

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America NA vs Brandon + Stacy James

NO. 115-212 ED NO. 583-12 JD

DATE/TIME OF SALE: Nov. 14 2:00

BID PRICE (INCLUDES COST) \$ 55000.00 (2631.76)

POUNDAGE - 2% OF BID \$ 1100.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 2500

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3981.76

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): John S. Luck

TOTAL DUE: \$ 3981.76

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1981.76

**KML LAW GROUP, P.C.**

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

**FIRST TRUST**

800.220.BANK / firsttrust.com

3-7380-2360

12/03/2012

725033

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

ONE THOUSAND NINE HUNDRED EIGHTY-ONE AND 76 / 100

**\$1,981.76**

DOLLARS

Sheriff's Office  
PO Box 380  
Bloomensburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

618 -



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO 112005/ James/ 531 Mill Street

⑈00725033⑈ ⑈23607380⑈ 70 1107112⑈

**KML LAW GROUP, P.C.**  
Suite 5000 BNY Mellon Independence Ctr.  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.com)

November 19, 2012

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

RE: BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP  
F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. BRANDON JAMES  
and STACY JAMES  
**Sale Book/Writ No.:** /  
Docket Number: 2012-cv-583  
Sale Date: 11/14/2012  
Property Address: 531 Mill Street Catawissa, PA 17820

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:

BANK OF AMERICA, N.A.  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

**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.**  
Shannon Horton, Legal Assistant  
215-825-6359  
215-825-6459 (fax)  
[SHorton@kmlawgroup.com](mailto:SHorton@kmlawgroup.com)

Loretta Crespo, Team Lead  
215-825-6344  
215-825-6444 (fax)  
[L.Crespo@kmlawgroup.com](mailto:L.Crespo@kmlawgroup.com)

**Enclosed: (if applicable)**

Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_

KML Check Number \_\_\_\_\_

Settlement Amount(s) \$ \_\_\_\_\_

Loan Type FHA

KML #1120051C



**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg, PA 17123-0603

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

### 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 November 19, 2012

Grantee(s)/Lessee(s)  
**BANK OF AMERICA, N.A.**

Street Address  
**7105 Corporate Drive, PTX B-209**

City  
**Plano**

State  
**TX**

Zip  
**75024**

### D. REAL ESTATE LOCATION

Street Address  
**531 Mill Street**

City, Township, Borough  
**Catawissa - BOROUGH OF CATAWISSA**

County  
**Columbia**

School District

Tax Parcel Number  
**08-05-100-00,000**

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

1. Actual Cash Consideration

**\$3,981.76**

2. Other Consideration

**+ -0-**

3. Total Consideration

**= \$3,981.76**

4. County Assessed Value

**\$16,763.00**

5. Common Level Ratio Factor

**X 3.60**

6. Fair Market Value

**= \$ 60,346.80**

### 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.) \_\_\_\_\_
- ☐ \_\_\_\_\_

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

*Shannon Horvath*

DATE

November 19, 2012

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

Flck

2631.76

1000A

15

20

25

55

45

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
BANK OF AMERICA

vs.

**Defendant**  
BRANDON JAMES  
STACY JAMES

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

**Sheriff's Sale Date:** Wednesday, November 14, 201

**Writ of Execution No. :** 2012CV583

**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 531 MILL STREET, CATAWISSA, PA 17821

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

**Total Sheriff Costs** \$1,934.48

## Municipal Costs

Other	CATA BORO	\$281.62
Water		\$360.66

**Total Municipal Costs** \$642.28

## Distribution Costs

Recording Fees	\$55.00
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**Total Distribution Costs** \$55.00

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**Grand Total:** \$2,631.76

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)

Columbia County Sheriff's Office, Inc.

# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

✓ DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>30.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
✓ POSTING HANDBILL	\$15.00
✓ CRYING/ADJOURN SALE	\$10.00
✓ SHERIFF'S DEED	\$35.00
✓ TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>413.50</u>	

✓ WEB POSTING	\$150.00
✓ PRESS ENTERPRISE INC.	\$ <u>1180.98</u>
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1375.98</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	\$ <u>281.62</u>
WATER 20	\$ <u>360.66</u>
TOTAL ***** \$ <u>642.28</u>	

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

TOTAL COSTS (OPENING BID) \$ 2631.16

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV583

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 14, 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.

Exhibit A Real property in the City of Catawissa, County of Columbia, State of Pennsylvania, described as follows: ALL THAT CERTAIN LOT OF LAND, SITUATE IN THE BOROUGH OF CATAWISSA, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POST, A CORNER OF LAND NOW OR LATE OF JOHN LONGENBERGER; THENCE ALONG AN ALLEY, SOUTH 45 1/2 (DEGREES EAST, 49 1/2 FEET TO AN ALLEY INTERSECTING WITH THE AFORESAID ALLEY; THENCE ALONG THE SAID LAST MENTIONED ALLEY, SOUTH 50 0 DEGREES WEST, 150 FEET TO A POST; THENCE ALONG MILL STREET, IN THE SAID BOROUGH, NORTH 45 1/2 DEGREES WEST, 54 1/2 FEET TO A POST IN LINE OF LAND NOW OR LATE OF THE SAID JOHN LONGENBERGER; THENCE ALONG SAID LONGENBERGER LINE, 150 FEET TO THE PLACE OF BEGINNING. APN #: 08-05-100

TAX PARCEL #: 08-05-100-00,000

BEING KNOWN AS: 531 Mill Street, Catawissa, PA 17820

PROPERTY ADDRESS: 531 MILL STREET, CATAWISSA, PA 17821

UPI / TAX PARCEL NUMBER: 08-05-100

Seized and taken into execution to be sold as the property of BRANDON JAMES, STACY JAMES in suit of BANK OF AMERICA.

**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  
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is  
cipal office and place of business at 3185  
Columbia and State of Pennsylvania, and was  
has been published daily, continuously in said  
he attached notice October 24, 31 and  
hat the affiant is one of the officers or publisher  
f said newspaper in which legal advertisement  
Enterprise is interested in the subject matter of  
allegations in the foregoing statement as to time,

8<sup>th</sup> day of November 2012

(NO)

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

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

November 11, 2012

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

**RE: No. 2012-cv-583**  
**BRANDON JAMES and STACY JAMES**

Real Estate Division:

The above case may be sold on November 14, 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. S/B/M TO BAC  
HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HOME LOANS SERVICING,  
LP

7105 Corporate Drive

PTX B-209

Plano, TX 75024

Plaintiff  
vs.

BRANDON JAMES

STACY JAMES

**Mortgagor(s) and  
Record Owner(s)**

531 Mill Street

Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2012-cv-583

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

Lisa Davis, 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: Lisa Davis

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:

<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (International)
<input type="checkbox"/> COD	<input type="checkbox"/> Registered
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Insured	

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	Actual Weight
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	TENANTS/OCCUPANTS 531 Mill Street Catawissa, PA 17820			
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.					



Total Number of Pieces Listed by Sender: **3**  
 Total Number of Pieces Received at Post Office: **3**

Postmaster, Per (Name of retyping employee): **[Signature]**

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

112005FC Columbia County Sale Date: 11/14/2012

BRANDON JAMES & STACY JAMES

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SHERIFF'S RETURN OF SERVICE

09/04/2012 06:26 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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: BRANDON JAMES AT 531 MILL STREET, CATAWISSA, PA 17821.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

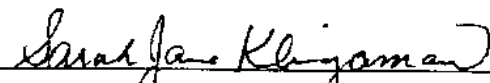
September 05, 2012

NOTARY

Affirmed and subscribed to before me this

5TH day of SEPTEMBER, 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

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

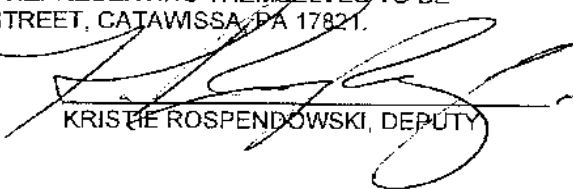


BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SHERIFF'S RETURN OF SERVICE

09/13/2012 04:23 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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: STACY JAMES AT 531 MILL STREET, CATAWISSA, PA 17821.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

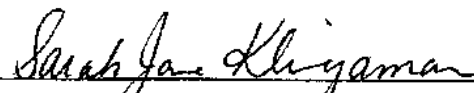
September 14, 2012

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

14TH day of SEPTEMBER, 2012



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

(c) CountyScribe Sheriff, Treasurer, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SHERIFF'S RETURN OF SERVICE

10/09/2012 09:25 AM - DEPUTY RAYMOND TONKINSON, 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 531 MILL STREET, CATAWISSA, PA 17821.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

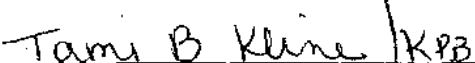
October 10, 2012

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER 2012

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

  
Tami B Kline |KPB|

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

(c) CountySuite Sheriff, Teleosoft, Inc.

**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. S/B/M TO BAC HOME  
LOANS SERVICING, LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

Plaintiff

vs.

BRANDON JAMES  
STACY JAMES  
**Mortgagor(s) and Record Owner(s)**

531 Mill Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2012-cv-583

**AFFIDAVIT PURSUANT TO RULE 3129**

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A 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:

531 Mill Street  
Catawissa, PA 17820

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

BRANDON JAMES  
531 Mill Street  
Catawissa, PA 17820

STACY JAMES  
531 Mill Street  
Catawissa, PA 17820

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

BRANDON JAMES  
531 Mill Street  
Catawissa, PA 17820

STACY JAMES  
531 Mill Street  
Catawissa, PA 17820

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:

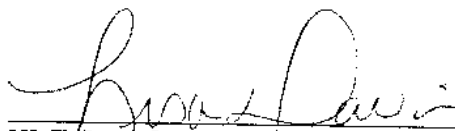
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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  
531 Mill Street  
Catawissa, PA 17820

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: November 11, 2012

  
\_\_\_\_\_  
KML Law Group, P.C.  
BY: Lisa Davis  
Legal Assistant



Catawissa Borough  
307 Main Street  
Catawissa PA 17820-

# Statement

Phone Number: (570)-356-2561

STATEMENT DATE: 11/09/2012

ACCOUNT NUMBER: 000167-00

CUSTOMER:  
BRANDON JAMES  
1141 MAIN ST.  
BLOOMSBURG, PA 17815-

SERVICE ADDRESS:  
531 MILL ST.

PREVIOUS BALANCE	\$281.62
CURRENT CHARGES	\$0.00

TOTAL AMOUNT DUE IF PAID BY 11/22/2010	\$281.62
--	----------

---

RETURN THIS PORTION WITH YOUR PAYMENT

Catawissa Borough  
307 Main Street  
Catawissa PA 17820-

ACCOUNT NO: 000167-00

CUSTOMER: BRANDON JAMES  
1141 MAIN ST.  
BLOOMSBURG,

PA 17815-

AMOUNT REMITTED: \_\_\_\_\_

## Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

November 7, 2012

Timothy T. Chamberlain  
Sheriff of Columbia County  
P. O. Box 380  
Bloomsburg, PA 17815

RE: First Keystone Community Bank vs. Paul L Brobst & Shirley L Brobst  
Docket # 2011 CV 1200 2012-ED-126

Philadelphia Fed. Credit Union vs. Robert G Eisenhower III & Amanda D Eisenhower  
Docket # 2010 CV 2159 2012-ED-114

Bank of America, N.A. vs. Brandon James & Stacy James  
Docket # 2012 CV-583

Dear Sheriff Chamberlain:

Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

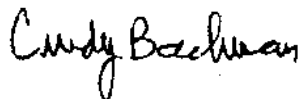
The following is a summation of amounts owed as of November 7, 2012:

Paul & Shirley Brobst - 237 South 3rd St., Catawissa, PA	\$ 623.25
Robert & Amanda Eisenhower - 213 South St., Catawissa, PA	\$ 167.05
Brandon & Stacy James - 531 Mill St., Catawissa, PA	\$ 360.66

The water to the above three properties has been turned off and, not knowing if the properties have been "winterized", there may be damage to the water meters. Costs to repair and/or replace a meter will not be known until we have access to the property.

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SHERIFF'S RETURN OF SERVICE

10/09/2012 09:25 AM - DEPUTY RAYMOND TONKINSON, 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 531 MILL STREET, CATAWISSA, PA 17821.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

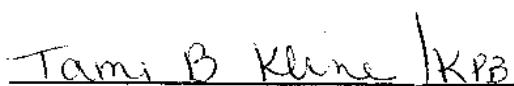
October 10, 2012

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER, 2012

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

  
Tami B. Kline / KPB

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

for County of Columbia, Pa. do not, etc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 09/28/2012

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 531 MILL STREET  
CATAWISSA, PA 17821

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

(POSTING)

2012CV583

531 MILL STREET, CATAWISSA, PA 17821

EXP: 09/28/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SHERIFF'S RETURN OF SERVICE

09/13/2012 04:23 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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: STACY JAMES AT 531 MILL STREET, CATAWISSA, PA 17821.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 14, 2012

NOTARY

Affirmed and subscribed to before me this

14TH day of SEPTEMBER, 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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SHERIFF'S RETURN OF SERVICE

09/04/2012 06:26 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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: BRANDON JAMES AT 531 MILL STREET, CATAWISSA, PA 17821.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 05, 2012

NOTARY

Affirmed and subscribed to before me this

5TH day of SEPTEMBER, 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

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

REAL ESTATE TAX CERTIFICATION

Date: 09/25/2012

Fee: \$5.00

Cert. NO: 12942

JAMES BRANDON & STACY  
2946 WHITE BIRCH LN  
BLOOMSBURG PA 17815

District: CATAWISSA BORO  
Deed: 20060 -9565  
Location: 531 MILL ST  
Parcel Id:08 -05 -100-00,000

Assessment: 16,763  
Balances as of 09/25/2012

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

By: Columbia Co. Sheriff

Per: Tim Chamberlain  
(Tim)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/28/2012

Warrant:

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

STACY CELL 854-0454

### Serve To:

Name: STACY JAMES

Primary Address: 531 MILL STREET  
CATAWISSA, PA 17821

Phone: DOB:

Alternate Address: ~~912 E. 1st St~~ EYE CENTER OF PA  
~~Nescopeck PA~~ CENTRAL RT 11  
Bloom

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: STACY JAMES

Relation: We do not own County

Date: 9/13/12

Time: 1623

Deputy: 5

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:	08-31-12	9/12/12				
Time:	1512	922				
Mileage:						
Deputy:	5+8	5				

### Service Attempt Notes:

1. No One Home Property is Posted Vacancy Notice
2. No One Living There
3. No longer works @ Family Planning
- 4.
- 5.
6. Family Planning 2201 5th St

JAMES, STACY

2012CV583

531 MILL STREET, CATAWISSA, PA 17821

EXP: 09/28/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/28/2012

Warrant:

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

### Serve To:

Name: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ALICE SNYDER

Relation: CLERK

Date: 7/2/12

Time: 1320

Deputy: 5

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:	08-31-12					
Time:	1512					
Mileage:						
Deputy:	5 + 8					

### Service Attempt Notes:

1. No One Home

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

CATAWISSA WATER AUTH

2012CV583

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

EXP: 09/28/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	09/28/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	BRANDON JAMES		
Primary Address:	531 MILL STREET CATAWISSA, PA 17821		
Phone:		DOB:	
Alternate Address:			
Phone:			

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Def		
Relation:	1141 Main St		
Date:	09-04-12	Time:	1826
Deputy:	548	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. \_\_\_\_\_

JAMES, BRANDON

2012CV583

531 MILL STREET, CATAWISSA, PA 17821

EXP: 09/28/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	09/28/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Co
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	DOT FRANK		
<b>Relation:</b>	CLERK		
<b>Date:</b>	8/31/12	<b>Time:</b>	826
<b>Deputy:</b>	5	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
----------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2012CV583 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 09/28/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	09/28/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	SHELLEY EVANS
<b>Relation:</b>	CLERK
<b>Date:</b>	8/31/12
<b>Time:</b>	824
<b>Deputy:</b>	5
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
----------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2012CV583

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 09/28/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	09/28/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	CATAWISSA BOROUGH
<b>Primary Address:</b>	307 MAIN STREET CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally - Adult In Charge - Posted - Other		
<b>Adult In Charge:</b>	Kim Rhoades		
<b>Relation:</b>	Employee		
<b>Date:</b>	8.31.12	<b>Time:</b>	1101
<b>Deputy:</b>	B	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
----------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CATAWISSA BOROUGH

2012CV583

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 09/28/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
BRANDON JAMES (et al.)

Case Number  
2012CV583

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	09/28/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Paula Clark
<b>Primary Address:</b>	138 South Street Catawissa, PA 17820
<b>Phone:</b>	570-356-2189
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Paula Clark		
<b>Relation:</b>	Tax Col		
<b>Date:</b>	08-31-12	<b>Time:</b>	1120
<b>Deputy:</b>	8	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
----------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CLARK, PAULA

2012CV583

138 SOUTH STREET, CATAWISSA, PA 17820

EXP: 09/28/2012

# REAL ESTATE OUTLINE

ED # 11S-12

DATE RECEIVED 8-30-12  
DOCKET AND INDEX 8-30-12

## 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 \$ <del>1,250.00</del> OR <u>2000.00</u>	<u>✓</u>	CK# <u>719334</u>

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

SALE DATE	<u>Nov. 11, 12</u>	TIME <u>9:00</u>
POSTING DATE	<u>Oct. 16, 12</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Oct. 24</u>	
	2 <sup>ND</sup> WEEK <u>31</u>	
	3 <sup>RD</sup> WEEK <u>Nov. 7, 12</u>	

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

BANK OF AMERICA, N.A. S/B/M TO BAC  
HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HOME LOANS SERVICING,  
LP  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

vs.

BRANDON JAMES  
STACY JAMES  
531 Mill Street  
Catawissa, PA 17820

In the Court of Common Pleas of  
Columbia County

No. 2012-cv-583

2012-ED-115

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: 531 Mill Street Catawissa, PA 17820

See Exhibit "A" attached

AMOUNT DUE

\$87,679.56

Interest From **7/10/2012**  
Through Date of Sale

(Costs to be added)

Dated: 8-30-12

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

Deputy

Kelly P. Brewer  
Prothon & Clerk of Sev. Courts  
My Com. Exp. 1st Monday in 2016







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. S/B/M TO BAC HOME  
LOANS SERVICING, LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

Plaintiff

vs.

BRANDON JAMES  
STACY JAMES  
(Mortgagor(s) and Record Owner(s))  
531 Mill Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-cv-583

**AFFIDAVIT PURSUANT TO RULE 3129**

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME  
LOANS SERVICING, LP, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the  
praecept for the writ of execution was filed the following information concerning the real property located at:

531 Mill Street  
Catawissa, PA 17820

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

BRANDON JAMES  
531 Mill Street  
Catawissa, PA 17820

STACY JAMES  
531 Mill Street  
Catawissa, PA 17820

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

BRANDON JAMES  
531 Mill Street  
Catawissa, PA 17820

STACY JAMES  
531 Mill Street  
Catawissa, PA 17820

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  
531 Mill Street  
Catawissa, PA 17820

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: \_\_\_\_\_

8/28/12

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 Puleo Pa. ID 27615

\_\_\_\_ Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

**Attorneys for Plaintiff**

Document Receipt

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Trans # 34796 Carrier / service: POST 2PM 8/30/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000016243

Doc Ref #: 115ED2012

PHILADELPHIA PA 19106

Document Receipt

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Trans # 34795 Carrier / service: POST 2PM 8/30/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000016236

DEPARTMENT 281230

Doc Ref #: 115ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 34794 Carrier / service: POST 2PM 8/30/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000016229

Doc Ref #: 115ED2012

Document Receipt

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Trans # 34793 Carrier / service: POST 2PM 8/30/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000016212

Doc Ref #: 115ED2012

KING OR PA 19406  
PRUSSIA



Document Receipt

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Trans # 34792 Carrier / service: POST 2PM 8/30/2012

Ship to: 34792

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000016205

Doc Ref #: 115ED2012

HARRISBURG PA 17105

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV583

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 14, 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.

---

Exhibit A Real property in the City of Catawissa, County of Columbia, State of Pennsylvania, described as follows: ALL THAT CERTAIN LOT OF LAND, SITUATE IN THE BOROUGH OF CATAWISSA, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POST, A CORNER OF LAND NOW OR LATE OF JOHN LONGENBERGER; THENCE ALONG AN ALLEY, SOUTH 45 1/2 (DEGREES EAST, 49 1/2 FEET TO AN ALLEY INTERSECTING WITH THE AFORESAID ALLEY; THENCE ALONG THE SAID LAST MENTIONED ALLEY, SOUTH 50 1/2 DEGREES WEST, 150 FEET TO A POST; THENCE ALONG MILL STREET, IN THE SAID BOROUGH, NORTH 45 1/2 DEGREES WEST, 54 1/2 FEET TO A POST IN LINE OF LAND NOW OR LATE OF THE SAID JOHN LONGENBERGER; THENCE ALONG SAID LONGENBERGER LINE, 150 FEET TO THE PLACE OF BEGINNING. APN #: 08-05-100

TAX PARCEL #: 08-05-100-00,000

BEING KNOWN AS: 531 Mill Street, Catawissa, PA 17820

PROPERTY ADDRESS: 531 MILL STREET, CATAWISSA, PA 17821

UPI / TAX PARCEL NUMBER: 08-05-100

Seized and taken into execution to be sold as the property of BRANDON JAMES, STACY JAMES in suit of BANK OF AMERICA.

---

**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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS  
SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS  
SERVICING, LP

Plaintiff

vs.

NO. 2012-cv-583

BRANDON JAMES  
STACY JAMES

Defendant(s)

**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 an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): BRANDON JAMES, has a last known residence of 531 Mill Street, Catawissa, PA 17820. The following information was used to search the DMDC (check all that apply):

☒ Last Name  
☒ First Name  
☒ Social Security Number

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

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

8/28/12

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

\_\_\_\_ Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: JAMES

First Name: BRANDON

Middle Name:

Active Duty Status As Of: Aug-28-2012

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

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

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

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

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: B2RR67NB2B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS  
SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS  
SERVICING, LP

Plaintiff

vs.

NO. 2012-cv-583

BRANDON JAMES  
STACY JAMES

Defendant(s)

**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 an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): STACY JAMES, has a last known residence of 531 Mill Street, Catawissa, PA 17820. The following information was used to search the DMDC (check all that apply):

X Last Name

X First Name

X Social Security Number

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

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

8/28/12

By:

  
KML LAW GROUP, P.C.

\_\_\_\_ Michael McKee 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

\_\_\_\_ Joshua I. Goldman Pa. 205047

X Jill P. Jenkins Pa. ID 306588

**Attorneys for Plaintiff**



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: JAMES First Name: STACY

Active Duty Status As Of: Jul-06-2012

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

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

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

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

*Mary M. Snavelly-Dixon*

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

## More information on "Active Duty Status"

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

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

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

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

Report ID: LHGS89A4BP



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. S/B/M TO BAC HOME  
LOANS SERVICING, LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

Plaintiff

vs.

BRANDON JAMES  
STACY JAMES  
(Mortgagor(s) and Record Owner(s))  
531 Mill Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-cv-583

**AFFIDAVIT PURSUANT TO RULE 3129**

BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A 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:

531 Mill Street  
Catawissa, PA 17820

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

BRANDON JAMES  
531 Mill Street  
Catawissa, PA 17820

STACY JAMES  
531 Mill Street  
Catawissa, PA 17820

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

BRANDON JAMES  
531 Mill Street  
Catawissa, PA 17820

STACY JAMES  
531 Mill Street  
Catawissa, PA 17820

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:

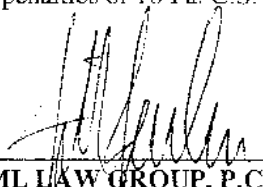
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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  
531 Mill Street  
Catawissa, PA 17820

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: 8/28/12

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 Puleo Pa. ID 27615  
\_\_\_\_ Joshua I. Goldman Pa. 205047  
\_\_\_\_ 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) 627-1322  
Attorney for Plaintiff

BANK OF AMERICA, N.A. S/B/M TO BAC HOME  
LOANS SERVICING, LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024  
Plaintiff

vs.

BRANDON JAMES  
STACY JAMES  
**Mortgagor(s) and Record Owner(s)**

531 Mill Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2012-cv-583

**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: JAMES, BRANDON  
**BRANDON JAMES**  
531 Mill Street  
Catawissa, PA 17820

Your house at 531 Mill Street, Catawissa, PA 17820 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 \$87,679.56 obtained by BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A 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. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A 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](http://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](mailto: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 112005FC.

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) 627-1322  
Attorney for Plaintiff

BANK OF AMERICA, N.A. S/B/M TO BAC HOME  
LOANS SERVICING, LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024  
Plaintiff

vs.

BRANDON JAMES  
STACY JAMES  
Mortgagor(s) and Record Owner(s)

531 Mill Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2012-cv-583

**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: JAMES, STACY  
**STACY JAMES**  
531 Mill Street  
Catawissa, PA 17820

Your house at 531 Mill Street, Catawissa, PA 17820 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 \$87,679.56 obtained by BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A 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. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A 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](http://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](mailto: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 112005FC.

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. S/B/M TO BAC HOME  
LOANS SERVICING, LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP

7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

Plaintiff

vs.

BRANDON JAMES  
STACY JAMES  
**Mortgagor(s) and Record Owner(s)**  
531 Mill Street  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2012-cv-583

**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 Puleo Pa. ID 27615  
\_\_\_ Joshua I. Goldman Pa. 205047  
☒ \_\_\_ 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. S/B/M TO BAC HOME  
LOANS SERVICING, LP F/K/A COUNTRYWIDE  
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Plaintiff

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Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION – LAW


ACTION OF MORTGAGE FORECLOSURE

No. 2012-cv-583

**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  
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\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Thomas Pulco Pa. ID 27615  
\_\_\_\_ Joshua I. Goldman Pa. 205047  
☒ Jill P. Jenkins Pa. ID 306588  
**Attorneys for Plaintiff**

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

BANK OF AMERICA, N.A. S/B/M TO BAC HOME  
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By: 

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☒ 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

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Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

**Attorneys for Plaintiff**

Exhibit A Real property in the City of Catawissa, County of Columbia, State of Pennsylvania, described as follows: ALL THAT CERTAIN LOT OF LAND, SITUATE IN THE BOROUGH OF CATAWISSA, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POST, A CORNER OF LAND NOW OR LATE OF JOHN LONGENBERGER; THENCE ALONG AN ALLEY, SOUTH 45½ DEGREES EAST, 49½ FEET TO AN ALLEY INTERSECTING WITH THE AFORESAID ALLEY; THENCE ALONG THE SAID LAST MENTIONED ALLEY, SOUTH 50½ DEGREES WEST, 150 FEET TO A POST; THENCE ALONG MILL STREET, IN THE SAID BOROUGH, NORTH 45½ DEGREES WEST, 54½ FEET TO A POST IN LINE OF LAND NOW OR LATE OF THE SAID JOHN LONGENBERGER; THENCE ALONG SAID LONGENBERGER LINE, 150 FEET TO THE PLACE OF BEGINNING. APN #: 08-05-100

TAX PARCEL #: 08-05-100-00,000

BEING KNOWN AS: 531 Mill Street, Catawissa, PA 17820

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# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, I P F/K/A COUNTRYWIDE HOME LOANS SERVICING I P		COURT NUMBER 2012-cv-583	
DEFENDANT/S/ BRANDON JAMES and STACY JAMES		TYPE OF WRIT OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE BRANDON JAMES & STACY JAMES		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 531 Mill Street, Catawissa, PA 17820		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE August 28, 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

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING L.P.	COURT NUMBER 2012-cv-583	
DEFENDANT/S/ BRANDON JAMES and STACY JAMES	TYPE OF WRIT OR COMPLAINT EXECUTION	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
BRANDON JAMES

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
531 Mill Street, Catawissa, PA 17820

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

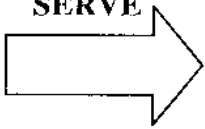
**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE**

SIGNATURE OF ATTORNEY KML Law Group, P.C.	TELEPHONE NUMBER (215) 825-6345	DATE August 28, 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

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, I P F/K/A COUNTRYWIDE HOME LOANS SERVICING I P	COURT NUMBER 2012-cv-583	
DEFENDANT/S/ BRANDON JAMES and STACY JAMES	TYPE OF WRIT OR COMPLAINT EXECUTION	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
STACY JAMES

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
531 Mill Street, Catawissa, PA 17820

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) 825-6345

DATE  
August 28, 2012

ADDRESS OF ATTORNEY

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

719334

**KML LAW GROUP, P.C.**

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

**FIRSTRUST**

800.220.BANK / firstrust.com

37380-2360

08/29/2012

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**\$\*\*2,000.00**

**TWO THOUSAND AND XX / 100**

DOLLARS

*Sheriff's Office*

*PO Box 380*

*Bloomsburg PA, 17815*

6.18 - MORTGAGE DISBURSEMENT ACCOUNT

MEMO

*112005/James*



AUTHORIZED SIGNATURE

⑈00719334⑈ ⑆23607380⑆ 70 1107112⑈