

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
06/27/2013	Advance Fee	Advance Fee	740040	\$0.00	\$1,350.00
06/27/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/27/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/27/2013	Crying Sale			\$10.00	\$0.00
06/27/2013	Docketing			\$15.00	\$0.00
06/27/2013	Levy			\$15.00	\$0.00
06/27/2013	Mailing Costs			\$36.00	\$0.00
06/27/2013	Posting Handbill			\$15.00	\$0.00
06/27/2013	Press Enterprise Inc.			\$1,150.98	\$0.00
06/27/2013	Sheriff Automation Fund			\$50.00	\$0.00
06/27/2013	Web Posting			\$100.00	\$0.00
01/29/2014	Service			\$180.00	\$0.00
01/29/2014	Service Mileage			\$24.00	\$0.00
01/29/2014	Copies			\$6.00	\$0.00
01/29/2014	Notary Fee			\$15.00	\$0.00
01/29/2014	Tax Claim Search			\$5.00	\$0.00
01/29/2014	Surcharge			\$130.00	\$0.00
				\$1,784.48	\$1,350.00

TOTAL BALANCE:	\$(434.48)
-----------------------	-------------------

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER. HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT. DETECTION CIRCLE NEVERS A LOCK WHEN TESTED

767669

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

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

05/30/2014

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$434.48**

FOUR HUNDRED THIRTY-FOUR AND 48 / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

6.18 - MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO **keister 0292603598 bal due**

⑈00767669⑈ ⑆236073801⑆ 70 1107112⑈

Security features. Details on back.

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Michael McKeever, Esq.

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: March 13, 2014

Re: Keister

CC:

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$434.48

KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

March 13, 2014

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: NATIONSTAR MORTGAGE, LLC
vs.
RUSHEL A. KEISTER and LARRY E. KEISTER
Term No. 2013-CV-580

Property address:

1225 Dewey Street
Berwick, PA 18603

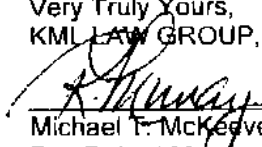
Sheriff's Sale Date: April 2, 2014

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter. Please forward an updated cost sheet, summary of outstanding costs and return of any unused costs. I collected \$0.00 towards my client's debt.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.


Michael F. McKeever, Esq.
By: Robert Murray, Legal Assistant

cc:

RUSHEL A. KEISTER
1225 Dewey Street
Berwick, PA 18603

LARRY E. KEISTER
1225 Dewey Street
Berwick, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NATIONSTAR MORTGAGE LLC

vs.

Defendant
LARRY KEISTER
RUSHEL KEISTER

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

Sheriff's Sale Date: Wednesday, February 5, 2014

Writ of Execution No. : 2013CV580

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1225 DEWEY STREET, BERWICK, PA 18603

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	\$36.00
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	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Total Sheriff Costs	\$1,954.48

Municipal Costs

Sewer	\$321.38
Total Municipal Costs	\$321.38

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$2,330.86**

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)

(Col County)Coln Sheriff, Lancaster, Pa

Copy
NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER and LARRY E. KEISTER
Mortgagors and Record Owners
1225 Dewey Street
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

OF Columbia County

Term
No. 2013-CV-580

ORDER

AND NOW, this 4th day of Feb., 2014 upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is

ORDERED and DECREED:

That the Motion is granted and the Sheriff's Sale in the above-captioned matter is hereby postponed until Wednesday, April 2, 2014, without need for further notice, costs, and advertising.

BY THE COURT:

13/ Thomas A. James Jr.
J.

FILED
PROTHONOTARY
2014 FEB -4 P 4:00
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

KML LAW GROUP, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
Attorney for Plaintiff

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagors and Record Owners
1225 Dewey Street
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

Term
No. 2013-CV-580

FILED
PROTHONOTARY
2014 FEB -4 P 4:04
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

MOTION TO POSTPONE SHERIFF'S SALE

Plaintiff, NATIONSTAR MORTGAGE, LLC, by and through its attorneys, in support of its Motion to Postpone Sheriff's Sale represents as follows:

1. Plaintiff is the holder of first mortgage upon the premises, 1225 Dewey Street Berwick, PA 18603, hereinafter the "mortgaged premises."
2. Defendants is the mortgagors and record owners of the mortgaged premises.
3. A Sheriff's Sale of the mortgaged premises was scheduled for September 11, 2013 and was postponed until November 13, 2013; and further postponed until December 18, 2013; and further postponed until February 5, 2014 in order to exhaust all non-foreclosure alternatives.
4. Plaintiff requests an additional postponement until February 05, 2014 in order to continue exhausting all non-foreclosure alternatives.

5. There is no prejudice to any party.

WHEREFORE, Plaintiff requests that the Court enter Plaintiff's proposed order, which will postpone the sale until Wednesday, April 2, 2014.

Respectfully submitted,

By: _____


KML LAW GROUP, P.C.

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

By: _____


John Flick, Esquire ID 32516

Local Counsel for Plaintiff

KML LAW GROUP, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
Attorney for Plaintiff

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER and LARRY E. KEISTER
Mortgagors and Record Owners
1225 Dewey Street
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

Term
No. 2013-CV-580

MEMORANDUM OF LAW

Pennsylvania Rule of Civil Procedure 3129.3(b) allows a judgment creditor to postpone a sheriff's sale up to two times within a one hundred thirty day period without new notice. The postponement must be announced to all assembled bidders. As outlined in the attached motion, the Sheriff's Sale has already been postponed as allowed by Pa.R.C.P. 3129.3(b). Plaintiff seeks Court approval under, inter alia, Pa.R.C.P. 126, to postpone the sale again. This postponement will be announced to all assembled bidders.

CONCLUSION

For all the reasons discussed above and in the attached Motion, the Court should enter the attached Order postponing the Sheriff's Sale.

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

By: 

John Flick, Esquire ID 32516

Local Counsel for Plaintiff

KML LAW GROUP, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
Attorney for Plaintiff

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagors and Record Owners
1225 Dewey Street
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

OF Columbia County

Term
No. 2013-CV-580

VERIFICATION

Jill Jenkins, Esquire, hereby states that she is the attorney for Plaintiff herein, and that all of the facts set forth within the attached Motion to Postpone Sheriff's Sale are true and correct to the best of her information and belief. The undersigned understands that the foregoing statements are made subject to the penalties of 18 Pa.C.S.A. § 4904.

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

By: 

John Flick, Esquire - ID 32516
Local Counsel for Plaintiff

KML LAW GROUP, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
Attorney for Plaintiff

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067"

Plaintiff

vs.

RUSHEL A. KEISTER and LARRY E. KEISTER
Mortgagors and Record Owners
1225 Dewey Street
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

OF Columbia County

Term
No. 2013-CV-580

CERTIFICATE OF SERVICE


Robert Murray, an employee of KML LAW GROUP, P.C., counsel for Plaintiff, hereby certifies that a copy of Plaintiff's Motion to Postpone Sheriff's Sale was mailed by first class mail, postage prepaid, to Defendants on January 31, 2014.

RUSHEL A. KEISTER
1225 Dewey Street Berwick, PA 18603
LARRY E. KEISTER
1225 Dewey Street Berwick, PA 18603

Respectfully submitted,

KML LAW GROUP, P.C.

By:



Robert Murray, Legal Assistant 215-825-6346

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Nationstar mort. vs Larry & Kishel Keister

NO. 107-13 ED NO. 580-213 JD

DATE/TIME OF SALE: Feb. 5 2010

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE -- 2% OF BID \$ _____

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

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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>36.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>433.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1150.98</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>321.38</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>321.38</u>	

SURCHARGE FEE (DSTE)	\$ <u>132.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2330.86

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

January 28, 2014

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

RE: No. 2013-CV-580
RUSHEL A. KEISTER and LARRY E. KEISTER

Real Estate Division:

The above case may be sold on February 05, 2014. 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

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagor(s) and
Record Owner(s)

1225 Dewey Street
Berwick, PA 18603

Defendant(s)

118531FC
CF: 05/07/2013
SD: 02/05/2014
\$107,352.52

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2013-CV-580

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

Veronica Cosme, 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:

- ☒ (X) 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.

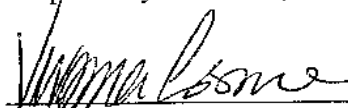
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ () 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 Pa. C.S.A. Section 4904.

Respectfully submitted,



BY: Veronica Cosme
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SHERIFF'S RETURN OF SERVICE

06/28/2013 10:00 AM - DEPUTY PAUL D'ANGELO, 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: LARRY KEISTER AT 1225 DEWEY STREET, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 28, 2014

NOTARY

Affirmed and subscribed to before me this

28TH day of JANUARY, 2014

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

(c) Countywide Sheriff Teleprint, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SHERIFF'S RETURN OF SERVICE

06/28/2013 10:00 AM - DEPUTY PAUL D'ANGELO, 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: RUSHEL KEISTER AT 1225 DEWEY STREET, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 28, 2014

NOTARY

Affirmed and subscribed to before me this

28TH day of JANUARY, 2014

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

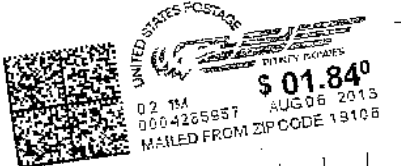
(s) County/State Sheriff, Telepoint, Inc.

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	Actual Value if Registered	Insured Value	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET P.O. BOX 15057 HARRISBURG, PA 17101										
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675	TENANTS/OCCUPANTS 1225 Dewey Street Berwick, PA 18603										
3.	Harrisburg, PA 17105-2675											
4.												
5.												
6.												
7.												
8.												
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	See Privacy Act Statement on Reverse									



KML LAW GROUP, P.C.

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

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagor(s) and Record Owner(s)

1225 Dewey Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2013-CV-580

AFFIDAVIT PURSUANT TO RULE 3129

NATIONSTAR MORTGAGE, LLC, 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:

1225 Dewey Street
Berwick, PA 18603

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

RUSHEL A. KEISTER
1225 Dewey Street
Berwick, PA 18603

LARRY E. KEISTER
1225 Dewey Street
Berwick, PA 18603

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

RUSHEL A. KEISTER
1225 Dewey Street
Berwick, PA 18603

LARRY E. KEISTER
1225 Dewey Street
Berwick, PA 18603

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:

PENNSYLVANIA HOUSING FINANCE AGENCY
211 NORTH FRONT STREET
P.O. BOX 15057
HARRISBURG, PA 17101

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:

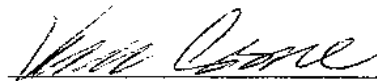
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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
1225 Dewey Street
Berwick, PA 18603

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: January 28, 2014



KML Law Group, P.C.
BY: Veronica Cosme
Legal Assistant

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER and LARRY E. KEISTER
Mortgagors and Record Owners
1225 Dewey Street
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

OF Columbia County

Term
No. 2013-CV-580

ORDER

AND NOW, this *12th* day of *Dec*, 2013 upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is
ORDERED and DECREED:

That the Motion is granted and the Sheriff's Sale in the above-captioned matter is hereby postponed until Wednesday, February 05, 2014, without need for further notice, costs, and advertising.

BY THE COURT:

H. Thomas A. James Jr.
J.

FILED
PROthonotary
2013 DEC 12 A 10:07
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

KML LAW GROUP, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
Attorney for Plaintiff

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagors and Record Owners
1225 Dewey Street
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS
County of Columbia

Term
No. 2013-CV

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2013 DEC 12 A 9 50

FILED
PROthonotary

MOTION TO POSTPONE SHERIFF'S SALE

Plaintiff, NATIONSTAR MORTGAGE, I.L.C, by and through its attorneys, in support of its Motion to Postpone Sheriff's Sale represents as follows:

1. Plaintiff is the holder of first mortgage upon the premises, 1225 Dewey Street Berwick, PA 18603, hereinafter the "mortgaged premises."
2. Defendants are the mortgagors and record owners of the mortgaged premises.
3. A Sheriff's Sale of the mortgaged premises was scheduled for September 11, 2013 and was postponed until November 13, 2013; and further postponed until December 18, 2013.
4. Plaintiff requests an additional postponement until February 05, 2014 in order to exhaust all non-foreclosure alternatives.
5. There is no prejudice to any party.

WHEREFORE, Plaintiff requests that the Court enter Plaintiff's proposed order, which will postpone the sale until Wednesday, February 05, 2014.

Respectfully submitted,

By: _____

KML LAW GROUP, P.C.

X Jill P. Jenkins Pa. ID 306588

Attorney for Plaintiff

KML LAW GROUP, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
Attorney for Plaintiff

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER and LARRY E. KEISTER
Mortgagors and Record Owners
1225 Dewey Street
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

Term
No. 2013-CV-580

MEMORANDUM OF LAW

Pennsylvania Rule of Civil Procedure 3129.3(b) allows a judgment creditor to postpone a sheriff's sale up to two times within a one hundred thirty day period without new notice. The postponement must be announced to all assembled bidders. As outlined in the attached motion, the Sheriff's Sale has already been postponed as allowed by Pa.R.C.P. 3129.3(b). Plaintiff seeks Court approval under, inter alia, Pa.R.C.P. 126, to postpone the sale again. This postponement will be announced to all assembled bidders.

CONCLUSION

For all the reasons discussed above and in the attached Motion, the Court should enter the attached Order postponing the Sheriff's Sale.

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

X Jill P. Jenkins Pa. ID 306588

Attorney for Plaintiff

KML LAW GROUP, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
Attorney for Plaintiff

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagors and Record Owners
1225 Dewey Street
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

Term
No. 2013-CV-580

VERIFICATION

Jill Jenkins, Esquire, hereby states that she is the attorney for Plaintiff herein, and that all of the facts set forth within the attached Motion to Postpone Sheriff's Sale are true and correct to the best of her knowledge, information and belief. The undersigned understands that the foregoing statements are made subject to the penalties of 18 Pa.C.S.A. § 4904.

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

X Jill P. Jenkins Pa. ID 306588

Attorney for Plaintiff

KML LAW GROUP, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
Attorney for Plaintiff

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067"

Plaintiff

vs.

RUSHEL A. KEISTER and LARRY E. KEISTER
Mortgagors and Record Owners
1225 Dewey Street
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

OF Columbia County

Term
No. 2013-CV-580

CERTIFICATE OF SERVICE

Robert Murray, an employee of KML LAW GROUP, P.C., counsel for Plaintiff, hereby certifies that a copy of Plaintiff's Motion to Postpone Sheriff's Sale was mailed by first class mail, postage prepaid, to Defendants on November 26, 2013.

RUSHEL A. KEISTER
1225 Dewey Street Berwick, PA 18603
LARRY E. KEISTER
1225 Dewey Street Berwick, PA 18603

Respectfully submitted,

KML LAW GROUP, P.C.

By: 

Robert Murray, Legal Assistant 215-825-6346

KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

October 30, 2013

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: NATIONSTAR MORTGAGE, LLC
vs.
RUSHEL A. KEISTER and LARRY E. KEISTER
Term No. 2013-CV-580

Property address:

1225 Dewey Street
Berwick, PA 18603

Sheriff's Sale Date: November 13, 2013

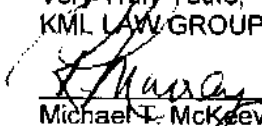
Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for November 13, 2013 to December 18, 2013.

This is a second postponement as allowed pursuant to Pa. R.C.P 3129.3(b) amended effective January 1, 2007.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.


Michael E. McKeever, Esq.
By: Robert Murray, Legal Assistant

cc:

RUSHEL A. KEISTER
1225 Dewey Street
Berwick, PA 18603

LARRY E. KEISTER
1225 Dewey Street
Berwick, PA 18603

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV580

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, SEPTEMBER 11, 2013
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 certain messuage, tenement and lot or piece of land, situate on the north side of Dewey Street extension in the D.A. Michael Addition to West Berwick (now the Borough of Berwick), in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 262, thence by Dewey Street South 87 degrees 10 minutes West 45 feet to the corner of a 15-foot alley; thence by the same alley North 2 degrees 50 minutes West 170 feet to Sampson Alley; thence by Sampson Alley South 71 degrees 15 minutes East 48.6 feet to the northwest corner of Lot No. 262 aforesaid; thence by the same lot line South 2 degrees 50 minutes East 153 feet to Dewey Street, the place of beginning. And the same being numbered and designated as Lot No. 263 D.A. Michael Addition to West Berwick (now Berwick), Pennsylvania, upon which is erected a full two and one-half story concrete block dwelling house and out-buildings.

TAX PARCEL # 04D-08-129

BEING KNOWN AS: 1225 Dewey Street, Berwick, PA 18603

PROPERTY ADDRESS: 1225 DEWEY STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-129

Seized and taken into execution to be sold as the property of LARRY KEISTER, RUSHEL KEISTER in suit of NATIONSTAR MORTGAGE LLC.

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

born according to law deposes and says that
ulation with its principal office and place of
sburg, County of Columbia and State of
day of March, 1902, and has been published daily,
since that day and on the attached notice August
published; that the affiant is one of the officers or
publisher of said newspaper in which legal
affiant nor Press Enterprise is interested in the
it and that all of the allegations in the foregoing
ablication are true.

James T. Michels

6th day of September 2013

De

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelter, 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 19106-1532
(215) 627-1322
FAX (215) 627-7734

September 3, 2013

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: NATIONSTAR MORTGAGE, LLC
vs.
RUSHEL A. KEISTER and LARRY E. KEISTER
No. 2013-CV-580

Property address:

1225 Dewey Street
Berwick, PA 18603

Sheriff's Sale Date: September 11, 2013

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for September 11, 2013 to November 13, 2013.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.



Michael T. McKeever, Esq.

By: Genevieve Mautz, Supervisor
Robert Murray, Legal Assistant
Veronica Cosme, Legal Assistant
Lisa Davis, Legal Assistant

cc:

RUSHEL A. KEISTER
1225 Dewey Street
Berwick, PA 18603

LARRY E. KEISTER
1225 Dewey Street
Berwick, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SHERIFF'S RETURN OF SERVICE

08/07/2013 01:50 PM - DEPUTY SCOTT MAYERNICK, 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 1225 DEWEY STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

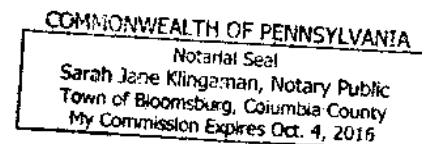

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 08, 2013

NOTARY

Affirmed and subscribed to before me this

8TH day of AUGUST, 2013





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

NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 07/19/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1225 DEWEY STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 8-7-13

Time: 13:50

Deputy: 4

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)

2013CV580

1225 DEWEY STREET, BERWICK, PA 18603

EXP: 07/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SHERIFF'S RETURN OF SERVICE

06/28/2013 10:00 AM - DEPUTY PAUL D'ANGELO, 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: LARRY KEISTER AT 1225 DEWEY STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

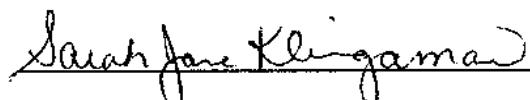
July 09, 2013

NOTARY

Affirmed and subscribed to before me this

9TH day of JULY, 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



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

100 County Street, Suite 100, Berwick, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SHERIFF'S RETURN OF SERVICE

06/28/2013 10:00 AM - DEPUTY PAUL D'ANGELO, 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: RUSHEL KEISTER AT 1225 DEWEY STREET, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

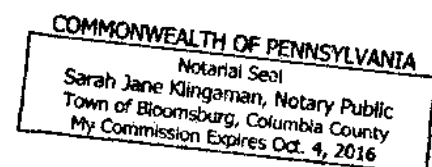
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 09, 2013

NOTARY

Affirmed and subscribed to before me this

9TH day of JULY, 2013



Sarah Jane Klingeman

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: 08/07/2013

Fee: \$5.00

Cert. NO: 16326

KEISTER LARRY E & RUSHEL A JR
1225 DEWEY ST
BERWICK PA 18603

District: BERWICK BORO
Deed: 20000 -4852
Location: LOT 263
Parcel Id: 04D-08 -129-00,000

Assessment: 22,636
Balances as of 08/07/2013

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

HSW



July 24, 2013

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. Box 380
Bloomsburg, Pa 17815

NATIONALSTAR MORTGAGE, LLC

VS.

**RUSHEL A. KEISTER
LARRY E. KEISTER**

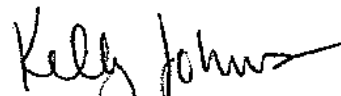
**NO: 2013-CV-580
NO: 2013-ED-107**

Dear Timothy:

The amount due on the sewer account #136441 for the property located at 1225 Dewey Street, Berwick Pa through September 30, 2013 is **\$321.38**.

Please feel free to contact me with any questions that you may have.

Sincerely,


Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/19/2013

Warrant:

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

Serve To:

Name: LARRY KEISTER

Primary Address: 1225 DEWEY STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: LARRY KEISTER

Relation:

Date: 06/28/13 Time: 1000

Deputy: DANIELO 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. _____

KEISTER, LARRY

2013CV580

1225 DEWEY STREET, BERWICK, PA 18603

EXP: 07/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/19/2013

Warrant:

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

Serve To:

Name: RUSHEL KEISTER
Primary Address: 1225 DEWEY STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: RUSHEL KEISTER

Relation:

Date: 06/28/13 Time: 1000

Deputy: DANIEL 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.

KEISTER, RUSHEL

2013CV580

1225 DEWEY STREET, BERWICK, PA 18603

EXP: 07/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/19/2013

Warrant:

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

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KELLY JOHNSON

Relation: CLERK

Date: 06/28/13 Time: 0945

Deputy: DANIELO 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.

BERWICK SEWER AUTHORITY

2013CV580

1108 FREAS AVE, BERWICK, PA 18603

EXP: 07/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/19/2013

Warrant:

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

Serve To:

Name: Connie C. Gingher
Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603
Phone: 570-752-7442 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 06/28/13

Time: 1315

Deputy: DANCELO

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. _____

GINGHER, CONNIE C.

2013CV580

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 07/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/19/2013

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Heather Hyatt

Relation: Tax Clerk

Date: 7-1-13

Time: 1040

Deputy: 17

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV580

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
LARRY KEISTER (et al.)

Case Number
2013CV580

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/19/2013

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Lura Keister

Relation: Receptionist

Date: 7-1-13

Time: 645

Deputy: 17

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV580

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 07/19/2013

Tax Notice 2013 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS
PHONE: 570-752-7442

R: COLUMBIA County
DATE 03/01/2013
BILL NO. 4327

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,636	9.146	202.89	207.03	227.73
SINKING		1.345	29.84	30.45	33.50
FIRE		1.25	27.73	28.30	29.72
LIGHT		1.75	38.82	39.61	41.59
BORO RE			246.23	251.26	263.82
The discount & penalty have been calculated for your convenience			545.51 April 30 If paid on or before	556.65 June 30 If paid on or before	596.36 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KEISTER LARRY E & RUSHEL A JR
1225 DEWEY ST
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-08 -129-00,000
1225 DEWEY ST
.1674 Acres Land 2,916
Buildings 19,720
Total Assessment 22,636

This tax returned
to courthouse on:
January 1, 2014

FILE COPY

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

BERWICK AREA SCHOOL DISTRICT 2013 SCHOOL REAL ESTATE DATE 07/01/2013 BILL# 002033				TAXPAYER COPY		
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY	
REAL ESTATE	22636	44.7500	817.63	834.32	917.75	
ASSESSED VALUE	22636	1012.961	817.63	834.32	917.75	
GAMING REVENUE	-3992	-178.642	IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1	
TAXABLE ASSESSMENT	18644	834.319				

M
A KEISTER LARRY E & RUSHEL A JR
I 1225 DEWEY ST
L BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04D08 12900000		4610
1225 DEWEY ST	2916.00	
20000-4852	19720.00	
0.17 ACRES		

DELINQUENT TAX TO
COLLECTIONS DEC.16

NO PERSONAL CHECKS AFTER DEC. 1, 2013

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE, LLC
Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER

Defendant(s)

NO. 2013-CV-580

**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.dmde.osd.mil/appj/scra/scraHome.do>) for the following individual(s): LARRY E. KEISTER, has a last known residence of 1225 Dewey Street, Berwick, PA 18603. 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 6-20-13

By: 

KML LAW GROUP, P.C.

☐ Michael McKeever Pa. ID 56129

☐ Lisa Lee Pa. ID 78020

☐ Kristina Murtha Pa. ID 61858

☐ David Fein Pa. ID 82628

☐ Thomas Pulco Pa. ID 27615

☐ Jay Kivitz Pa. ID 26769

☐ Andrew Gornall Pa. ID 92382

☐ Joshua I. Goldman Pa. ID 205047

☐ Salvatore Filippello Pa. ID 313897

☐ Jill P. Jenkins Pa. ID 306588

☒ ~~Alyk L. Offizian Pa. ID 312912~~

Attorneys for Plaintiff

Michael J. Coskey

Pa. Id. 311835



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: KEISTERFirst Name: LARRYMiddle Name: E.Active Duty Status As Of: Jun-19-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	NA	NA
This response reflects the individual's 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	NA	NA
This response reflects whether 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	NA	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. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

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).

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: G3O3R454801AL50

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE, LLC
Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER

Defendant(s)

NO. 2013-CV-580

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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.dmde.osd.mil/appj/scra/scraHome.do>) for the following individual(s): RUSHEL A. KEISTER, has a last known residence of 1225 Dewey Street, Berwick, PA 18603. 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 6-20-13

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

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Salvatore Filippello Pa. ID 313897

Jill P. Jenkins Pa. ID 306588

☒ ~~Alyk L. Oflazian Pa. ID 312912~~ Michael J. Coskey
Attorneys for Plaintiff Pa. ID 311835



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: KEISTERFirst Name: RUSHELMiddle Name: A.Active Duty Status As Of: Jun-19-2013

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 individual's 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 party 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. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITYTIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon

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

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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.

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Certificate ID: 33A32424T01AJD0

Document Receipt

Trans # 28308 Carrier / service: POST 2PM 6/27/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000023685

Doc Ref #: 107ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 28307 Carrier / service: POST 2PM 6/27/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000023678

DEPARTMENT 281230

Doc Ref #: 107ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 28306 Carrier / service: POST 2PM 6/27/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000023661

Doc Ref #: 107ED2013

Document Receipt

Trans # 28305 Carrier / service: POST 2PM 6/27/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000023654

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 107ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 28304 Carrier / service: POST 2PM 6/27/2013

Ship to: 28304

PA HOUSING FINANCE AGENCY

PO BOX 15057

Tracking #: 9171924291001000023647

Doc Ref #: 107ED2013

HARRISBURG PA 17101

Document Receipt

Trans # 28303 Carrier / service: POST 2PM 6/27/2013

Ship to: 28303

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000023630

Doc Ref #: 107ED2013

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV580

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, SEPTEMBER 11, 2013
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 certain messuage, tenement and lot or piece of land, situate on the north side of Dewey Street extension in the D.A. Michael Addition to West Berwick (now the Borough of Berwick), in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 262, thence by Dewey Street South 87 degrees 10 minutes West 45 feet to the corner of a 15-foot alley; thence by the same alley North 2 degrees 50 minutes West 170 feet to Sampson Alley; thence by Sampson Alley South 71 degrees 15 minutes East 48.6 feet to the northwest corner of Lot No. 262 aforesaid; thence by the same lot line South 2 degrees 50 minutes East 153 feet to Dewey Street, the place of beginning.

And the same being numbered and designated as Lot No. 263 D.A. Michael Addition to West Berwick (now Berwick), Pennsylvania, upon which is erected a full two and one-half story concrete block dwelling house and out-buildings.

TAX PARCEL # 04D-08-129

BEING KNOWN AS: 1225 Dewey Street, Berwick, PA 18603

PROPERTY ADDRESS: 1225 DEWEY STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-129

Seized and taken into execution to be sold as the property of LARRY KEISTER, RUSHEL KEISTER in suit of NATIONSTAR MORTGAGE LLC.

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

REAL ESTATE OUTLINE

ED # 107-13

DATE RECEIVED 6-21-13
DOCKET AND INDEX 6-27-13

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>✓</u>	CK# <u>740040</u>

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

SALE DATE	<u>Sept. 11, 13</u>	TIME <u>5:00</u>
POSTING DATE	<u>Aug. 7, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Aug. 21</u>	
	2 ND WEEK <u>28</u>	
	3 RD WEEK <u>Sept. 4, 13</u>	

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

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

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagor(s) and Record Owner(s)
1225 Dewey Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-580

2013-ED-107

CLERK OF COURTS OFFICE
JUN 21 2013 12:06 PM

2013 JUN 21 P 12:06

FILED
PROTHONOTARY

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$107,352.52

Interest from
6/21/2013 to Date of
Sale at 3.3000%

(Costs to be added)

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

X ~~Andrew F. Gornall Pa. ID 92382~~

Attorneys for Plaintiff

Michael J. Coscey
Pa. Id. 311835

Deputy Kelly P. Brewer
 Prothonotary & Clerk of Sev. Courts
 My Com. Ex. 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

107-13 FDB

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
(Mortgagor(s) and Record Owner(s))
1225 Dewey Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-580

AFFIDAVIT PURSUANT TO RULE 3129

NATIONSTAR MORTGAGE, LLC, 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:

1225 Dewey Street
Berwick, PA 18603

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

RUSHEL A. KEISTER
1225 Dewey Street
Berwick, PA 18603

LARRY E. KEISTER
1225 Dewey Street
Berwick, PA 18603

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

RUSHEL A. KEISTER
1225 Dewey Street
Berwick, PA 18603

LARRY E. KEISTER
1225 Dewey Street
Berwick, PA 18603

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:

PENNSYLVANIA HOUSING FINANCE AGENCY
211 NORTH FRONT STREET
P.O. BOX 15057
HARRISBURG, PA 17101

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
1225 Dewey Street
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my 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: 6-20-13

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

~~X Andrew F. Gornall Pa. ID 92382~~

Attorneys for Plaintiff

Michael J. Coskey
Pa. Id. 311835

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

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

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagor(s) and Record Owner(s)
1225 Dewey Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2013-ED-107

No. 2013-CV-580

FILED
PROTHONOTARY
2013 JUN 21 PM 12:06
CLERK OF COURTS OFFICE
JUDICIAL CENTER PHILADELPHIA, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$107,352.52

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6/21/2013 to Date of
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(Costs to be added)

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Jill P. Jenkins Pa. ID 306588

X Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

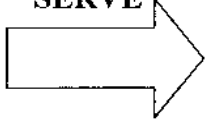
Michael J. Correy
Pa. Id. 311835

Deputy Kelly P. Brewer
 from a Clerk of Sev. Courts
 My Com. Ex. 1st Monday in 2016

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ NATIONSTAR MORTGAGE, LLC	COURT NUMBER 2013-CV-580	
DEFENDANT/S/ RUSHEL A. KEISTER and LARRY E. KEISTER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
LARRY E. KEISTER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1225 Dewey Street, Berwick, PA 18603

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
June 20, 2013

ADDRESS OF ATTORNEY

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

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067
Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagor(s) and Record Owner(s)
1225 Dewey Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-580

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: KEISTER, LARRY E.
LARRY E. KEISTER
1225 Dewey Street
Berwick, PA 18603

Your house at 1225 Dewey Street, Berwick, PA 18603 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 \$107,352.52 obtained by NATIONSTAR MORTGAGE, LLC 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 NATIONSTAR MORTGAGE, LLC, 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.

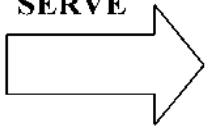
- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their 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 118531FC.

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ NATIONSTAR MORTGAGE, LLC		COURT NUMBER 2013-CV-580
DEFENDANT/S/ RUSHEL A. KEISTER and LARRY E. KEISTER		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
RUSHEL A. KEISTER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1225 Dewey Street, Berwick, PA 18603

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
June 20, 2013

ADDRESS OF ATTORNEY

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

ALL that certain messuage, tenement and lot or piece of land, situate on the north side of Dewey Street extension in the D.A. Michael Addition to West Berwick (now the Borough of Berwick), in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 262, thence by Dewey Street South 87 degrees 10 minutes West 45 feet to the corner of a 15-foot alley; thence by the same alley North 2 degrees 50 minutes West 170 feet to Sampson Alley; thence by Sampson Alley South 71 degrees 15 minutes East 48.6 feet to the northwest corner of Lot No. 262 aforesaid; thence by the same lot line South 2 degrees 50 minutes East 153 feet to Dewey Street, the place of beginning.

And the same being numbered and designated as Lot No. 263 D.A. Michael Addition to West Berwick (now Berwick), Pennsylvania, upon which is erected a full two and one-half story concrete block dwelling house and out-buildings.

04D-08-129

TAX PARCEL # 04D-08-129

BEING KNOWN AS: 1225 Dewey Street, Berwick, PA 18603

ALL that certain messuage, tenement and lot or piece of land, situate on the north side of Dewey Street extension in the D.A. Michael Addition to West Berwick (now the Borough of Berwick), in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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04D-08-129

TAX PARCEL # 04D-08-129

BEING KNOWN AS: 1225 Dewey Street, Berwick, PA 18603

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ NATIONSTAR MORTGAGE, LLC		COURT NUMBER 2013-CV-580	
DEFENDANT/S/ RUSHEL A. KEISTER and LARRY E. KEISTER		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE RUSHEL A. KEISTER & LARRY E. KEISTER		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1225 Dewey Street, Berwick, PA 18603		
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) 825-6345	DATE June 20, 2013
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
(Mortgagor(s) and Record Owner(s))
1225 Dewey Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-580

AFFIDAVIT PURSUANT TO RULE 3129

NATIONSTAR MORTGAGE, LLC, 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:

1225 Dewey Street
Berwick, PA 18603

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

RUSHEL A. KEISTER
1225 Dewey Street
Berwick, PA 18603

LARRY E. KEISTER
1225 Dewey Street
Berwick, PA 18603

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

RUSHEL A. KEISTER
1225 Dewey Street
Berwick, PA 18603

LARRY E. KEISTER
1225 Dewey Street
Berwick, PA 18603

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:

PENNSYLVANIA HOUSING FINANCE AGENCY
211 NORTH FRONT STREET
P.O. BOX 15057
HARRISBURG, PA 17101

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
1225 Dewey Street
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my 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: 6-20-13

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

X ~~Andrew F. Cornell Pa. ID 92382~~

Attorneys for Plaintiff

Michael J. Costey
Pa. Id. 311835

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

NATIONSTAR MORTGAGE, LLC

350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER

LARRY E. KEISTER

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

1225 Dewey Street

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-580

AFFIDAVIT PURSUANT TO RULE 3129

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Berwick, PA 18603

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Health and Welfare Bldg. - Room 432
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211 NORTH FRONT STREET
P.O. BOX 15057
HARRISBURG, PA 17101

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
1225 Dewey Street
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my 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: 6-20-13

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

☒ ~~Andrew F. Gornall Pa. ID 92382~~

Attorneys for Plaintiff

Michael J. Costey
Pa. Id. 311835

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

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagor(s) and Record Owner(s)
1225 Dewey Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2013-CV-580

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

X ~~Andrew F. Gornall Pa. ID 92382~~

Attorneys for Plaintiff

Michael J. Coskey
Pa. Id. 311835

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

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagor(s) and Record Owner(s)

1225 Dewey Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-580

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

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~~X Andrew F. Cornell Pa. ID 92382~~

Attorneys for Plaintiff

Michael J. Coskey
Pa. Id. 311835

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

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagor(s) and Record Owner(s)

1225 Dewey Street
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IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-580

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: 

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Michael McKeever Pa. ID 56129

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Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

☒ ~~Andrew F. Gornall Pa. ID 92382~~ Michael J. Costey
Attorneys for Plaintiff Pa. Id. 311835

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

NATIONSTAR MORTGAGE, LLC
350 Highland Drive
Lewisville, TX 75067

Plaintiff

vs.

RUSHEL A. KEISTER
LARRY E. KEISTER
Mortgagor(s) and Record Owner(s)

1225 Dewey Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

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ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-580

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Jill P. Jenkins Pa. ID 306588

☒ ~~Andrew F. Gornall Pa. ID 92382~~ Michael J. Costey

Attorneys for Plaintiff

Pa. Id. 311835

TRUE WATCHMARK NEEDED - HOLD TO LIGHT TO VIEW - HEAT SENSITIVE RED INK IMAGE DISAPPEARS WITH HEAT

740040

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

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

06/20/2013

PAY TO THE
ORDER OF

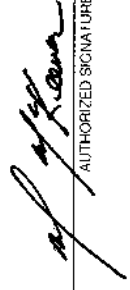
SHERIFF OF COLUMBIA COUNTY

\$ **1,350.00

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 ~~~~~ DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

6.14 - MORTGAGE DISBURSEMENT ACCOUNT


AUTHORIZED SIGNATURE

MEMO 118531/ Keister

⑈00740040⑈ ⑆23607380⑆ 70 1107112⑈

Security features. Details on back.