

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF**

Fax

To: Danielle

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 3

Phone:

Date: May 1, 2012

Re: Sellers

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

PNC Bank NA vs George & Linda Sellois

NO. 11-12 ED NO. 1370-10 JD

DATE/TIME OF SALE: Aug 11 6:00

BID PRICE (INCLUDES COST) \$ 1898.10

POUNDAGE - 2% OF BID \$ 37.97

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1936.67

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Sellois

TOTAL DUE: \$ 1936.67

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL ~~PAID~~ IN 8 DAYS Refund \$ 63.33

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

PNC BANK, NATIONAL ASSOCIATION
S/B/M NATIONAL CITY MORTGAGE CO.
DBA CO

vs.

Defendant

GEORGE B SELLERS
PAULA D SELLERS

Attorney for the Plaintiff:

KLM LAW GROUP, P.C.
701 MARKET STREET
SUTIE 5000
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, April 11, 2012

Writ of Execution No. : 2010CV1370

Advance Sheriff Costs: 1,350.00

Location of the real estate: 873 EAGLE ROAD, BENTON, PA 17814

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.	1,079.70
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	30.00
Copies	5.50
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 1,843.70

Distribution Costs

Recording Fees	55.00
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Total Distribution Costs 55.00

Grand Total: 1,898.70

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)

(c) Countywide Sheriff, Tele-Sheriff, Inc.

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

April 12, 2012

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

RE: PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE
COMPANY D/B/A COMMONWEALTH UNITED MORTGAGE COMPANY vs.
GEORGE B. SELLERS and PAULA D. SELLERS
Sale Book/Writ No.: /
Docket Number: 2010-CV-1370
Sale Date: 04/11/2012
Property Address: 873 Eagle Road Benton, PA 17814

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:

FANNIE MAE
PO BOX 650043
Dallas, TX 75265-0043

**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

Assignment of Bid

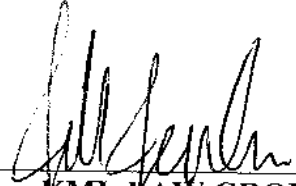
NO. 2010-CV-1370 – SELLERS
873 Eagle Road
Benton, PA 17814

I, the undersigned, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated April 11, 2012 to:

FANNIE MAE
PO BOX 650043
Dallas, TX 75265-0043

Date: April 12, 2012

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

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603REALTY 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 April 12, 2012

Grantee(s)/Lessee(s)
FANNIE MAE

Street Address
PO BOX 650043,

City
Dallas

State
TX

Zip
75265-

D. REAL ESTATE LOCATION

Street Address
873 Eagle Road

City, Township, Borough
Benton - GREENWOOD TOWNSHIP

County
Columbia

School District

Tax Parcel Number
17-10-002-01

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

1. Actual Cash Consideration

\$1,936.67

2. Other Consideration

+ -0-

3. Total Consideration

= \$1,936.67

4. County Assessed Value

\$20,532.00

5. Common Level Ratio Factor

X 3.79

6. Fair Market Value

= \$ 77,816.28

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.C (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

April 12, 2012

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

SHERIFF'S SALE COST SHEET

PNC Bank NA vs. George & Paula Sellers
 NO. 17-12 ED NO. 1370-10 JD DATE/TIME OF SALE Apr 11 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</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>15.00</u>
TOTAL *****	\$ <u>464.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1079.70</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1304.70</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>176.00</u>
MISC.	\$
TOTAL *****	\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1898.70

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV1370

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, APRIL 11, 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 or lot of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the center of Legislative Route 19063 thence along lands of William Kelsey, North 55 degrees 17 minutes West 136 feet to a corner in other lands of the Grantors; thence by the same, following courses and distances; South 38 degrees 55 minutes West 178.1 feet to a corner; thence South 32 degrees 30 minutes East 170.7 feet to a corner in the center of Legislative Route 19063; thence by the same North 32 degrees 50 minutes East 244 feet to a corner in the center of said road, the place of beginning.

CONTAINING 0.86 of an acre. Upon which is erected a dwelling and a small outbuilding.

TAX PARCEL #: 17-10-002-01

BEING KNOWN AS: 873 Eagle Road, Benton, PA 17814

PROPERTY ADDRESS: 873 EAGLE ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 17-10-002-01

Seized and taken into execution to be sold as the property of **GEORGE B SELLERS, PAULA D SELLERS** in suit of **PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA CO.**

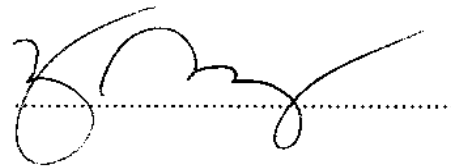
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to 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 faults 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.

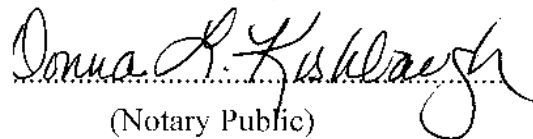
Attorney for the Plaintiff:
**MCCABE, WEISBERG &
CONWAY PC
PHILADELPHIA, PA
215-790-1010**

**TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.com**

aw deposes and says that Press Enterprise is al office and place of business at 3185 umbia and State of Pennsylvania, and was been published daily, continuously in said attached notice March 21, 28 and April 4, 2012 the officers or publisher or designated agent of legal advertisement was published; that d in the subject matter of said notice and foregoing statement as to time, place, and



44 day of April 2012


(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Donna L. Kishbaugh, Notary Public
Scott Twp., Columbia County
My Commission Expires Oct. 11, 2013
Member, Pennsylvania Association of Notaries

....., I hereby certify that the advertising and
for publishing the foregoing notice, and the

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

March 26, 2012

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

RE: No. 2010-CV-1370
GEORGE B. SELLERS and PAULA D. SELLERS

Real Estate Division:

The above case may be sold on April 11, 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

100767FC
CF: 08/02/2010
SD: 04/11/2012
\$114,956.56

Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION S/B/M
NATIONAL CITY MORTGAGE COMPANY
D/B/A COMMONWEALTH UNITED
MORTGAGE COMPANY
3232 New Mark Drive
Miamisburg, OH 45342

Plaintiff

vs.

GEORGE B. SELLERS
PAULA D. SELLERS
Mortgagor(s) and
Record Owner(s)

873 Eagle Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2010-CV-1370

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

Amy Gough, 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.

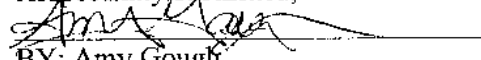
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ 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: Amy Gough
Legal Assistant

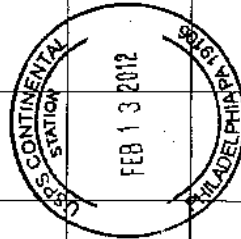
Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional copies
of this bill)
Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	TENANTS/OCCUPANTS 873 Eagle Road Benton, PA 17814		
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			
3.				
4.				
5.				
6.				
7.				
8.				



Postmaster, Per (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

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

100767FC Columbia County Sale Date: 04/11/2012

GEORGE B. SELLERS & PAULA D. SELLERS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO
vs.
GEORGE B SELLERS (et al.)

Case Number
2010CV1370

SHERIFF'S RETURN OF SERVICE

02/03/2012 10:05 AM - 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 THE DEFENDANT, TO WIT: PAULA D SELLERS AT 875 EAGLE ROAD, BENTON, PA 17814.


JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 03, 2012

NOTARY

Affirmed and subscribed to before me this

3RD 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: KLM LAW GROUP, P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

(c) CountyScribe Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO

Case Number
2010CV1370

vs.
GEORGE B SELLERS (et al.)

SHERIFF'S RETURN OF SERVICE

02/03/2012 10:05 AM - 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 PAULA SELLERS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR GEORGE B SELLERS AT 875 EAGLE ROAD, BENTON, PA 17814.

JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,

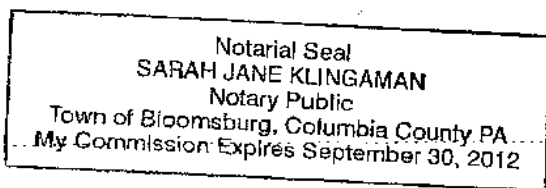
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 03, 2012

NOTARY

Affirmed and subscribed to before me this

3RD day of FEBRUARY, 2012



Plaintiff Attorney: KLM LAW GROUP, P.C., 701 MARKET STREET, SUITE 5000, 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

PNC BANK, NATIONAL ASSOCIATION S/B/M
NATIONAL CITY MORTGAGE COMPANY
D/B/A COMMONWEALTH UNITED MORTGAGE
COMPANY

3232 New Mark Drive
Miamisburg, OH 45342

Plaintiff

vs.

GEORGE B. SELLERS

PAULA D. SELLERS

Mortgagor(s) and Record Owner(s)

873 Eagle Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2010-CV-1370

AFFIDAVIT PURSUANT TO RULE 3129

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY
D/B/A COMMONWEALTH UNITED MORTGAGE COMPANY, 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:

873 Eagle Road
Benton, PA 17814

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

GEORGE B. SELLERS
875 Eagle Road
Benton, PA 17814

PAULA D. SELLERS
875 Eagle Road
Benton, PA 17814

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

GEORGE B. SELLERS
875 Eagle Road
Benton, PA 17814

PAULA D. SELLERS
875 Eagle Road
Benton, PA 17814

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

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

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

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:

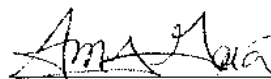
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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
873 Eagle Road
Benton, PA 17814

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 26, 2012


KML Law Group, P.C.
BY: Amy Gough
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO

Case Number
2010CV1370

vs.
GEORGE B SELLERS (et al.)

SHERIFF'S RETURN OF SERVICE

03/06/2012 11:30 AM - DEPUTY EARL MORDAN, 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 873 EAGLE ROAD, BENTON, PA 17814.


EARL MORDAN, DEPUTY

SO ANSWERS,

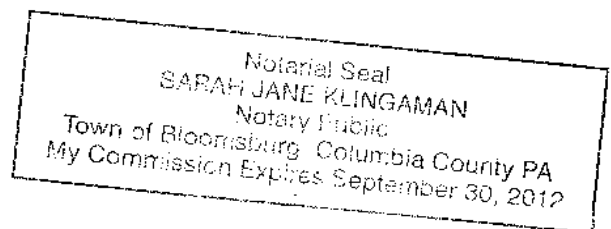

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 06, 2012

NOTARY

Affirmed and subscribed to before me this

6TH day of MARCH, 2012



Plaintiff Attorney: KLM LAW GROUP, P.C., 701 MARKET STREET, SUITE 3000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO
vs.
GEORGE B SELLERS (et al.)

Case Number
2010CV1370

SHERIFF'S RETURN OF SERVICE

02/03/2012 10:05 AM - 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 PAULA SELLERS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR GEORGE B SELLERS AT 875 EAGLE ROAD, BENTON, PA 17814.


JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,

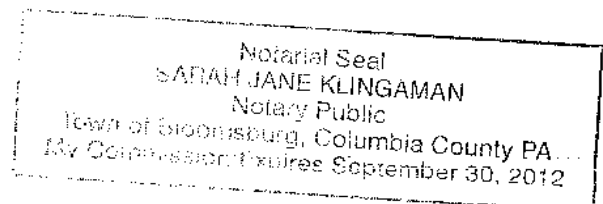

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 03, 2012

NOTARY

Affirmed and subscribed to before me this

3RD day of FEBRUARY 2012





Plaintiff Attorney: KLM LAW GROUP, P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

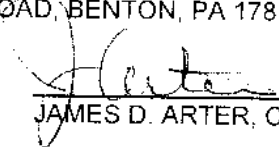
PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO

vs.
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Case Number
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JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,

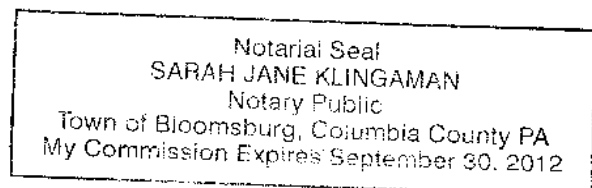

TIMOTHY T. CHAMBERLAIN, SHERIFF

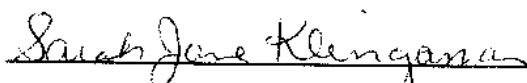
February 03, 2012

NOTARY

Affirmed and subscribed to before me this

3RD day of FEBRUARY 2012





Plaintiff Attorney: KLM LAW GROUP, P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO
vs.
GEORGE B SELLERS (et al.)

Case Number
2010CV1370

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	02/24/2012	Warrant:
Notes:	SHERIFF'S SALE BILL			

Serve To:

Name:	(POSTING)
Primary Address:	873 EAGLE ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other	
Adult In Charge:	873 Eagle Road	
Relation:	Dogs	
Date:	03/06/12	Time: 11:30
Deputy:	E7	Mileage:

Attorney / Originator:

Name:	KLM LAW GROUP, P.C.	Phone:	
-------	---------------------	--------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2010CV1370

873 EAGLE ROAD, BENTON, PA 17814

EXP: 02/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO
vs.
GEORGE B SELLERS (et al.)

Case Number
2010CV1370

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	02/24/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	OCCUPANT
Primary Address:	873 EAGLE ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Posted		
Relation:	House Empty		
Date:	2-1-12	Time:	1410
Deputy:	2	Mileage:	

Attorney / Originator:

Name:	KLM LAW GROUP, P.C.	Phone:	
-------	---------------------	--------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2010CV1370

873 EAGLE ROAD, BENTON, PA 17814

EXP: 02/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO
vs.
GEORGE B SELLERS (et al.)

Case Number
2010CV1370

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	02/24/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	GEORGE B SELLERS	
Primary Address:	875 EAGLE ROAD BENTON, PA 17814	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult in Charge · Posted · Other	
Adult In Charge:	PAULA SELLERS	
Relation:	WIFE	
Date:	2-3-12	Time:
Deputy:	2	Mileage:

Attorney / Originator:

Name:	KLM LAW GROUP, P.C.	Phone:
-------	---------------------	--------

Service Attempts:

Date:	2-1-12	2-1-12	2-3-12			
Time:	1245	1300	1955			
Mileage:						
Deputy:	2	2	2			

Service Attempt Notes:

1. House Empty
2. LEFT CARD AT 353 DERRS ROAD BENTON
3. LEFT CARD AT 353 DERRS ROAD BENTON
- 4.
- 5.
- 6.

SELLERS, GEORGE B

2010CV1370

875 EAGLE ROAD, BENTON, PA 17814

EXP: 02/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO
vs.
GEORGE B SELLERS (et al.)

Case Number
2010CV1370

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	02/24/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	PAULA D SELLERS
Primary Address:	875 EAGLE ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	PAULA SELLERS		
Relation:	DEPT		
Date:	2-3-12	Time:	1005
Deputy:	2	Mileage:	

Attorney / Originator:

Name:	KLM LAW GROUP, P.C.	Phone:	
-------	---------------------	--------	--

Service Attempts:

Date:	2-1-12	2-1-12	2-3-12			
Time:	12:45	1300	0955			
Mileage:						
Deputy:	2	2	2			

Service Attempt Notes:

- House Empty
- LEFT CARD AT 353 DIRRS ROAD BENTON
- LEFT CARD AT 353 DIRRS ROAD BENTON
-
-
-

SELLERS, PAULA D

2010CV1370

875 EAGLE ROAD, BENTON, PA 17814

EXP: 02/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO
vs.
GEORGE B SELLERS (et al.)

Case Number
2010CV1370

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	02/24/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Dennette Farr	
Primary Address:	858 Chestnut Road Millville, PA 17846	
Phone:	570-458-5775	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	DENNETTE FARR	
Relation:	TAX COLLECTOR	
Date:	2-1-12	Time:
Deputy:	2	Mileage:

Attorney / Originator:

Name:	KLM LAW GROUP, P.C.	Phone:
-------	---------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

FARR, DENNETTE

2010CV1370

858 CHESTNUT ROAD, MILLVILLE, PA 17846

EXP: 02/24/2012

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

REAL ESTATE TAX CERTIFICATION

Date: 01/31/2012

Fee: \$5.00

Cert. NO: 11285

SELLERS GEORGE B & PAULA
873 EAGLE ROAD
BENTON PA 17814

District: GREENWOOD TWP
Deed: 0245 -0624
Location: 873 EAGLE RD
Parcel Id:17 -10 -002-01,000

Assessment: 20,532

Balances as of 01/31/2012

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

By Columbia County Sheriff Per: _____

Haw

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO

vs.
GEORGE B SELLERS (et al)

Case Number
2010CV1370

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/24/2012

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: 01/27/12 Time: 15.50

Deputy: 217 Mileage:

Attorney / Originator:

Name: KLM LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS

2010CV1370

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 02/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA
CO
vs.
GEORGE B SELLERS (et al.)

Case Number
2010CV1370

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	02/24/2012	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 <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Heather Hyatt	
Relation:	c / o r k	
Date:	01/27/12	Time:
Deputy:	# 7	Mileage:

Attorney / Originator:

Name:	KLM LAW GROUP, P.C.	Phone:
-------	---------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2010CV1370

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 02/24/2012

REAL ESTATE OUTLINE

ED # 11-12

DATE RECEIVED 1-26-12
DOCKET AND INDEX 1-26-12

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>705077</u>

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

SALE DATE Apr 11, 12 TIME 2700
POSTING DATE Mar 6, 12
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 27
2ND WEEK 28
3RD WEEK Apr 4, 12

Document Receipt

Trans # 12454 Carrier / service: POST 2PM 1/25/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000012306

Doc Ref #: 11ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 12453 Carrier / service: POST 2PM 1/25/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000012290

Doc Ref #: 11ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 12452 Carrier / service: POST 2PM 1/25/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000012283

Doc Ref #: 11ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 12451 Carrier / service: POST 2PM 1/25/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000012276

Doc Ref #: 11ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 12450 Carrier / service: POST 2PM 1/25/2012

Ship to: 12450

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000012269

Doc Ref #: 11ED2012

HARRISBURG PA 17105

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

PNC BANK, NATIONAL ASSOCIATION S/B/M
NATIONAL CITY MORTGAGE COMPANY
D/B/A COMMONWEALTH UNITED
MORTGAGE COMPANY
3232 New Mark Drive
Miamisburg, OH 45342

vs.

GEORGE B. SELLERS
PAULA D. SELLERS
873 Eagle Road
Benton, PA 17814

In the Court of Common Pleas of
Columbia County

No. 2010-CV-1370

2012-ED-11

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:

PREMISES: 873 Eagle Road Benton, PA 17814

See Exhibit "A" attached

AMOUNT DUE

\$114,956.56

Interest From **9/8/2010**
Through Date of Sale

(Costs to be added)

Dated: 1-24-12

Tami B Kline /KPB/
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Kelly P. Blum

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

No. 2010-CV-1370

IN THE COURT OF COMMON PLEAS

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL
CITY MORTGAGE COMPANY D/B/A COMMONWEALTH
UNITED MORTGAGE COMPANY

vs.

GEORGE B. SELLERS and
PAULA D. SELLERS

Mortgagor(s)
873 Eagle Road Benton, PA 17814

WRIT OF EXECUTION

REAL DEBT	
INTEREST from	
COSTS PAID:	\$114,956.56
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

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

ALL THAT CERTAIN piece, parcel or lot of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the center of Legislative Route 19063 thence along lands of William Kelsey, North 55 degrees 17 minutes West 136 feet to a corner in other lands of the Grantors; thence by the same, following courses and distances; South 38 degrees 55 minutes West 178.1 feet to a corner; thence South 32 degrees 30 minutes East 170.7 feet to a corner in the center of Legislative Route 19063; thence by the same North 32 degrees 50 minutes East 244 feet to a corner in the center of said road, the place of beginning.

CONTAINING 0.86 of an acre. Upon which is erected a dwelling and a small outbuilding.

TAX PARCEL #: 17-10-002-01

BEING KNOWN AS: 873 Eagle Road, Benton, PA 17814

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV1370

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, APRIL 11, 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 or lot of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the center of Legislative Route 19063 thence along lands of William Kelsey, North 55 degrees 17 minutes West 136 feet to a corner in other lands of the Grantors; thence by the same, following courses and distances; South 38 degrees 55 minutes West 178.1 feet to a corner; thence South 32 degrees 30 minutes East 170.7 feet to a corner in the center of Legislative Route 19063; thence by the same North 32 degrees 50 minutes East 244 feet to a corner in the center of said road, the place of beginning.

CONTAINING 0.86 of an acre. Upon which is erected a dwelling and a small outbuilding.

TAX PARCEL #: 17-10-002-01

BEING KNOWN AS: 873 Eagle Road, Benton, PA 17814

PROPERTY ADDRESS: 873 EAGLE ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 17-10-002-01

Seized and taken into execution to be sold as the property of GEORGE B SELLERS, PAULA D SELLERS in suit of PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE CO. DBA CO.

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:
KLM LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

PNC BANK, NATIONAL ASSOCIATION S/B/M
NATIONAL CITY MORTGAGE COMPANY D/B/A
COMMONWEALTH UNITED MORTGAGE
COMPANY
3232 New Mark Drive
Miamisburg, OH 45342

Plaintiff

vs.

GEORGE B. SELLERS
PAULA D. SELLERS
(Mortgagor(s) and Record Owner(s))
873 Eagle Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

17-12
ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1370

AFFIDAVIT PURSUANT TO RULE 3129

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY D/B/A
COMMONWEALTH UNITED MORTGAGE COMPANY, 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:

873 Eagle Road
Benton, PA 17814

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

GEORGE B. SELLERS
875 Eagle Road
Benton, PA 17814

PAULA D. SELLERS
875 Eagle Road
Benton, PA 17814

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

GEORGE B. SELLERS
875 Eagle Road
Benton, PA 17814

PAULA D. SELLERS
875 Eagle Road
Benton, PA 17814

FILED
2012 JAN 17 PM 3:07
CLERK OF COURT
COLUMBIA COUNTY, PA

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

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

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

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
873 Eagle Road
Benton, PA 17814

(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: 1/13/12

By: 

KML LAW GROUP, P.C.

Michael McKee 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

PNC BANK, NATIONAL ASSOCIATION S/B/M
NATIONAL CITY MORTGAGE COMPANY D/B/A
COMMONWEALTH UNITED MORTGAGE
COMPANY
3232 New Mark Drive
Miamisburg, OH 45342

Plaintiff

vs.

GEORGE B. SELLERS
PAULA D. SELLERS
(Mortgagor(s) and Record Owner(s))
873 Eagle Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1370

2012-ED-11

AFFIDAVIT PURSUANT TO RULE 3129

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY D/B/A
COMMONWEALTH UNITED MORTGAGE COMPANY, 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:

873 Eagle Road
Benton, PA 17814

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

GEORGE B. SELLERS
875 Eagle Road
Benton, PA 17814

PAULA D. SELLERS
875 Eagle Road
Benton, PA 17814

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

GEORGE B. SELLERS
875 Eagle Road
Benton, PA 17814

PAULA D. SELLERS
875 Eagle Road
Benton, PA 17814

2012 JAN 17 PM 3:07
CLERK OF COURT

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

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

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

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
873 Eagle Road
Benton, PA 17814

(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: 1/13/12

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION
S/B/M NATIONAL CITY MORTGAGE
COMPANY D/B/A COMMONWEALTH
UNITED MORTGAGE COMPANY

Plaintiff

vs.

GEORGE B. SELLERS
PAULA D. SELLERS

Defendant(s)

NO. 2010-CV-1370

2017 JAN 17 PM 3:06
CLERK OF COURT
COLUMBIA COUNTY, 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, GEORGE B. SELLERS, has a last known residence of 875 Eagle Road, Benton, PA 17814.

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

1/13/12

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 Puleo 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

KML Law Group, P.C.

ATTORNEYS AT LAW

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

January 13, 2012

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

RE:

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE
COMPANY D/B/A COMMONWEALTH UNITED MORTGAGE COMPANY

vs.

GEORGE B. SELLERS and PAULA D. SELLERS
No. 2010-CV-1370
KML File#: 100767FC

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@kmlawgroup.com

*****If you have received an incorrect filing fee. Please contact Scott Lion at the phone number listed above, and we will immediately overnight a check to you for the correct amount.**

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

George B. Sellers

Paula D. Sellers

Debtors

CHAPTER 13

PNC BANK, NATIONAL ASSOCIATION
S/B/M NATIONAL CITY MORTGAGE
COMPANY D/B/A COMMONWEALTH
UNITED MORTGAGE COMPANY

Moving Party

CASE NO. 5-10-bk-08176 JJT

11 U.S.C. Section 362 and 1301

vs.

George B. Sellers

Paula D. Sellers

Debtors

Charles J. DeHart, III Esq., Trustee

Respondents

ORDER

Upon consideration of Movant's Motion for Relief from the Automatic Stay, it is
ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under 11 U.S.C. Sections 362 and 1301 of the Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. 11 U.S.C. Sections 362 and 1301 (if applicable), are modified to allow PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY D/B/A COMMONWEALTH UNITED MORTGAGE COMPANY and its successor in title to proceed with the execution process through, among other remedies but not limited to Sheriff's Sale regarding the premises 873 Eagle Road Benton, PA 17814 and a possessory action if necessary.

By the Court,



John J. Thomas, Bankruptcy Judge
(PJR)

Dated: October 13, 2011

Department of Defense Manpower Data Center

Jan-13-2012 07:46:03



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
SELLERS	GEORGE B.	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).

A handwritten signature in cursive script that reads "Mary M. Snavely-Dixon".

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

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 "defenselink.mil" URL <http://www.defenselink.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:PRVSE8N19S

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION
S/B/M NATIONAL CITY MORTGAGE
COMPANY D/B/A COMMONWEALTH
UNITED MORTGAGE COMPANY

Plaintiff

vs.

GEORGE B. SELLERS
PAULA D. SELLERS

Defendant(s)

NO. 2010-CV-1370

2012 MAR 17 PM 3:07

**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:

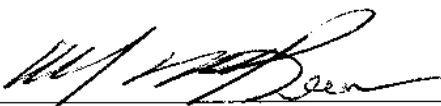
2. That the above named Defendant, PAULA D. SELLERS, has a last known residence of 875 Eagle Road, Benton, PA 17814.

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 1/13/12

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 Puleo 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

Jan-13-2012 07:46:55



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
SELLERS	PAULA D.	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).

A handwritten signature in black ink that reads "Mary M. Snavely-Dixon".

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

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Report ID:G3KUF81CLL

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

PNC BANK, NATIONAL ASSOCIATION S/B/M
NATIONAL CITY MORTGAGE COMPANY D/B/A
COMMONWEALTH UNITED MORTGAGE
COMPANY
3232 New Mark Drive
Miamisburg, OH 45342

Plaintiff

vs.

GEORGE B. SELLERS
PAULA D. SELLERS
Mortgagor(s) and Record Owner(s)

873 Eagle Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1370

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

PNC BANK, NATIONAL ASSOCIATION S/B/M
NATIONAL CITY MORTGAGE COMPANY D/B/A
COMMONWEALTH UNITED MORTGAGE
COMPANY
3232 New Mark Drive
Miamisburg, OH 45342

Plaintiff

vs.

GEORGE B. SELLERS
PAULA D. SELLERS
Mortgagor(s) and Record Owner(s)

873 Eagle Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1370

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

PNC BANK, NATIONAL ASSOCIATION S/B/M
NATIONAL CITY MORTGAGE COMPANY D/B/A
COMMONWEALTH UNITED MORTGAGE
COMPANY
3232 New Mark Drive
Miamisburg, OH 45342

Plaintiff

vs.

GEORGE B. SELLERS
PAULA D. SELLERS
Mortgagor(s) and Record Owner(s)

873 Eagle Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1370

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 McKee 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

PNC BANK, NATIONAL ASSOCIATION S/B/M
NATIONAL CITY MORTGAGE COMPANY D/B/A
COMMONWEALTH UNITED MORTGAGE COMPANY
3232 New Mark Drive
Miamisburg, OH 45342

Plaintiff

vs.

GEORGE B. SELLERS
PAULA D. SELLERS
Mortgagor(s) and Record Owner(s)
873 Eagle Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2010-CV-1370

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 19106-1532
215-825-6318
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION S/B/M
NATIONAL CITY MORTGAGE COMPANY D/B/A
COMMONWEALTH UNITED MORTGAGE
COMPANY

3232 New Mark Drive
Miamisburg, OH 45342
Plaintiff

vs.

GEORGE B. SELLERS
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Mortgagor(s) and Record Owner(s)

873 Eagle Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE: FORECLOSURE

Docket No. 2010-CV-1370

**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: SELLERS, GEORGE B.
GEORGE B. SELLERS
875 Eagle Road
Benton, PA 17814

Your house at 873 Eagle Road, Benton, PA 17814 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 \$114,956.56 obtained by PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY D/B/A COMMONWEALTH UNITED MORTGAGE COMPANY 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 PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY D/B/A COMMONWEALTH UNITED MORTGAGE COMPANY, 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 100767FC.

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

PNC BANK, NATIONAL ASSOCIATION S/B/M
NATIONAL CITY MORTGAGE COMPANY D/B/A
COMMONWEALTH UNITED MORTGAGE
COMPANY

3232 New Mark Drive
Miamisburg, OH 45342
Plaintiff

vs.

GEORGE B. SELLERS
PAULA D. SELLERS
Mortgagor(s) and Record Owner(s)

873 Eagle Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2010-CV-1370

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: SELLERS, PAULA D.
PAULA D. SELLERS
875 Eagle Road
Benton, PA 17814

Your house at 873 Eagle Road, Benton, PA 17814 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 \$114,956.56 obtained by PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY D/B/A COMMONWEALTH UNITED MORTGAGE COMPANY 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 PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY D/B/A COMMONWEALTH UNITED MORTGAGE COMPANY, 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 100767FC.

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

ALL THAT CERTAIN piece, parcel or lot of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the center of Legislative Route 19063 thence along lands of William Kelsey, North 55 degrees 17 minutes West 136 feet to a corner in other lands of the Grantors; thence by the same, following courses and distances; South 38 degrees 55 minutes West 178.1 feet to a corner; thence South 32 degrees 30 minutes East 170.7 feet to a corner in the center of Legislative Route 19063; thence by the same North 32 degrees 50 minutes East 244 feet to a corner in the center of said road, the place of beginning.

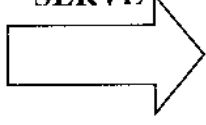
CONTAINING 0.86 of an acre. Upon which is erected a dwelling and a small outbuilding.

TAX PARCEL #: 17-10-002-01

BEING KNOWN AS: 873 Eagle Road, Benton, PA 17814

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY D/B/A COMMONWEALTH UNITED	COURT NUMBER 2010-CV-1370	
DEFENDANT/S/ GEORGE B. SELLERS and PAULA D. SELLERS	TYPE OF WRIT OR COMPLAINT EXECUTION	

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
PAULA D. SELLERS

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
875 Eagle Road, Benton, PA 17814

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
January 13, 2012

ADDRESS OF ATTORNEY

KML Law Group, P.C.
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY D/B/A COMMONWEALTH UNITED	COURT NUMBER 2010-CV-1370	
DEFENDANT/S/ GEORGE B. SELLERS and PAULA D. SELLERS	TYPE OF WRIT OR COMPLAINT EXECUTION	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
GEORGE B. SELLERS

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
875 Eagle Road, Benton, PA 17814

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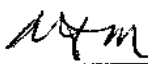
TELEPHONE NUMBER
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DATE
January 13, 2012

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KML Law Group, P.C.
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

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PLAINTIFF/S/ PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY D/B/A COMMONWEALTH UNITED		COURT NUMBER 2010-CV-1370	
DEFENDANT/S/ GEORGE B. SELLERS and PAULA D. SELLERS		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE GEORGE B. SELLERS & PAULA D. SELLERS		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 873 Eagle Road, Benton, PA 17814		
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 January 13, 2012
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

THE WATERMARK PAPER - HOLD TO LIGHT TO VIEW - HEAT SENSITIVE RED INK MARKINGS WITH HEAT

705077

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

FIRSTTRUST
800.220.BANK / firsttrust.com
3-7380-2360
01/23/2012

PAY TO THE ORDER OF **SHERIFF OF COLUMBIA COUNTY** \$**2,000.00 DOLLARS

TWO THOUSAND AND XX / 100

Sheriff's Office
PO Box 380
Bloomsburg PA. 17815

MEMO **100767/Sellers**



MORTGAGE DISBURSEMENT ACCOUNT
[Signature]
AUTHORIZED SIGNATURE

⑈00705077⑈ ⑆23607380⑆ 70 1107112⑈

 Security features. Details on back.