

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
FEDERAL NATIONAL MORTGAGE
ASSOCIATION

vs.

Defendant
TODD C GOULD

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

Sheriff's Sale Date: Wednesday, March 7, 2012
Writ of Execution No. : 2010CV652
Advance Sheriff Costs: 1,350.00

Location of the real estate: 177 STATE ROUTE 442, MILLVILLE, PA 17846

Sheriff Costs

| | |
|---------------------------------|----------|
| Docketing | 15.00 |
| Levy | 15.00 |
| Posting Handbill | 15.00 |
| Service Mileage | 16.00 |
| Crying Sale | 10.00 |
| Service | 165.00 |
| Prothonotary, Acknowledge Deed | 10.00 |
| Advertising Sale Bills & Copies | 17.50 |
| Sheriff's Deed | 35.00 |
| Distribution Form | 25.00 |
| Surcharge | 120.00 |
| Advertising Sale (Newspaper) | 15.00 |
| Press Enterprise Inc. | 1,008.42 |
| Web Posting | 100.00 |
| Notary Fee | 10.00 |
| Transfer Tax Form | 25.00 |
| Mailing Costs | 24.00 |
| Copies | 5.50 |
| Solicitor Services | 75.00 |
| Tax Claim Search | 5.00 |
| Sheriff Automation Fund | 50.00 |

Total Sheriff Costs 1,761.42

Distribution Costs

| | |
|----------------|-------|
| Recording Fees | 55.00 |
|----------------|-------|

Total Distribution Costs 55.00

Grand Total: 1,816.42

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

As of Countywide Sheriff, Telewatch, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America NA vs Todd Gould

NO. 1-12 ED NO. 652-10 JD

DATE/TIME OF SALE: Mar 7 0900

BID PRICE (INCLUDES COST) \$ 25000.00

POUNDAGE - 2% OF BID \$ 500.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2566.42

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Schick

TOTAL DUE: \$ 2566.42

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 566.42

KML LAW GROUP, P.C.
Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

March 21, 2012

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs.
TODD C GOULD
Sale Book/Writ No.: /
Docket Number: 2010-652
Sale Date: 03/07/2012
Property Address: 177 State Route 442 Millville, PA 17846

To the Sheriff:

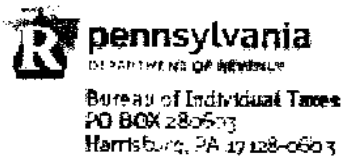
Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the
above-captioned matter. Please deed the property to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 Dallas, Parkway, Suite 1000
Dallas, TX 75254

**If funds are required to settle with the Sheriff and they are not enclosed, please
email the cost sheet to the below email address.** Please notify our office when the deed is
recorded.

KML LAW GROUP, P.C.
Rachael Klaus, Legal Assistant
215-825-6485
RKlaus@kmlawgroup.com

Genevieve Mautz, Supervisor
215-825-6364
215-825-6447 (fax)
GMautz@kmlawgroup.com



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE

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/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

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

| | |
|---|--|
| Name KML LAW GROUP, P.C. | Telephone Number: (215) 627-1322 |
| Mailing Address 701 Market Street, Suite 5000 - BNY Independence Center | City Philadelphia |
| | State PA |
| | ZIP Code 19106-1532 |

B. TRANSFER DATA

Grantor(s)/Lessor(s)
SHERIFF OF COLUMBIA COUNTY

Street Address
Sheriff's Office, PO Box 380

City
Bloomsburg

State
PA

Zip
17815

C. DATE OF ACCEPTANCE OF DOCUMENT March 21, 2012

Grantee(s)/Lessee(s)
FEDERAL NATIONAL MORTGAGE ASSOCIATION

Street Address
14221 Dallas, Parkway, Suite 1000,

City
Dallas

State
TX

Zip
75254

D. REAL ESTATE LOCATION

Street Address
177 State Route 442

City, Township, Borough
Millville - Township of Pine

County
Columbia

School District

Tax Parcel Number
29-15-005

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration

\$2,566.42

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,566.42

4. County Assessed Value

\$14,536.00

5. Common Level Ratio Factor

X 3.79

6. Fair Market Value

= \$55,091.44

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest conveyed

100%

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 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 deed. (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) FANNIE MAE IS AN EXEMPT CORPORATION. THE
TRANSFER TAX #12 U.S.C. 1723 A.(2).

Under penalties of law or ordinance, 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

DATE

March 21, 2012

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

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW - HEAT SENSITIVE RED INKED SECURITY MARKS WITH H&M

710482

KML LAW GROUP, P.C.

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322
info@kmlawgroup.com

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

04/24/2012

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$*566.42

FIVE HUNDRED SIXTY-SIX AND 42 / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MEMO 95918FC/Gould



MORTGAGE DISBURSEMENT ACCOUNT

AUTHORIZED SIGNATURE

⑈00710482⑈ ⑆23607380⑆ 70 1107112⑈



Security features. Details on back.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America NA vs Todd Gould

NO. 1-12 ED NO. 652-10 JD

DATE/TIME OF SALE: Nov 7 2000

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POUNDAGE - 2% OF BID \$ 50,00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250,00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2566,42

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Gould

TOTAL DUE: \$ 2566,42

LESS DEPOSIT: \$ 700,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 566,42

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
FEDERAL NATIONAL MORTGAGE
ASSOCIATION

vs.

Defendant
TODD C GOULD

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

Sheriff's Sale Date: Wednesday, March 7, 2012
Writ of Execution No. : 2010CV652
Advance Sheriff Costs: 1,350.00

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Total Distribution Costs 55.00

Grand Total: 1,816.42

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) Columbia County Sheriff - Bloomsburg, Inc.

KML LAW GROUP, P.C.
SUITE 5000 BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

March 3, 2012

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: **No. 2010-652**
TODD C GOULD

Real Estate Division:

The above case may be sold on March 07, 2012. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

KML LAW GROUP, P.C.

Suite 5000

BNY Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP FKA COUNTRYWIDE HOME LOANS
SERVICING LP
7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

TODD C GOULD
Mortgagor(s) and
Record Owner(s)

177 State Route 442
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2010-652

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Genevieve Mautz, an employee of KML Law Group, P.C., counsel of Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
☐ Certified mail by KML Law Group, P.C. (original green Postal return receipt attached).
☐ Certified mail by Sheriff's Office.
☐ Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record (proof of mailing attached).
☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
☐ Certified Mail & ordinary mail by KML Law Group, P.C. (original receipt(s) for Certified Mail attached).

- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,



BY: Genevieve Mautz

Legal Assistant

Name and Address of Sender
KWIL LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Artix Stamp Here
 (If issued as a
 certificate of mailing
 or for additional copies
 of this bill)

Postmark and
 Date of Receipt

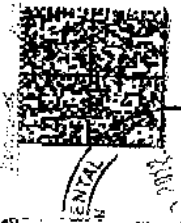
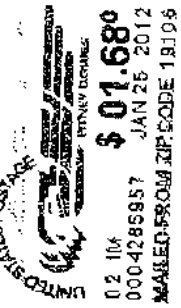
Handling
 Charge

Postage

Address (Name, Street, City, State, & ZIP Code)

Article Number

RR
 Fee



TENANTS/OCCUPANTS
 177 State Route 422
 Millville, PA 17846

PA DEPARTMENT OF PUBLIC WELFARE -
 Bureau of Child Support Enforcement
 Health and Welfare Bldg. - Room 432
 P.O. Box 2676
 Harrisburg, PA 17105-2676

DOMESTIC RELATIONS OF COLUMBIA
 COUNTY
 P.O. Box 380
 Bloomsburg, PA 17815

CAPITAL ONE BANK
 C/O Apotheker & Associates, PC
 830 Fellowship Road C-386
 Mount Laurel, NJ 08054

Postmaster, P.c. (Name of receiving employee)

Total Number of Pieces
 Listed by Sender

Total Number of Pieces
 Received at Post Office

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Page 1 of 2)

Sale Date: 03/07/2012

95918FC Columbia County

TODD C GOULD

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffJames D. Arter
Chief DeputyBANK OF AMERICA N.A.
vs.
TODD C GOULDCase Number
2010CV652

SHERIFF'S RETURN OF SERVICE

01/04/2012 12:00 PM - CHIEF DEPUTY JAMES D. ARTER, 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 DAVID KOLK, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR TODD C GOULD AT 141 FAUSEY ROAD, MILLVILLE, PA 17846.


JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 05, 2012

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

NOTARY

Affirmed and subscribed to before me this

5TH day of JANUARY, 2012

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

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP FKA COUNTRYWIDE HOME LOANS
SERVICING LP
7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

TODD C GOULD
Mortgagor(s) and Record Owner(s)

177 State Route 442
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2010-652

AFFIDAVIT PURSUANT TO RULE 3129

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING LP, Plaintiff in the above action, by and through an
authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of
execution was filed the following information concerning the real property located at:

177 State Route 442
Millville, PA 17846

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

TODD C GOULD
141 Fausey Road
Millville, PA 17846

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

TODD C GOULD
141 Fausey Road
Millville, PA 17846

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

CAPITAL ONE BANK
C/O Apothaker & Associates, PC
520 Fellowship Road C 306
Mount Laurel, NJ 08054

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

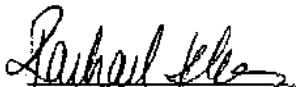
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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

TENANTS/OCCUPANTS
177 State Route 442
Millville, PA 17846

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.

DATED: March 3, 2012


KML Law Group, P.C.
BY: Genevieve Mautz
Legal Assistant

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

REAL ESTATE TAX CERTIFICATION

Date: 01/20/2012

Fee: \$5.00

Cert. NO: 11250

GOULD TEDD C
141 FAUSEY ROAD
ORANGEVILLE PA 17859 9169

District: PINE TWP
Deed: 20041 -2541
Location: 177 STATE ROUTE 442
Parcel Id: 29 -15 -005-00,000

Assessment: 14,536
Balances as of 01/20/2012

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

By: Columbia County Sheriff

Per: 

SHERIFF'S SALE COST SHEET

VS. _____

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

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>165.00</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>16.00</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>5.50</u> | |
| NOTARY | \$ <u>10.00</u> | |
| TOTAL ***** | | \$ <u>393.00</u> |

| | | |
|-----------------------|-------------------|-------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>1008.42</u> | |
| SOLICITOR'S SERVICES | \$75.00 | |
| TOTAL ***** | | \$ <u>1233.42</u> |

| | | |
|-----------------------|-----------------|-----------------|
| PROTHONOTARY (NOTARY) | \$10.00 | |
| RECORDER OF DEEDS | \$ <u>55.00</u> | |
| TOTAL ***** | | \$ <u>65.00</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>0.00</u> |

| | | |
|----------------------|------------------|------------------|
| SURCHARGE FEE (DSTE) | \$ <u>120.00</u> | |
| MISC. _____ | \$ _____ | |
| _____ | \$ _____ | |
| TOTAL ***** | | \$ <u>120.00</u> |

TOTAL COSTS (OPENING BID) \$ 1816.42

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



BANK OF AMERICA N.A.
vs.
TODD C GOULD

Case Number
2010CV652

SHERIFF'S RETURN OF SERVICE

02/01/2012 01:50 PM - CHIEF DEPUTY JAMES D. ARTER, 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 177 STATE ROUTE 442, MILLVILLE, PA 17846.


JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

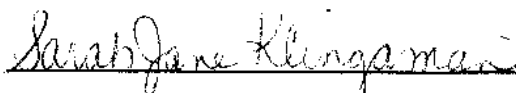
February 01, 2012

NOTARY

Affirmed and subscribed to before me this

1ST day of FEBRUARY, 2012

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012



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

Notary Public for the State of Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BANK OF AMERICA N.A.
vs.
TODD C GOULD

Case Number
2010CV652

SERVICE COVER SHEET

Service Details:

| | | | | |
|-----------|--|----------|-------|----------|
| Category: | Real Estate Sale - Posting - Sale Bill | | Zone: | |
| Manner: | < Not Specified > | Expires: | | Warrant: |
| Notes: | SHERIFF'S SALE BILL | | | |

Serve To:

| | |
|--------------------|--|
| Name: | (POSTING) |
| Primary Address: | 177 STATE ROUTE 442 MILLVILLE, PA 17846 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|------------------|---|----------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | P. S. 2nd | | |
| Relation: | | | |
| Date: | 2-1-12 | Time: | 1350 |
| Deputy: | Z | Mileage: | |

Attorney / Originator:

| | | | |
|-------|---------------------|--------|--|
| Name: | KML LAW GROUP, P.C. | Phone: | |
|-------|---------------------|--------|--|

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

(POSTING)

2010CV652

177 STATE ROUTE 442, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



BANK OF AMERICA N.A.

vs.

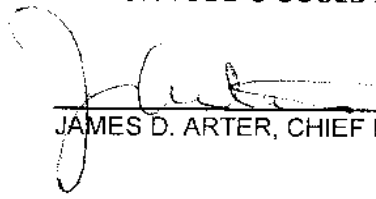
TODD C GOULD

Case Number

2010CV652

SHERIFF'S RETURN OF SERVICE

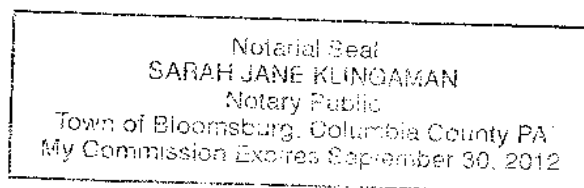
01/04/2012 12:00 PM - CHIEF DEPUTY JAMES D. ARTER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DAVID KOLK, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR TODD C GOULD AT 141 FAUSEY ROAD, MILLVILLE, PA 17846.


JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 05, 2012



NOTARY


Affirmed and subscribed to before me this

5TH

day of

JANUARY

2012


Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BANK OF AMERICA N.A.
vs.
TODD C GOULD

Case Number
2010CV652

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Maureen Cole

Relation: Clerk

Date: 08/05/12 Time: 15:45

Deputy: #7 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

DOMESTIC RELATIONS

2010CV652

15 PERRY AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BANK OF AMERICA N.A.
vs.
TODD C GOULD

Case Number
2010CV652

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 177 STATE ROUTE 442
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. House Empty

2.

3.

4.

5.

6.

OCCUPANT

2010CV652

177 STATE ROUTE 442, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BANK OF AMERICA N.A.
vs.
TODD C GOULD

Case Number
2010CV652

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|--|
| Category: | Real Estate Sale - Sale Notice | Zone: | |
| Manner: | < Not Specified > | Expires: | |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

| | |
|---------------------------|--|
| Name: | Debra Piatt |
| Primary Address: | 211 Beech Glenn Road Benton, PA 17814 |
| Phone: | 570-458-6072 DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|-------------------------|---|-----------------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | Posted on Door | | |
| Relation: | | | |
| Date: | 1-4-12 | Time: | 1420 |
| Deputy: | 2 | Mileage: | |

Attorney / Originator:

| | |
|----------------------------------|---------------|
| Name: KML LAW GROUP, P.C. | Phone: |
|----------------------------------|---------------|

Service Attempts:

| | | | | | | |
|-----------------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

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

PLATT, DEBRA

2010CV652

211 BEECH GLENN ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BANK OF AMERICA N.A.
vs.
TODD C GOULD

Case Number
2010CV652

SERVICE COVER SHEET

Service Details:

| | | | | |
|-----------|--|----------|-------|----------|
| Category: | Real Estate Sale - Sale Notice | | Zone: | |
| Manner: | < Not Specified > | Expires: | | Warrant: |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | | |

Serve To:

| | | |
|--------------------|--|------|
| Name: | TODD C GOULD | |
| Primary Address: | 141 FAUSEY ROAD MILLVILLE, PA 17846 | |
| Phone: | | DOB: |
| Alternate Address: | | |
| Phone: | | |

Final Service:

| | | |
|------------------|---|----------|
| Served: | Personally · Adult In Charge · Posted · Other | |
| Adult In Charge: | PAUL KOLK | |
| Relation: | SON IN LAW | |
| Date: | 1-4-12 | Time: |
| Deputy: | 2 | Mileage: |

Attorney / Originator:

| | | |
|-------|---------------------|--------|
| Name: | KML LAW GROUP, P.C. | Phone: |
|-------|---------------------|--------|

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

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

GOULD, TODD C

2010CV652

141 FAUSEY ROAD, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

BANK OF AMERICA N.A.
vs.
TODD C GOULD

Case Number
2010CV652

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: 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:

Heather Hyatt

Relation:

clerk

Date:

01/05/12

Time:

8:46

Deputy:

#7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2010CV652

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
 701 Market Street
 Philadelphia, PA 19106-1532
 215-825-6318
 Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
 MERGER TO BAC HOME LOANS SERVICING,
 LP FKA COUNTRYWIDE HOME LOANS
 SERVICING LP
 7105 Corporate Drive
 PTX C-35
 Plano, TX 75024

Plaintiff

vs.

TODD C GOULD
 Mortgagor(s) and Record Owner(s)

177 State Route 442
 Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Docket No. 2010-652

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
 COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO
 COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE
 USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GOULD, TODD C.
TODD C. GOULD
 177 State Route 442
 Millville, PA 17846

Your house at 177 State Route 442, Millville, PA 17846 is scheduled to be sold at Sheriff's Sale
 on March 7, 2012, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to
 enforce the court judgment of \$90,877.90 obtained by BANK OF AMERICA, N.A., SUCCESSOR BY
 MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS
 SERVICING LP against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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 F/K/A SUSQUEHANNA LEGAL SERVICES
 168 E. 5th Street
 Bloomsburg, PA 17815
 717-784-8760
 PENNSYLVANIA BAR ASSOCIATION
 P.O. Box 186
 Harrisburg, PA 17108
 800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmllawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 95918FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
 701 Market Street
 Philadelphia, PA 19106-1532
 215-825-6318
 Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
 MERGER TO BAC HOME LOANS SERVICING,
 LP FKA COUNTRYWIDE HOME LOANS
 SERVICING LP
 7105 Corporate Drive
 PTX C-35
 Plano, TX 75024

Plaintiff

vs.

TODD C GOULD
 Mortgagor(s) and Record Owner(s)

177 State Route 442
 Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Docket No. 2010-652

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GOULD, TODD C.
TODD C. GOULD
 177 State Route 442
 Millville, PA 17846

Your house at 177 State Route 442, Millville, PA 17846 is scheduled to be sold at Sheriff's Sale on March 7, 2012, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$90,877.90 obtained by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP against you.

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 PENNSYLVANIA BAR ASSOCIATION
 P.O. Box 186
 Harrisburg, PA 17108
 800-692-7375

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- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
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- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 95918FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

Document Receipt

Trans # 10312 Carrier / service: POST 2PM 1/4/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000012092

Doc Ref #: 1ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 10311 Carrier / service: POST 2PM 1/4/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000012085

DEPARTMENT 281230

Doc Ref #: 1ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 10310 Carrier / service: POST 2PM 1/4/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000012078

Doc Ref #: 1ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 10309 Carrier / service: POST 2PM 1/4/2012

Ship to: sba

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000012061

Doc Ref #: 1ED2012

KING OR PA 19406
PRUSSIA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV652

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 07, 2012
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF PINE, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE ALONG STATE HIGHWAY, ROUTE 442, SOUTH EIGHTEEN (18) DEGREES EAST, ONE HUNDRED ONE (101) FEET TO A PIPE AT THE CORNER OF LAND NOW OR FORMERLY OF LAWSON G. SCHULTZ;
THENCE ALONG LINE OF SAID LAWSON G. SCHULTZ, SOUTH THIRTY-SEVEN (37) DEGREES THIRTY (30) MINUTES WEST, TWO HUNDRED SIXTY-EIGHT (268) FEET TO A POINT ON THE EAST SIDE OF CREEK;
THENCE ALONG LINE OF SAID CREEK NORTH FORTY-FOUR (44) DEGREES WEST, FIFTY-TWO (52) FEET TO A POINT AT CORNER OF LAND NOW OR FORMERLY OF MURRAY HOLDREN;
THENCE ALONG LINE OF LAND OF SAID MURRY HOLDREN, NORTH THIRTY-TWO (32) DEGREES EAST, THREE HUNDRED NINETEEN (319) FEET TO THE PLACE OF BEGINNING.

CONTAINING .44 ACRES OF LAND.

Parcel #29-15-005

BEING KNOWN AS: 177 State Route 442, Millville, PA 17846

PROPERTY ADDRESS: 177 STATE ROUTE 442, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-15-005

Seized and taken into execution to be sold as the property of TODD C GOULD in suit of BANK OF AMERICA 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(or County/Sheriff's Office, if applicable)

REAL ESTATE OUTLINE

ED# 1-12

DATE RECEIVED 1-3-12
DOCKET AND INDEX 1-4-12

CHECK FOR PROPER INFO.

| | | |
|--|----------|-------------------|
| WRIT OF EXECUTION | <u>✓</u> | |
| COPY OF DESCRIPTION | <u>✓</u> | |
| WHEREABOUTS OF LKA | <u>✓</u> | |
| NON-MILITARY AFFIDAVIT | <u>✓</u> | |
| NOTICES OF SHERIFF SALE | <u>✓</u> | |
| WAIVER OF WATCHMAN | <u>✓</u> | |
| AFFIDAVIT OF LIENS LIST | <u>✓</u> | |
| CHECK FOR \$1,350.00 OR <u>2000.00</u> | <u>✓</u> | CK# <u>703996</u> |

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

| | | |
|--------------------------|-------------------------------------|------------------|
| SALE DATE | <u>Mar 7, 12</u> | TIME <u>0900</u> |
| POSTING DATE | <u>1-31-12</u> | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK <u>Feb. 15</u> | |
| | 2 ND WEEK <u>22</u> | |
| | 3 RD WEEK <u>29</u> | |

KML Law Group, P.C.

ATTORNEYS AT LAW

SUITE 5000
BNY INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

December 30, 2011

Tami Kline
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE:

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP

vs.

TODD C GOULD
No. 2010-652
KML File#: 95918FC

Kindly issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

Package prepared by BARB HAND.

Judgment/Writ Department
Scott Lion - Supervisor
Direct: (215) 825-6345
SLion@kmlgroup.com

FILED
PROTHONOTARY
2012 JAN -3 A 11:50
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

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3. 1. 2012
 Tami B. Klein, INT
 1. 2012

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING LP

Plaintiff

vs.

TODD C GOULD

Defendant(s)

NO. 2010-652

FILED
PROTHONOTARY
2012 JAN -3 A 11:56
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

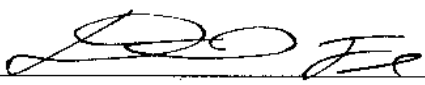
2. That the above named Defendant, TODD C GOULD, has a last known residence of 141 Fausey Road, Millville, PA 17846.

3. That inquiry has been made with the Department of Defense as to the military status of each of the Defendants in this action. A copy of the Military Status Report is attached.

4. The Defendant is not in the military service of the United States of America as defined by the Servicemembers Civil Relief Act as amended.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date 12/30/11

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

/ David Fein Pa. ID 82628

____ Thomas Pulco Pa. ID 27615

____ Jay Kivitz Pa. ID 26769

____ Andrew Gornall Pa. ID 92382

____ Ann E. Swartz Pa. ID 201926

____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

Department of Defense Manpower Data Center

Dec-30-2011 07:21:07



Military Status Report
Pursuant to the Service Members Civil Relief Act

| Last Name | First/Middle | Begin Date | Active Duty Status | Active Duty End Date | Service Agency |
|-----------|--------------|--|--------------------|----------------------|----------------|
| GOULD | TODD C. | Based on the information you have furnished, the DMDC does not possess any information indicating the individual status. | | | |

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snaveley-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

FILED
PROHIBITORY
012 JAN -3 A 11:59
CLERK OF SUPREME COURT
HON. VICTOR J. GIBBS, JR.
PHILADELPHIA, PA

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense 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 Service Members 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 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 is on active duty, 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 via the "defenseink.mil" URL <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person is on active duty 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).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1) for a period of more than 30 consecutive days. In the case of a member of the National Guard, includes service under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days 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 TARs, Marine Corps ARs and Coast Guard 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) for a period of more than 30 consecutive days.

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.

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 SCRA extend beyond the last dates of active duty.

Those who would 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 name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.

Report ID:FO1VPU2AMN

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP
7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

TODD C GOULD
(Mortgagor(s) and Record Owner(s))
177 State Route 442
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-652

AFFIDAVIT PURSUANT TO RULE 3129

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

177 State Route 442
Millville, PA 17846

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

TODD C GOULD
141 Fausey Road
Millville, PA 17846

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

TODD C GOULD
141 Fausey Road
Millville, PA 17846

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

CAPITAL ONE BANK
C/O Apothaker & Associates, PC
520 Fellowship Road C 306
Mount Laurel, NJ 08054

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

TENANTS/OCCUPANTS
177 State Route 442
Millville, PA 17846


(attach separate sheet if more space is needed)

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

DATED: _____

12/30/11

By: _____



KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

— David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Ann E. Swartz Pa. ID 201926

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
 701 Market Street
 Philadelphia, PA 19106-1532
 215-825-6318
 Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
 MERGER TO BAC HOME LOANS SERVICING,
 LP FKA COUNTRYWIDE HOME LOANS
 SERVICING LP
 7105 Corporate Drive
 PTX C-35
 Plano, TX 75024

Plaintiff

vs.

TODD C GOULD
Mortgagor(s) and Record Owner(s)

177 State Route 442
 Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Docket No. 2010-652

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
 COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO
 COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE
 USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GOULD, TODD C.
TODD C. GOULD
 177 State Route 442
 Millville, PA 17846

Your house at 177 State Route 442, Millville, PA 17846 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$90,877.90 obtained by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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 F/K/A SUSQUEHANNA LEGAL SERVICES
 168 E. 5th Street
 Bloomsburg, PA 17815
 717-784-8760
 PENNSYLVANIA BAR ASSOCIATION
 P.O. Box 186
 Harrisburg, PA 17108
 800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 95918FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP
7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

TODD C GOULD
(Mortgagor(s) and Record Owner(s))
177 State Route 442
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-652

1-12

AFFIDAVIT PURSUANT TO RULE 3129

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

177 State Route 442
Millville, PA 17846

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

/ TODD C GOULD
141 Fausey Road
Millville, PA 17846

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

TODD C GOULD
141 Fausey Road
Millville, PA 17846

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

2 PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

13

CAPITAL ONE BANK
C/O Apothaker & Associates, PC
520 Fellowship Road C 306
Mount Laurel, NJ 08054

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

4

TENANTS/OCCUPANTS
177 State Route 442
Millville, PA 17846

(attach separate sheet if more space is needed)

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

DATED: _____

12/30/11

By: _____



KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Ann E. Swartz Pa. ID 201926

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

FILED
PROTHONOTARY

2012 JAN -3 P 12:00

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING, LP FKA
COUNTRYWIDE HOME LOANS SERVICING LP
7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

TODD C GOULD
Mortgagor(s) and Record Owner(s)
177 State Route 442
Millville, PA 17846

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2010-652

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: _____



KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

☒ David Fein Pa. ID 82628

____ Thomas Pulco Pa. ID 27615

____ Ann E. Swartz Pa. ID 201926

____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, L.P.
FKA COUNTRYWIDE HOME LOANS SERVICING
LP
7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

TODD C GOULD
Mortgagor(s) and Record Owner(s)

177 State Route 442
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-652

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

☒ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Ann E. Swartz Pa. ID 201926

____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP
7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

TODD C GOULD
Mortgagor(s) and Record Owner(s)

177 State Route 442
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW


ACTION OF MORTGAGE FORECLOSURE

No. 2010-652

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By: _____


KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

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____ Thomas Puleo Pa. ID 27615

____ Ann E. Swartz Pa. ID 201926

____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP

7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

TODD C GOULD

Mortgagor(s) and Record Owner(s)

177 State Route 442
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

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WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

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☒ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Ann E. Swartz Pa. ID 201926

____ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF PINE, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE ALONG STATE HIGHWAY, ROUTE 442, SOUTH EIGHTEEN (18) DEGREES EASTM, ONE HUNDRED ONE (101) FEET TO A PIPE AT THE CORNER OF LAND NOW OR FORMERLY OF LAWSON G. SCHULTZ;

THENCE ALONG LINE OF SAID LAWSON G. SCHULTZ, SOUTH THIRTY-SEVEN (37) DEGREES THIRTY (30) MINUTES WEST, TWO HUNDRED SIXTY-EIGHT (268) FEET TO A POINT ON THE EAST SIDE OF CREEK;

THENCE ALONG LINE OF SAID CREEK NORTH FORTY-FOUR (44) DEGREES WEST, FIFTY-TWO (52) FEET TO A POINT AT CORNER OF LAND NOW OR FORMERLY OF MURRAY HOLDREN;

THENCE ALONG LINE OF LAND OF SAID MURRY HOLDREN, NORTH THIRTY-TWO (32) DEGREES EAST, THREE HUNDRED NINETEEN (319) FEET TO THE PLACE OF BEGINNING.

CONTAINING .44 ACRES OF LAND.

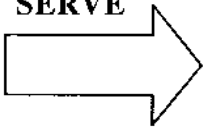
Parcel #29-15-005

BEING KNOWN AS: 177 State Route 442, Millville, PA 17846

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

| | | |
|---|--|--|
| SHERIFF SERVICE INSTRUCTIONS | | |
| PLAINTIFF/S/ BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS | COURT NUMBER 2010-652 | |
| DEFENDANT/S/ TODD C GOULD | TYPE OF WRIT OR COMPLAINT EXECUTION | |

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
TODD C GOULD

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
141 Fausey Road, Millville, PA 17846

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

| | | |
|--|------------------------------------|---------------------------|
| SIGNATURE OF ATTORNEY KML Law Group, P.C. | TELEPHONE NUMBER (215) 825-6344 | DATE December 30, 2011 |
| ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106 | | |

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING LP
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Plano, TX 75024
Plaintiff

vs.

TODD C GOULD
Mortgagor(s) and Record Owner(s)

177 State Route 442
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2010-652

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE
USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GOULD, TODD C.
TODD C GOULD
141 Fausey Road
Millville, PA 17846

Your house at 177 State Route 442, Millville, PA 17846 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$90,877.90 obtained by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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 F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure


ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 95918FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

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|--|---|--|---------------------------|
| SHERIFF SERVICE INSTRUCTIONS | | | |
| PLAINTIFF/S/ BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS | | COURT NUMBER 2010-652 | |
| DEFENDANT/S/ TODD C GOULD | | TYPE OF WRIT OR COMPLAINT EXECUTION | |
| SERVE  AT | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE TODD C GOULD | | |
| | ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 177 State Route 442, Millville, PA 17846 | | |
| SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL | | | |
| SIGNATURE OF ATTORNEY KML Law Group, P.C. | | TELEPHONE NUMBER (215) 825-6344 | DATE December 30, 2011 |
| ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106 | | | |

THIS WATERMARK PAPER IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THAT FOR WHICH IT WAS DESIGNED. NO OTHER MARKS OR LOGOS SHOULD BE USED.

KML LAW GROUP, P.C.
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322
info@kmlawgroup.com

FIRSTTRUST
800.220.BANK / firsttrust.com
3-7380-2360

12/30/2011

703996

PAY TO THE ORDER OF **SHERIFF OF COLUMBIA COUNTY**
TWO THOUSAND AND XX / 100

\$2,000.00**

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO 95918/Gould

⑈00703996⑈ ⑆23607380⑆ 70 1107112⑈

Security features. Details on back.