded.

BEING KNOWN AS: 1200 5th Avenue, Berwick, PA 18603

PROPERTY ID NO.: 04-D-07-116-00,000

TITLE TO SAID PREMISES IS VESTED IN DAVID IRWIN AND MELISSA IRWIN, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM JOHN M. WELSH AND ROBYN K. WELSH, HIS WIFE DATED 03/24/2008 RECORDED 03/25/2008 IN DEED BOOK Instrument #200802590.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
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CHERRY HILL, NJ 08003-3620
856-669-5400
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ATTORNEY FOR PLAINTIFF

CIT Bank, N.A.

Plaintiff

v.

David Irwin

Melissa Irwin

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1640

2016-ED-184

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2016 DEC - 5 A 11: 20

FILED
PROTHONOTARY

Non-Military Affidavit Under the Service members' Civil Relief Act

The affiant, Todd Reilly, is an employee of CIT Bank, N.A., and is authorized to make this affidavit on behalf of the Plaintiff (CIT Bank, N.A.). The affiant, being first duly sworn upon oath, deposes and says:

On this date, NOV 29 2016, the affiant conducted a search of the Department of Defense Manpower Data Center for the Defendant(s), **David Irwin and Melissa Irwin**, each of whom is over 18 years of age. The certified military status report(s) provided for said Defendant(s) indicate(s) that said Defendant(s) is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) verifying said belief is/are attached hereto as Exhibit A.

Affiant is unable to determine whether any Defendant is serving with the forces of a nation with which the United States is allied in the prosecution of a war or military action.

FURTHER AFFIANT SAYETH NOT.

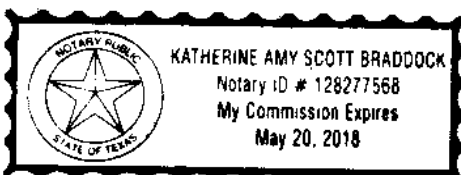
Todd Reilly

Type Name Here: Todd Reilly Assistant Secretary

State of Texas
County of Travis

Sworn to and subscribed before me on the 29th day of November, 2016,
by Todd Reilly

(Personalized Seal)



Katherine A S Braddock
Notary Public's Signature

Katherine A S Braddock

MJU#: 12090249 CASE#: 12090249-3



**Status Report
Pursuant to Servicemembers Civil Relief Act**

Last Name: IRWIN

First Name: DAVID

Middle Name:

Active Duty Status As Of: Nov-29-2016

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: D4D75188Y497360



**Status Report
Pursuant to Servicemembers Civil Relief Act**

Last Name: IRWIN

First Name: MELISSA

Middle Name:

Active Duty Status As Of: Nov-29-2016

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

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Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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Certificate ID: N4ADY118V4E2540

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

CIT Bank, N.A.

Plaintiff

v.

DAVID IRWIN
MELISSA IRWIN

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1640

2016-ED-184

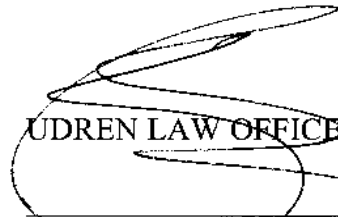
SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **1200 5th Avenue, Berwick, PA 18603**

PARCEL NUMBER: **04-D-07-116-00,000**

IMPROVEMENTS: Residential Property


UDREN LAW OFFICES, P.C.
Attorney for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
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ATTORNEY FOR PLAINTIFF

CIT Bank, N.A.

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

**David Irwin
Melissa Irwin**

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2015-CV-1640

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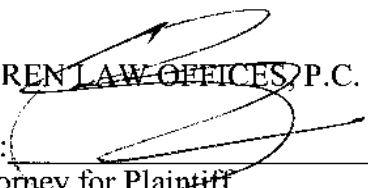
CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- Act 91 procedures have been fulfilled
- Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

This statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

~~UDREN LAW OFFICES, P.C.~~

BY: 
Attorney for Plaintiff

**Sherri J. Braunstein, Esquire
PA ID 90675**

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
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ATTORNEY FOR PLAINTIFF

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Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

David Irwin
Melissa Irwin

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2015-CV-1640

2016-ED-184

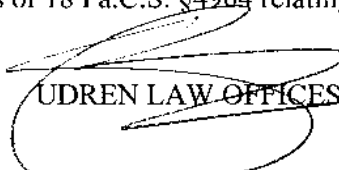
AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

The Defendant(s) last known address is as follows:

DAVID IRWIN
1200 5TH AVENUE
BERWICK, PA 18603

MELISSA IRWIN
1200 5TH AVENUE
BERWICK, PA 18603

This statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.


UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sheriff of Columbia County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

COPY

Re: **CIT Bank, N.A.**
vs.
David Irwin
Melissa Irwin

Columbia County C.C.P. No. 2015-CV-1640

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

DAVID IRWIN
1200 5TH AVENUE
BERWICK, PA 18603

MELISSA IRWIN
1200 5TH AVENUE
BERWICK, PA 18603

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **1200 5th Avenue, Berwick, PA 18603**.


UDREN LAW OFFICES, P.C.
Attorney for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

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111 Woodcrest Rd.
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Cherry Hill, NJ 08003
(PH) 856-669-5400
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www.udren.com

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2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Prothonotary of **Columbia** County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: **CIT Bank, N.A.**
vs.
David Irwin
Melissa Irwin

Columbia County C.C.P. No. 2015-CV-1640

Dear Sir or Madam:

Kindly Issue the Writ of Execution and transmit the appropriate documents to the Sheriff, together with the sale deposit check for the Sheriff of **Columbia** County.

All necessary documents to establish the above are enclosed, together with a check to cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the Praecipe to Issue Writ of Execution in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,

Quinton Davenport
Foreclosure Specialist

MJU/
Enclosures

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
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Sheriff of **Columbia** County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: **CIT Bank, N.A.**
vs.
David Irwin
Melissa Irwin

Columbia County C.C.P. No. 2015-CV-1640

Dear Sir or Madam:


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BERWICK, PA 18603

MELISSA IRWIN
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BERWICK, PA 18603

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **1200 5th Avenue, Berwick, PA 18603.**


UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

Document Receipt

Trans # 9475 Carrier / service: USPS Server First-Class Mail® 12/9/2016 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000094716

Doc Ref #: 2016ED184

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	9474	Carrier / service	USPS Server	First-Class Mail®	12/9/2016 12:00:00 AM
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Ship to

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000094709

Doc Ref #: 2016ED184

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9473	Carrier / service.	USPS Server	First-Class Mail®	12/9/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000094693

Doc Ref #: 2016ED184

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans # 9472 Carrier / service: USPS Server First-Class Mail® 12/9/2016 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 7190114000600094686
Doc Ref #: 2016ED184
Postage 5.1300

HARRISBURG PA 17128

98428

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



NUMBER
98428

3-7568/2360

One Thousand Three Hundred Fifty and 00/100*****

DATE
December 02, 2016

AMOUNT
*****1,350.00

PAY TO THE ORDER OF
Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

VOID AFTER 90 DAYS
[Signature]

Irwin, 1200 5th Avenue, Berwick, PA 18603, Quinton Davenport IRWIN

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED MADE DISAPPEARS WITH HEAT.

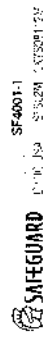
⑆098128⑆ ⑆236075689⑆ 9500077186⑆

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT

98428

Payee: Columbia County Sheriff, Check Date: December 02, 2016, Amount: \$*****1,350.00

File	Case	Memo	Check	Amount
12090249	12090249-3	Quinton Davenport IRWIN	98428	*****1,350.00



SF-4001-1
E-ink USA SYSTEM 12500112V

REORDER FROM YOUR LOCAL SAFEGUARD DISTRIBUTOR, IF UNKNOWN, CALL 800-623-2422

C6PGPK0010000

B10SF020751