**KML Law Group, PC**

updated by kajal ----- A Professional Corporation

incorporated in Pennsylvania

attorneys at law

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**www.kmllawgroup.com**

Kristina G. Murtha, Esq., Managing Attorney

January 5, 2022

[[TBL\_ADDRESSES “..FullName”

“address1”

“address2”

“city”, “state” “zip”

”$filter addresstype.name=’defendant’”]]

[[TBL\_ADDRESSES “..FullName”

“address1”

“address2”

“city”, “state” “zip”

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[[TBL\_ADDRESSES “..FullName”

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“address2”

“city”, “state” “zip”

”$filter addresstype.name=’defendantother’”]]

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“address2”

“city”, “state” “zip”

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[[TBL\_ADDRESSES “..FullName”

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“address2”

“city”, “state” “zip”

”$filter addresstype.name=’alternative address defendant2’”]]

[[TBL\_ADDRESSES “..FullName”

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“address2”

“city”, “state” “zip”

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[[TBL\_ADDRESSES “companyname”

“..FullName”

“address1”

“address2”

“city”, “state” “zip”

”$filter addresstype.name=’attorney for defendant’”]]

[[TBL\_ADDRESSES “companyname”

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“address1”

“address2”

“city”, “state” “zip”

“$filter addresstype.name=’attorney for lienholder’”]]

[[TBL\_ADDRESSES “companyname”

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“address1”

“address2”

“city”, “state” “zip”

“$filter addresstype.name=’lienholder’”]]

Notice of Sale

Re: [[TBL\_ADDRESSES “Addresses.CompanyName””$FILTER AddressType.Name=’plaintiff’”]]

Vs: [[TBL\_ADDRESSES “..FullName””$FILTER AddressType.Name=’defendant’”]] [[TBL\_ADDRESSES and “..FullName”, ”Addresses.Initials””$FILTER AddressType.Name=’defendant2’”]] [[TBL\_ADDRESSES and “..FullName””$FILTER AddressType.Name=’defendantother’”]]

Docket No. fld\_case\_courtdocketnumber\_\_\_7

Premises to be Sold: [[TBL\_ADDRESSES “address1” “address2” “city”, “state” “zip””$top=1””$filter addresstype.name=’property’”]]

County: [[TBL\_ADDRESSES “county””$top=1””$filter addresstype.name=’property’”]]

Dear Sir/Madam:

A Sheriff’s foreclosure sale of the above property has been scheduled for fld\_case\_saledate\_\_\_1,mmmm dd, yyyy at fld\_case\_saletime,h:mm tt at [[TBL\_ADDRESSES “address1” “address2” “city”, “state” “zip””$filter addresstype.name=’County Sheriff’”]].

Advances have been made since the submission of Judgment for payment of taxes and insurance. Sale or redemption of subject property is subject to payment of these additional sums.

The sale will be held where the Sheriff usually makes such sales, and more specific information regarding the location of the sale can be obtained by calling the Sheriff of [[TBL\_ADDRESSES “county””$top=1””$filter addresstype.name=’property’”]] County directly at [[TBL\_ADDRESSES “phonenumber1””$filter addresstype.name=’county sheriff’”]]. [[**TBL\_TASKS “Tasks.PostInstructions””$filter taskname=’Auction-com Eligible’”]]**

Third Party Sales: The successful bidder must pay 20% of the purchase price at the close of the sale in case, certified check or cashier’s check payable to the Sheriff of the aforesaid county. The balance must be paid within 30 days, with lawful interest calculated from the 11th day after the sale. The Sheriff reserves the right to adjourn the sale without further notice by publication.

Surplus Money: If after the sale and satisfaction of the mortgage debt including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that person’s claim and asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.

Very truly yours,

Case Number: JSN\_CaseNumber

Attorney File Number: JSN\_AttorneyFileNumber

Case Status: JSN\_CaseStatus

Case LoanID: JSN\_LoanID

Case OID: JSN\_CaseOID

Case Type: JSN\_CaseType

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Fld\_case\_attorneyfilenumber\_\_\_10

[[FLD\_CaseInformation\_ATTORNEYFILENUMBER]]

[[FLD\_CaseInformation\_CASENUMBER]]

[[FLD\_CaseInformation\_LOANID]]

Attorney File number : [[FLD\_ATTORNEYFILENUMBER]]

Case Number : [[FLD\_CaseInformation1\_CASENUMBER]]

Case SaleTime : [[FLD\_Sale\_SALETIME,h:mm tt]]

LoanType : [[FLD\_Loan\_loantype]]

Bankruptcy : [[FLD\_Bankruptcy\_bankruptcyRelatedCaseOID]]

CompanyName : [[fld\_Addresses\_companyName]]

[[TBL\_ADDRESSES “Addresses.CompanyName””$FILTER AddressType.Name=’plaintiff’”]]

[[TBL\_ADDRESSES and “..FullName””$FILTER AddressType.Name=’defendantother’”]]

[[TBL\_ADDRESSES “..FullName” “address1” “address2” “city”, “state” “zip”

”$filter addresstype.name=’defendant’”]]

THIS IS AN ATTEMPT TO COLLECT A DEBT

AND ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE.