



Stern & Eisenberg, PC

LAW OFFICES
Stern & Eisenberg, PC
www.sterneisenberg.com

1581 Main Street
Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025

October 4, 2017

RE: Mid America Mortgage, Inc.
Vs. Lawrence J. Stradnick
C.C.P. COLUMBIA COUNTY CASE NO 2017-CV-627

Columbia County Prothonotary's Office
35 W Main Street
Bloomsburg, PA 17815

Dear Sir or Madam,

Enclosed please find an Amended Affidavit Pursuant to Rule 3129.1 in connection with the above referenced matter. Kindly file the original of record and return a time stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to this matter.

Very truly yours,


Legal Assistant/Stern & Eisenberg, PC

S&E/kmcstrav
CC: Sheriff's Office

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Mid America Mortgage, Inc.
Plaintiff

v.

Lawrence J. Stradnick
Defendant(s)

Civil Action: 2017-CV-627

MORTGAGE FORECLOSURE

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1314 1st Avenue , Berwick , PA 18603.**

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

Lawrence J. Stradnick
41 Maces Road
Drums, PA 18222

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

Lawrence J. Stradnick
41 Maces Road
Drums, PA 18222

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

United Security Financial
1 Corporate Drive
Suite 360
Lake Zurich, IL 60047

United Security Financial
c/o Milstead & Associates, LLC
1 E. Stow Road
Marlton, NJ 08053

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

N/A

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

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esquire
120 Rear E. 3rd Street
Berwick, PA 18603

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:

PA Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128-0948

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:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

Tenants/Occupants
1314 1st Avenue
Berwick, PA 18603

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

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

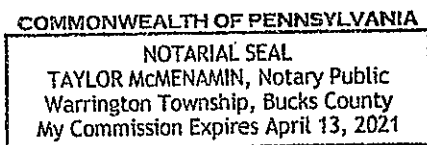
Date: 10/4/17

STERN & EISENBERG, PC

By: Jessica N. Manis
Jessica N. Manis, Esq.
Attorney for Plaintiff

Sworn to and subscribed before me
This 4th Day of October, 2017.

Taylor McMenemy
Notary Public



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MID AMERICA MORTGAGE
vs.
STRADNICK, LAWRENCE (et al.)

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 119
Warrant:

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: 10-3-17 Time: 10:10

Deputy: 3 Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

GINGHER, CONNIE C.

2017CV627

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2017 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2017

BILL NO.
6225

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	27,818	11.285	307.65	313.93	345.32
SINKING		.35	9.55	9.74	10.71
FIRE		1.25	34.07	34.77	36.51
LIGHT		1.25	34.07	34.77	36.51
BORO RE		14.1	384.39	392.23	411.84
The discount & penalty have been calculated for your convenience			769.73 April 30 If paid on or before	785.44 June 30 If paid on or before	840.89 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STRADNICK LAWRENCE J
1314 FIRST AVENUE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-08 -272-01,000
1314 FIRST AVE
.3306 Acres Land 5,760
Buildings 22,058
Total Assessment 27,818

This tax returned to courthouse on: January 1, 2018

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

FILE COPY

Connie C. Gingher

4-30-17 8

2017 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
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

Bill Date: 7/1/2017

Bill #: 3846

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04D08 27201000

Prop. Type

Property Location and Description:

1314 FIRST AVE
.331

Assessment:

L= 5,760
B= 22,058
T= 27,818

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	1,202.57
HOMESTEAD EXCLUSION	(4,348.00)	(188.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017	2% Discounted Amount	994.28
If Paid By 10/31/2017	FACE Amount	1,014.57
If Paid After 10/31/2017	10% Penalty Amount	1,116.03

Taxes are due and payment is requested from:

013304 C04
STRADNICK LAWRENCE J
1314 1ST AVE
BERWICK, PA 18603-1614

Loan Case

NRE 2212

Last Day to Pay: 12/31/2017

For a receipt, return the entire bill with payment and a self-addressed stamped envelope. 8-31

Office Hours:

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

Homestead/Farmstead Applied

Connie C. Gingher

This tax paid in full.
Connie Gingher

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MID AMERICA MORTGAGE
vs.
STRADNICK, LAWRENCE (et al.)

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 119
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 11/15/2017 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 Moeris
Relation: Clerk
Date: 10-3-17 **Time:** 09105
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: STERN AND EISENBERG PC **Phone:**

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY 2017CV627 1108 FREAS AVE, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MID AMERICA MORTGAGE
vs.
STRADNICK, LAWRENCE (et al.)

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 119

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Vacant

Serve To:

Name: OCCUPANT
Primary Address: 1314 1ST AVE
BERWICK, PA 18603

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Phone: DOB:

Relation:

Alternate Address:

Date: 10-3-17 Time: 08:45

Phone:

Deputy: 3 Mileage:

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2017CV627

1314 1ST AVE, BERWICK, PA 18603

NO EXPIRATION

119
EO 2017



Stern & Eisenberg | PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025

September 26, 2017

Columbia County Prothonotary
35 West Main Street
Bloomsburg, PA 17815

RE: Mid America Mortgage, Inc.
v.
Lawrence J. Stradnick

C.C.P. COLUMBIA COUNTY NO. 2017-CV-627

Premises: 1314 1st Avenue , Berwick , PA 18603

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to this matter.

Sincerely,

Legal Assistant
STERN & EISENBERG, PC

Enclosure

EDWARD J. MCKEE, ESQUIRE
STERN & EISENBERG, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111
I.D. #316721

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

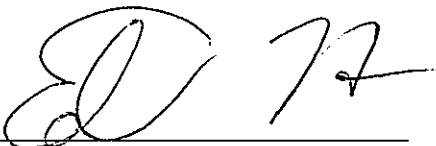
Mid America Mortgage, Inc.	Plaintiff(s)	Civil Action: 2017-CV-627
v.		MORTGAGE FORECLOSURE
Lawrence J. Stradnick	Defendant(s)	

CERTIFICATE OF SERVICE

I, EDWARD J. MCKEE, ESQUIRE, attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendant(s) by certified mail, return receipt requested and regular, first-class, postage prepaid mail on September 21, 2017.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on September 21, 2017, as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

BY: 
EDWARD J. MCKEE, ESQUIRE
Attorney for Plaintiff

09/26/2017

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MID AMERICA MORTGAGE
vs.
STRADNICK, LAWRENCE (et al.)

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 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 WHITENIGHT

Relation: CLERK

Date: 9/18/17 **Time:** 1430

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV627

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



MID AMERICA MORTGAGE
vs.
STRADNICK, LAWRENCE (et al.)

Case Number
2017CV627

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/15/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

Final Service:

Served: Personally · Adult In Charge · Posted · Other

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

Adult In Charge: EILEEN HESS

Phone: _____ **DOB:** _____

Relation: CLERK

Alternate Address:

Date: 9/18/17 **Time:** 1442

Phone:

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: STERN AND EISENBERG PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV627 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 09/19/2017

Fee: \$5.00

Cert. NO: 29955

STRADNICK LAWRENCE J
1314 FIRST AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20100 -5352
Location: 1314 FIRST AVE LOT 54
Parcel Id:04D-08 -272-01,000

Assessment: 27,818
Balances as of 09/19/2017

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

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 09/18/17

Account:

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

SALE	Ad ID:	1116535
	Description:	STRADNICK SHERIFF
	Run Dates:	10/25/17 to 11/08/17
	Class:	2
	Agate Lines:	204
	Blind Box:	

Total Ad Cost	\$1,118.22
Amount Paid	\$0.00
<u>Publication</u>	<u>Start</u> <u>Stop</u> <u>Inserts</u> <u>Cost</u>
Press Enterprise	10/25/17 11/08/17 3 \$1,118.22

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV627

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 15, 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.

PARCEL NO.: 04D-08-272-01
ALL THOSE TWO CERTAIN lots lying and being situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the South side First Avenue, said point being at the Northwest corner of Lot No. 547 as shown on plot or plan of the Berwick Land and Improvement Company's Addition to Berwick as of recorded in Columbia County Miscellaneous Book No. 8 page 367; thence in a Westerly direction along the Southern boundary of First Avenue a distance of ninety (90) feet to a point at the Northeast corner of lot No. 550 as shown on said plot or plan; THENCE Southerly along the Eastern boundary of Lot No. 550 aforementioned one hundred sixty-five (165) feet to a fifteen (15) foot alley; THENCE Easterly along the Northerly side of said alley ninety (90) feet to a point at the South-western corner of Lot No. 547 aforementioned; THENCE Northerly along the Western boundary of Lot No. 547 aforementioned a distance of one hundred sixty-five (165) feet to a point, the place of BEGINNING.

This description is intended to cover and this Deed to convey Lots numbered 548 and 549 of the Berwick Land and Improvement Company as shown on plot recorded in Columbia County Miscellaneous Book 8 at page 367 in the office for the recording of deeds in and for Columbia County. Fee Simple Title Vested in Lawrence J. Stradnick by deed from Joseph E. Hidvegi and Susan Hidvegi, husband and wife, dated May 19, 2010, recorded June 23, 2010, in the County Recorder of Deeds Office in Deed Instrument Number 201005352.

PROPERTY ADDRESS: 1314 1ST AVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-272-01

Seized and taken into execution to be sold as the property of **LAWRENCE STRADNICK, LAWRENCE STRADNICK** in suit of **MID AMERICA MORTGAGE**

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:
STERN AND EISENBERG PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV627

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 15, 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.

PARCEL NO.: 04D-08-272-01

ALL THOSE TWO CERTAIN lots lying and being situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side First Avenue, said point being at the Northwest corner of Lot No. 547 as shown on plot or plan of the Berwick Land and Improvement Company's Addition to Berwick as of recorded in Columbia County Miscellaneous Book No. 8 page 367; thence in a Westerly direction along the Southern boundary of First Avenue a distance of ninety (90) feet to a point at the Northeast corner of lot No. 550 as shown on said plot or plan; THENCE Southerly along the Eastern boundary of Lot No. 550 aforementioned one hundred sixty-five (165) feet to a fifteen (15) foot alley; THENCE Easterly along the Northerly side of said alley ninety (90) feet to a point at the Southwestern corner of Lot No. 547 aforementioned; THENCE Northerly along the Western boundary of Lot No. 547 aforementioned a distance of one hundred sixty-five (165) feet to a point, the place of BEGINNING.

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PROPERTY ADDRESS: 1314 1ST AVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-272-01

Seized and taken into execution to be sold as the property of LAWRENCE STRADNICK, LAWRENCE STRADNICK in suit of MID AMERICA MORTGAGE.

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:
STERN AND EISENBERG PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY,
PENNSYLVANIA
NO. 2017-CV-627

Mid America Mortgage, Inc.
v.

2017 - E D - 119

Lawrence J. Stradnick

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:
County of Columbia

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

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

1314 1st Avenue , Berwick , PA 18603
See full legal description attached

Amount due.....\$148,409.44

Interest from 03/01/2013 at the per diem rate of \$8.86 until judgment is paid in full.....\$ _____

Total..... \$ _____ plus costs \$ _____.

Dated: 9.15.2017
(SEAL)

Barbara N. Dimmitt ISS
Prothonotary, Common Pleas Court of
Columbia County, PA

By: Stephanie Vitay
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. 2017-CV-627

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Mid America Mortgage, Inc.


v.

Lawrence J. Stradnick

Premises: 1314 1st Avenue , Berwick , PA 18603

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

	Costs
Prothy paid	\$ _____
Writ, Ret. & Sat.	\$ _____
Total cost	\$ _____



 Attorney for Plaintiff(s)
 Jessica N. Manis, Esq. #318705

REAL ESTATE OUTLINE

ED # 119-17

DATE RECEIVED _____
DOCKET AND INDEX _____

CHECK FOR PROPER INFO.

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

CK# 53574

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

SALE DATE _____ TIME _____

POSTING DATE _____

ADV. DATES FOR NEWSPAPER

1ST WEEK _____

2ND WEEK _____

3RD WEEK _____



Stern, Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200
Warrington, Pennsylvania 18976
(215) 572-8111
Facsimile: (215) 572-5025

September 13, 2017

RE: Mid America Mortgage, Inc.
VS. Lawrence J. Stradnick
C.C.P. COLUMBIA CO. NO. 2017-CV-627

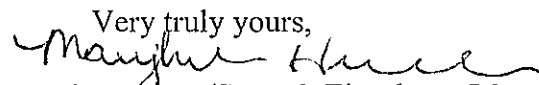
Prothonotary's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Sir or Madam:

I represent the plaintiff in the above matter and I am enclosing herewith the following:

- Præcipe for Entry of Judgment
- Notice of Sale to Defendant
- 3129.1 Affidavit in duplicate
- Præcipe for Writ of Execution
- Writ of Execution
- Abstract, in duplicate
- Certificate to the Sheriff
- Certification to the Sheriff
- Check to the Sheriff for \$1,350.00
- Check to Prothonotary \$50.00 (enter judgment and issue writ)

Please have the Prothy enter judgment, file the 3129.1 Affidavit and issue the Writ. Thereafter, the Writ should be transmitted it to the Sheriff together with remaining papers and check in the amount of \$1,350.00. Ask the Sheriff to schedule the sale for the next available listing and thereafter, advise.

Very truly yours,

Legal Assistant/Stern & Eisenberg, PC

S&E/mh
Enclosures

FILED
PROTHONOTARY
2017 SEP 15 A 11:53
CLERK OF COURTS OFFICE
OF COLUMBIA, PA

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Mid America Mortgage, Inc.
Plaintiff
v.
Lawrence J. Stradnick
Defendant(s)

Civil Action: 2017-CV-627

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1314 1st Avenue , Berwick , PA 18603.**

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

Lawrence J. Stradnick
41 Maces Road
Drums, PA 18222

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

Lawrence J. Stradnick
41 Maces Road
Drums, PA 18222

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

United Security Financial
1 Corporate Drive
Suite 360
Lake Zurich, IL 60047

United Security Financial
c/o Milstead & Associates, LLC
1 E. Stow Road
Marlton, NJ 08053

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

N/A

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

N/A

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:

PA Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128-0948

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:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

Tenants/Occupants
1314 1st Avenue
Berwick, PA 18603

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

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

Date: 9/14/17

STERN & EISENBERG, PC

By: Jessica N. Manis
Jessica N. Manis, Esq.
Attorney for Plaintiff

Sworn to and subscribed before me
This 14th Day of September, 2017.

Jessica J. Alberts
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JESSICA J. ALBERTS, Notary Public
Warrington Township, Bucks County
My Commission Expires April 13, 2021

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
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CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Mid America Mortgage, Inc. Plaintiff v. Lawrence J. Stradnick Defendant(s)
--

Civil Action: 2017-CV-627

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Lawrence J. Stradnick
41 Maces Road
Drums, PA 18222

Your real estate at **1314 1st Avenue , Berwick , PA 18603** is scheduled to be sold at Sheriff's Sale at the Columbia County 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on _____ at _____ to enforce the court judgment of \$148,409.44 obtained by Mid America Mortgage, Inc. 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 Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
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.)

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 Stern & Eisenberg, PC, at telephone number (215) 572-8111.
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 Stern & Eisenberg, PC, at telephone number (215) 572-8111.
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 a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling **570-389-5622** to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

PARCEL NO.: 04D-08-272-01

ALL THOSE TWO CERTAIN lots lying and being situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side First Avenue, said point being at the Northwest corner of Lot No. 547 as shown on plot or plan of the Berwick Land and Improvement Company's Addition to Berwick as of recorded in Columbia County Miscellaneous Book No. 8 page 367; thence in a Westerly direction along the Southern boundary of First Avenue a distance of ninety (90) feet to a point at the Northeast corner of lot No. 550 as shown on said plot or plan; THENCE Southerly along the Eastern boundary of Lot No. 550 aforementioned one hundred sixty-five (165) feet to a fifteen (15) foot alley; THENCE Easterly along the Northerly side of said alley ninety (90) feet to a point at the Southwestern corner of Lot No. 547 aforementioned; THENCE Northerly along the Western boundary of Lot No. 547 aforementioned a distance of one hundred sixty-five (165) feet to a point, the place of BEGINNING.

This description is intended to cover and this Deed to convey Lots numbered 548 and 549 of the Berwick Land and Improvement Company as shown on plot recorded in Columbia County Miscellaneous Book 8 at page 367 in the office for the recording of deeds in and for Columbia County.

Fee Simple Title Vested in Lawrence J. Stradnick by deed from Joseph E. Hidvegi and Susan Hidvegi, husband and wife, dated May 19, 2010, recorded June 23, 2010, in the County Recorder of Deeds Office in Deed Instrument Number 201005352.

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
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CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Mid America Mortgage, Inc.
Plaintiff

v.

Lawrence J. Stradnick
Defendant(s)

Civil Action: 2017-CV-627

MORTGAGE FORECLOSURE

RE: PREMISES: 1314 1st Avenue , Berwick , PA 18603

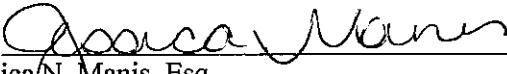
Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on _____ at _____ at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of **\$148,409.44** together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant(s) who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN & EISENBERG, PC

By: 
Jessica N. Manis, Esq.
Attorney for Plaintiff

PARCEL NO.: 04D-08-272-01

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PARCEL NO.: 04D-08-272-01

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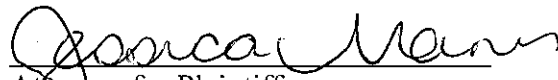
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WAIVER OF WATCHMAN

Any Deputy Sheriff leaving upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of leave 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.


Attorney for Plaintiff

Now this 13th day of September, 2017, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


Attorney for Plaintiff

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



71901140006000113103

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

119

Document Receipt

Trans # 11469 Carrier / service: USPS Server First-Class Mail® 9/18/2017 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000113110

Doc Ref #: 119ED2017

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans # 11468 Carrier / service: USPS Server First-Class Mail® 9/18/2017 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000113103

Doc Ref #: 119ED2017

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 11467 Carrier / service: USPS Server First-Class Mail® 9/18/2017 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000113097

Doc Ref #: 119ED2017

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans # 11466 Carrier / service: USPS Server First-Class Mail® 9/18/2017 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000113080

Doc Ref #: 119ED2017

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans # 11465 Carrier / service: USPS Server First-Class Mail® 9/18/2017 12:00:00 AM

Ship to:

PA DEPT OF REVENUE

PO BOX 280601

Tracking #: 71901140006000113073

Doc Ref #: 119ED2017

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans # 11464 Carrier / service: USPS Server First-Class Mail® 9/18/2017 12:00:00 AM

Ship to:

PA DEPT OF REVENUE

PO BOX 280948

Tracking #: 71901140006000113066

Doc Ref #: 119ED2017

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans # 11463 Carrier / service: USPS Server First-Class Mail® 9/18/2017 12:00:00 AM

Ship to:

UNITED SECURITY FINANCIAL

C/O MILSTEAD 7
ASSOCIATES, LLC

1 E. STOW ROAD

Tracking #: 71901140006000113059

Doc Ref #: 119ED2017

Postage 5.2600

MARLTON NJ 08053

Document Receipt

Trans # 11462 Carrier / service: USPS Server First-Class Mail® 9/18/2017 12:00:00 AM

Ship to:

UNITED SECURITY FINANCIAL
1 CORPORATE DRIVES, STE 360

Tracking #: 71901140006000113042
Doc Ref #: 119ED2017
Postage 5.2600

LAKE ZURICH IL 60047

STERN & EISENBERG PC

ATTORNEYS AT LAW
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

KEYBANK
50-7044/2223

DATE	CHECK	AMOUNT
09/13/17		\$1,350.00

PAY

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

TO THE
ORDER
OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

GENERAL ACCOUNT
VOID AFTER 180 DAYS

Memo: XXXXXX0458, Stradnick, Lawrence J.

Handwritten Signature

 AUTHORIZED SIGNATURE

Security features. Details on back.

⑈053574⑈ ⑆222370440⑆007901126255⑈