

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

May 9, 2013

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

RE: REVERSE MORTGAGE SOLUTIONS, INC. vs. WILLIAM JAY GEORGE, As Co-
Executor of the Estate of Emily B. George, Deceased and MARTIN JAY GEORGE,
As Co-Executor of the Estate of Emily B. George, Deceased
Sale Book/Writ No.: /
Docket Number: 2012-CV-1819
Sale Date: 05/08/2013
Property Address: 155 East 8th Street Bloomsburg, PA 17815

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:

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

**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

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

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type FHA 441-8261509-952

KML #1152521C



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280633
Harrisburg, PA 17126-0633

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE

State Tax Paid
Book Number
Page Number
Date Recorded

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

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

Name: **KML LAW GROUP, P.C.** Telephone Number: **(215) 627-1322**

Mailing Address: **701 Market Street, Suite 5000 - BNY Independence Center** City: **Philadelphia** State: **PA** ZIP Code: **19106-1532**

B. TRANSFER DATA

Grantor(s)/Lessor(s): **SHERIFF OF COLUMBIA COUNTY**
Street Address: **Sheriff's Office, PO Box 380**
City: **Bloomshurg** State: **PA** Zip: **17815**

C. DATE OF ACCEPTANCE OF DOCUMENT

May 9, 2013
Grantee(s)/Lessee(s): **REVERSE MORTGAGE SOLUTIONS, INC.**
Street Address: **2727 Spring Creek Drive,**
City: **Spring** State: **TX** Zip: **77373**

D. REAL ESTATE LOCATION

Street Address: **155 East 8th Street** City, Township, Borough: **Bloomshurg - TOWN OF BLOOMSBURG**
County: **Columbia** School District: Tax Parcel Number: **05E02-02300**

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

1. Actual Cash Consideration \$6,077.47	2. Other Consideration + -0-	3. Total Consideration = \$6,077.47
4. County Assessed Value \$18,184.00	5. Common Level Ratio Factor X 3.60	6. Fair Market Value = \$ 65,462.40

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%
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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 <i>Sharon Horvath</i>	DATE May 9, 2013
--	----------------------------

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

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

06/21/2013

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

FOUR THOUSAND SEVEN HUNDRED TWENTY-SEVEN AND 47 / 100 DOLLAR

\$ **4,727.47

Sheriff's Office

PO Box 380

Bloomensburg PA. 17815

MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO 115252/ George

110074013211 2360738011 70 110711211

740132

THIS WATERMARK PAPER HOLDS TO LIGHT TO VIEW. HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT.

Security Features. Details on back

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Reverse Mortgage Solutions VS Martin & William George

NO. 28-13 ED NO. 1819-12 JD

DATE/TIME OF SALE: May 8 2012

BID PRICE (INCLUDES COST) \$ 45000.00 (4977.47)

POUNDAGE - 2% OF BID \$ 900.00

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ 250.00

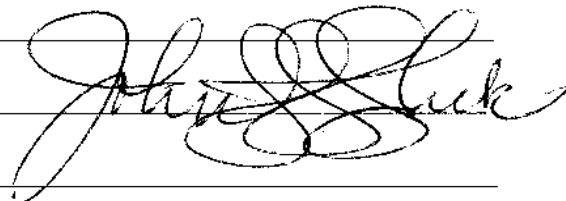
TOTAL AMOUNT NEEDED TO PURCHASE \$ 6077.47

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 6077.47

LESS DEPOSIT: \$ 1356.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4721.47

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
REVERSE MORTGAGE SOLUTIONS INC vs.

Defendant
MARTIN GEORGE
WILLIAM GEORGE
WILLIAM GEORGE

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

Sheriff's Sale Date: Wednesday, May 8, 2013

Writ of Execution No. : 2012CV1819

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 155 EAST 8TH STREET, BLOOMSBURG, PA 17815

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	\$72.00
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	\$270.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Surcharge	\$190.00

Total Sheriff Costs \$2,120.48

Municipal Costs

Sewer	\$134.98
Delinquent Taxes	\$2,617.01

Total Municipal Costs \$2,751.99

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$4,927.47

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)

(no County/Sheriff Telephone Line)

4927,47

2000

10

30

25

40

40

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

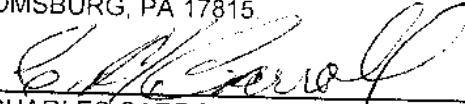


REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SHERIFF'S RETURN OF SERVICE

04/03/2013 10:45 AM - DEPUTY CHARLES CARROLL, 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 155 EAST 8TH STREET, BLOOMSBURG, PA 17815.


CHARLES CARROLL, DEPUTY

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 03, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

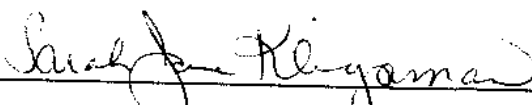
Affirmed and subscribed to before me this

3RD

day of

APRIL

2013



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

SHERIFF'S SALE COST SHEET

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

- DOCKET/RETURN	\$15.00	
- SERVICE PER DEF.	\$ <u>270.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>72.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
- MILEAGE	\$ <u>6.00</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>9.00</u>	
- NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>544.50</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>2617.01</u>	
TOTAL *****		\$ <u>2617.01</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>134.98</u>	
WATER 20	\$	
TOTAL *****		\$ <u>134.98</u>

- SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 4927.47

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

May 1, 2013

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

RE: No. 2012-CV-1819
WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B.
George, Deceased and MARTIN JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased

Real Estate Division:

The above case may be sold on May 08, 2013. 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

REVERSE MORTGAGE SOLUTIONS, INC.

2727 Spring Creek Drive

Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased

MARTIN JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased

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

155 East 8th Street

Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2012-CV-1819

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

Eileen Bowden, 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 Pa. C.S.A. Section 4904.

Respectfully submitted,

BY: Eileen Bowden
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SHERIFF'S RETURN OF SERVICE

02/20/2013 12:44 PM - DEPUTY CHARLES CARROLL, 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: MARTIN GEORGE AT 155 EAST 8TH STREET, BLOOMSBURG, PA 17815.


CHARLES CARROLL, DEPUTY

SO ANSWERS,

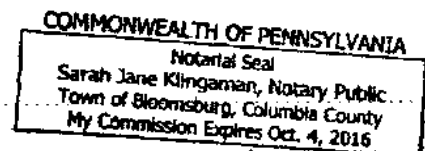

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 21, 2013

NOTARY

Affirmed and subscribed to before me this

21ST day of FEBRUARY 2013





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

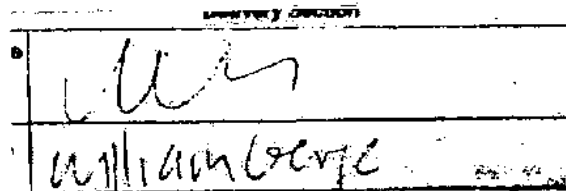


Date Produced: 02/25/2013

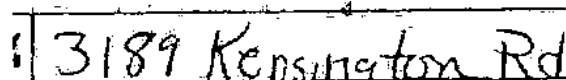
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0002 0653. Our records indicate that this item was delivered on 02/22/2013 at 02:14 p.m. in AVONDALE ESTATES, GA, 30002. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink, appearing to read "William George", written over a horizontal line.

Address of Recipient:

A handwritten address in black ink, "3189 Kensington Rd", written over a horizontal line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 28ED2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

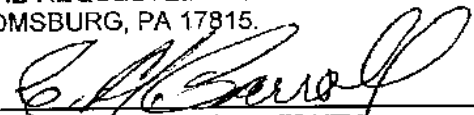


REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SHERIFF'S RETURN OF SERVICE

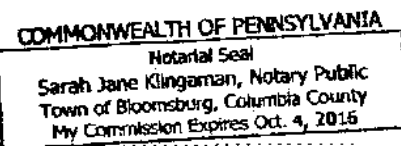
04/03/2013 10:45 AM - DEPUTY CHARLES CARROLL, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 155 EAST 8TH STREET, BLOOMSBURG, PA 17815.


CHARLES CARROLL, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 03, 2013



NOTARY

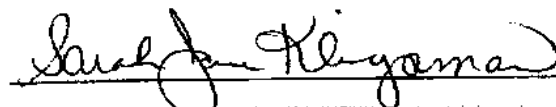
Affirmed and subscribed to before me this

3RD

day of

APRIL

2013



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

(c) CountySuite Sheriff, Telosoft, Inc.

KML LAW GROUP, P.C.

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

REVERSE MORTGAGE SOLUTIONS, INC.

2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased
Mortgagor(s) and Record Owner(s)

155 East 8th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2012-CV-1819

AFFIDAVIT PURSUANT TO RULE 3129

REVERSE MORTGAGE SOLUTIONS, INC., 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:

155 East 8th Street
Bloomsburg, PA 17815

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

WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
3189 Kensington Road
Avondale Estates, GA 30002

MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
155 East 8th Street
Bloomsburg, PA 17815

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

WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
3189 Kensington Road
Avondale Estates, GA 30002

MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
155 East 8th Street
Bloomsburg, PA 17815

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:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 Seventh Street, SW
Washington, DC 20410

MARION LEHMAN
R.D. #2
Bloomsburg, PA 17815

BETTY E. BRUHLMEIER
R.D. #2
Bloomsburg, PA 17815

MARION LEHMAN
418 Elizabeth Street
Oneida, NY 13421

BETTY E. BRUHLMEIER
418 Elizabeth Street
Oneida, NY 13421

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.

COMMONWEALTH OF PENNSYLVANIA, DEPT. OF REVENUE INHERITANCE,
TAX DIVISION
1131 Strawberry Sq., 6th Floor
Harrisburg, PA 17128

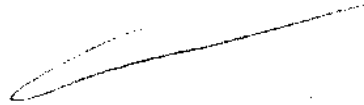
DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

TENANTS/OCCUPANTS
155 East 8th Street
Bloomsburg, PA 17815

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: May 1, 2013



KML Law Group, P.C.
BY: Eileen Bowden
Legal Assistant

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1819

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, MAY 08, 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 that certain lot or piece of ground situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania being more particularly bounded and described as follows, to-wit:

Beginning at a point on Eighth Street fifty feet West of Catherine Street; thence along Eighth Street Westwardly to corner of lot late of H.V. White, now Paul H. Schug, thirty one feet, more or less; thence along same North twenty five degrees and fifty six minutes West seventy feet to a stake; thence North sixty two degrees and fifteen minutes East thirty one feet to a stake corner to lot late of U.R. Kocker and Co., now Ludwig; thence South twenty five degrees fifty six minutes East seventy feet to Eighth Street, the place of beginning.

Being designated as Tax Parcel No. 05E-02-02300 in the Deed Registry Office of Columbia County, Pennsylvania.

TAX PARCEL # 05E-02-023

BEING KNOWN AS: 155 East 8th Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 155 EAST 8TH STREET,
BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-02-023

Seized and taken into execution to be sold as the property of MARTIN GEORGE, WILLIAM GEORGE in suit of REVERSE MORTGAGE SOLUTIONS INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder faults to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

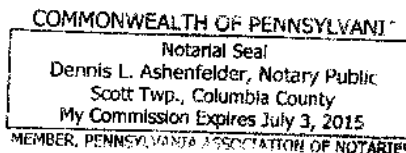
Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

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

v deposes and says that Press Enterprise is office and place of business at 3185 mbia and State of Pennsylvania, and was been published daily, continuously in said attached notice April 17, 24 and May 1, 2013 designated agent of the owner or publisher of blished; that neither the affiant nor Press notice and advertisement and that all of the ce, and character of publication are true.

day of May 2013

(Notary Public)



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	03/19/2013
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	155 EAST 8TH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other
Adult In Charge:	POSTED FRONT DOOR
Relation:	
Date:	04/03/13
Deputy:	59411
Time:	1045
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. _____

2012CV1819

2012CV1819

155 EAST 8TH STREET, BLOOMSBURG, PA 17815

EXP: 03/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SHERIFF'S RETURN OF SERVICE

02/20/2013 12:44 PM - DEPUTY CHARLES CARROLL, 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: MARTIN GEORGE AT 155 EAST 8TH STREET, BLOOMSBURG, PA 17815.


CHARLES CARROLL, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

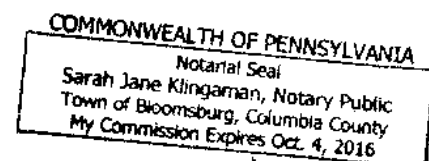
February 21, 2013

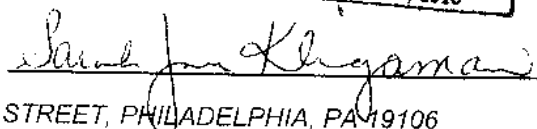
NOTARY

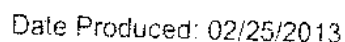
Affirmed and subscribed to before me this

21ST day of FEBRUARY, 2013

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







COUNTY OF COLUMBIA - SHERIFF

Signature of Recipient:

Delivery Section

B

William George

Address of Recipient:

3189 Kensington Rd

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 28ED2013

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Claude Renninger
Secretary-Asst. Treasurer
Amber M. Kenney
Asst. Secretary
Carol L. Mas
Solicitor
Alvin J. Luschas, Esq.

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Board of Directors

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Claude Renninger

March 7, 2013

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: George, William Jay
George, Martin Jay
155 E. 8th Street
Bloomsburg PA 17815

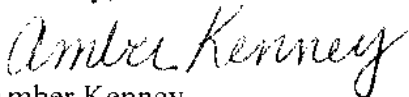
DOCKET # 2012-CV-1819

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against 155 E. 8th Street for unpaid sewer charges totaling \$134.98.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Amber Kenney
Office Manager

Tax Notice 2013 County & Municipality
TOWN OF BLOOMSBURG
MAKE CHECKS PAYABLE TO:
Mary F Ward
TOWN HALL
301 E Second St
BLOOMSBURG PA 17815
HOURS: THURSDAY: 9AM - 4:30PM
FRIDAY: 9AM - 2PM
DURING DISCOUNT & LAST TWO WKS OF FACE
PHONE: 570-784-1581

FOR: COLUMBIA County				DATE 03/01/2013	BILL NO. 7896
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,184	9.146	162.98	166.31	182.94
SINKING		1.345	23.97	24.46	26.91
FIRE/LIBRARY		.58	10.34	10.55	11.61
DEBT SERVICE		.732	13.04	13.31	14.64
STREET LIGHT		1.35	24.06	24.55	27.01
TOWN RE		7.159	127.58	130.18	143.20
The discount & penalty have been calculated for your convenience			361.97	369.36	406.31
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

GEORGE HARRY J & EMILY B
155 E 8TH ST
BLOOMSBURG PA 17815

CNTY		TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 05E-02 -023-00,000		
155 E EIGHTH ST		
.0643 Acres		
Land		3,500
Buildings		14,684
Total Assessment		18,184

This tax returned
to courthouse on:
January 1, 2014

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

KML Law Group, P.C.

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

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased
MARTEN JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased
Mortgagor(s) and Record Owner(s)

155 East 8th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Docket No. 2012-CV-1819

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: GEORGE, WILLIAM JAY
**WILLIAM JAY GEORGE, As Co-Executor
of the Estate of Emily B. George, Deceased**
155 East 8th Street
Bloomsburg, PA 17815

Your house at 155 East 8th Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale
on May 8, 2013 at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to
enforce the court judgment of \$80,188.12 obtained by REVERSE MORTGAGE SOLUTIONS, INC.
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 REVERSE MORTGAGE SOLUTIONS, INC., 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 115252FC.

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

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:05-MAR-13

FEE:\$5.00

CERT. NO13749

GEORGE HARRY J & EMILY B
155 E 8TH ST
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20080 5693
LOCATION: 155 E 8TH ST
PARCEL: 05E-02 -023-C0,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2012	PRIM	1,206.56	25.76	30.00	1,262.32
2011	PRIM	1,269.74	24.95	55.00	1,349.69
TOTAL DUE :					\$2,612.01

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,2013

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2012

REQUESTED BY:

Columbia County Sheriff dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/19/2013

Warrant:

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

Serve To:

Name: BLOOMSBURG SEWER

Primary Address: 2ND STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: AMBER KENNEY

Relation: SEWER AUTH. SEC.

Date: 2/20/13 Time: 1225

Deputy: 59411 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.

BLOOMSBURG SEWER

2012CV1819

2ND STREET, BLOOMSBURG, PA 17815

EXP: 03/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/19/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Mary F. Ward		
Primary Address:	301 E Second Street, Town Hall Bloomsburg, PA 17816		
Phone:	570-784-1581	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>		
Adult In Charge:	TAX OFF.		
Relation:	VIA MAIL SHOOT		
Date:	2/20/13	Time:	1220
Deputy:	59411	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. _____

WARD, MARY F.

2012CV1819

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 03/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/19/2013

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 155 EAST 8TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

MARTIN GEORGE

Relation:

OCCUPANT

Date:

2/26/13

Time:

1245

Deputy:

S-905-11

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. _____

OCCUPANT

2012CV1819

155 EAST 8TH STREET, BLOOMSBURG, PA 17815

EXP: 03/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/19/2013

Warrant:

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

Serve To:

Name: MARTIN GEORGE

Primary Address: 155 EAST 8TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MARTIN GEORGE

Relation:

DEFENDANT

Date:

2/20/13

Time:

1244

Deputy:

S-905-4

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. _____

GEORGE, MARTIN

2012CV1819

155 EAST 8TH STREET, BLOOMSBURG, PA 17815

EXP: 03/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/19/2013

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Cou

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:

DET FRONK

Relation:

DOM, REL, OFF. CLERK

Date:

2/20/13

Time:

12/0

Deputy:

59

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

2012CV1819

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 03/19/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone:
Manner: < Not Specified > Expires: 03/19/2013 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 OFF. CLERK
Date: 2/20/13 Time: 1210
Deputy: SQ 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

2012CV1819

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/19/2013

Document Receipt

Trans # 15221 Carrier / service: POST 2PM 2/20/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000020769

Doc Ref #: 28ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 15220 Carrier / service: POST 2PM 2/20/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000020752

DEPARTMENT 281230

Doc Ref #: 28ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 15219 Carrier / service: POST 2PM 2/20/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000020745

Doc Ref #: 28ED2013

Document Receipt

Trans # 15218 Carrier / service: POST 2PM 2/20/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000020738

Doc Ref #: 28ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 15217 Carrier / service: POST 2PM 2/20/2013

Ship to: 15217

INTERNAL REVENUE SERVICE

1001 LIBERTY AVE
THIRTEENTH FLOOR

Tracking #: 9171924291001000020721

Doc Ref #: 28ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 15216 Carrier / service: POST 2PM 2/20/2013

Ship to: 15216

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000020714

Doc Ref #: 28ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 15215 Carrier / service: POST 2PM 2/20/2013

Ship to: 15215

COMMONWEALTH OF PA

1131 STRAWBERRY SQ., 6TH FLOOR

Tracking #: 9171924291001000020707

Doc Ref #: 28ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 15214 Carrier / service: POST 2PM 2/20/2013

Ship to: 15214

BETTY BRUHLMEIER

418 ELIZABETH STREET

Tracking #: 9171924291001000020691

Doc Ref #: 28ED2013

ONEIDA NY 13421

Document Receipt

Trans # 15213 Carrier / service: POST 2PM 2/20/2013

Ship to: 15213

MARION LEHMAN

418 ELIZABETH STREET

Tracking #: 9171924291001000020684

Doc Ref #: 28ED2013

ONEIDA NY 13421

Document Receipt

Trans # 15212 Carrier / service: POST 2PM 2/20/2013

Ship to: 15212

SECRETARY OF HOUSING AND URBAN
DEV.

451 SEVENTH STREET, SW

Tracking #: 9171924291001000020677

Doc Ref #: 28ED2013

WASHINGTON DC 20410

Document Receipt

Trans # 15211 Carrier / service: POST 2PM 2/20/2013

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PA DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 9171924291001000020660

Doc Ref #: 28ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 15210 Carrier / service: POST 2PM 2/20/2013

Ship to: 15210

WILLIAM GEORGE

3189 KENSINGTON ROAD

Tracking #: 9171924291001000020653

Doc Ref #: 28ED2013

AVONDALE GA 30002
ESTATES

REAL ESTATE OUTLINE

ED # _____

DATE RECEIVED _____
DOCKET AND INDEX _____

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>	<u>✓</u>	CK# <u>779616</u>

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

SALE DATE	<u>May 8, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>May 14, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Apr 17</u>	
	2 ND WEEK <u>31</u>	
	3 RD WEEK <u>May 1, 2013</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1819

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, MAY 08, 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 that certain lot or piece of ground situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania being more particularly bounded and described as follows, to-wit:
Beginning at a point on Eighth Street fifty feet West of Catherine Street; thence along Eighth Street Westwardly to corner of lot late of H.V. White, now Paul H. Schug, thirty one feet, more or less; thence along same North twenty five degrees and fifty six minutes West seventy feet to a stake; thence North sixty two degrees and fifteen minutes East thirty one feet to a stake corner to lot late of U.R. Kocker and Co., now Ludwig; thence South twenty five degrees fifty six minutes East seventy feet to Eighth Street, the place of beginning.

Being designated as Tax Parcel No. 05E-02-02300 in the Deed Registry Office of Columbia County, Pennsylvania.

TAX PARCEL # 05E-02-023

BEING KNOWN AS: 155 East 8th Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 155 EAST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-02-023

Seized and taken into execution to be sold as the property of MARTIN GEORGE, WILLIAM GEORGE in suit of REVERSE MORTGAGE SOLUTIONS INC.

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

For County/City/Sheriff: Peter Hoff, Inc.

In the Court of Common Pleas of Columbia County

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate of
Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily
B. George, Deceased
(Mortgagor(s) and Record Owner(s))
155 East 8th Street
Bloomsburg, PA 17815

Defendant(s)

28 EU 2013
No. 2012-CV-1819

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

ENTERED IN COURT

FILED

PRAECIPE FOR JUDGMENT

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE
OF COLLECTING THE DEBT.

Enter the Judgment in favor of Plaintiff and against WILLIAM JAY GEORGE, As Co-Executor of the Estate of
Emily B. George, Deceased and MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased by
default for want of an Answer.

Assess damages as follows:

\$80,188.12

Debt

Interest from 11/1/2012 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO
BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment
is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the
filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

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

✓ *Ally L. O'Hara Pa.*
10/3/2012

AND NOW

2/19/2013

\$80,188.12

Judgment is entered in favor of

REVERSE MORTGAGE SOLUTIONS, INC. and against WILLIAM JAY GEORGE, As Co-Executor of the Estate of
Emily B. George, Deceased and MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased by
default for want of an Answer and damages assessed in the sum of \$80,188.12 as per the above certification.

Christy

Deborah N. Schulte/c.
Prothonotary

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

No. 2012-CV-1819

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
(Mortgagors and Record Owner(s))
155 East 8th Street
Bloomsburg, PA 17815

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

~~Tami Kline~~ *Brian M. Schellinger*
Prothonotary

By: *Brian M. Schellinger*

Deputy

If you have any questions concerning the above, please contact:

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

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

Attorney for Plaintiff

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate
of Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the Estate
of Emily B. George, Deceased
(Mortgagor(s) and Record owner(s))
155 East 8th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1819

ORDER FOR JUDGMENT

Please enter Judgment in favor of REVERSE MORTGAGE SOLUTIONS, INC., and against WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased and MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased for failure to file an Answer in the above action within (20) days from the date of service of the Complaint, in the sum of \$80,188.12.

By: [Signature]

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

*✓ Alyk L. Oflazian
Pa. ID 312912*

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is REVERSE MORTGAGE SOLUTIONS, INC. 2727 Spring Creek Drive Spring, TX 77373 and that the name(s) and last known address(es) of the Defendant(s) is/are WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased, 3189 Kensington Road Avondale Estates, GA 30002 and MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased, 155 East 8th Street Bloomsburg, PA 17815;

By: [Signature]

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

*✓ Alyk L. Oflazian
Pa. ID 312912*

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$78,365.11
Interest through 10/31/2012	\$110.36
Reasonable Attorney's Fee	\$1,650.00
Monthly Service Fee	\$30.00
MIP/PMI	\$32.65
	\$80,188.12

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

____ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

✓ Aly L. Ofazian Pa. ID 312912

AND NOW, this

day of

, 2013 damages are assessed as above.

Pro Prothy

2012-CV-1819/115252FC

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

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate
of Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the Estate
of Emily B. George, Deceased
Mortgagor(s) and Record Owner(s)
155 East 8th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1819

2013 - FD - 28

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$80,188.12

Interest from
11/1/2012 to Date of
Sale at 3.1300%

(Costs to be added)

By: *[Signature]*

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Jay E. Kivitz Pa. ID 26769

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Pulco Pa. ID 27615

____ Joshua I. Goldman Pa. 205047

____ Jill P. Jenkins Pa. ID 306588

____ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

Atty L. O'Hara
Pa ID
312912

No. 2012-CV-1819
IN THE COURT OF COMMON PLEAS
REVERSE MORTGAGE SOLUTIONS, INC.

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate of
Emily B. George, Deceased and
MARTIN JAY GEORGE, As Co-Executor of the Estate of
Emily B. George, Deceased
(Mortgagor(s) and Record Owner(s))
155 East 8th Street
Bloomsburg, PA 17815

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

KML Law Group, P.C.
Attorney for Plaintiff

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

Proth & Clerk of Sev. Courts
My Comm. Expires 12/31/2017

No. 2012-CV-1819

IN THE COURT OF COMMON PLEAS
REVERSE MORTGAGE SOLUTIONS, INC.

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B.
George, Deceased and
MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B.
George, Deceased
Mortgagor(s)
155 East 8th Street Bloomsburg, PA 17815

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	\$80,188.12
INTEREST from	\$
COSTS PAID:	\$
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	\$
Judg. Fee	
Cr.	
Sat.	

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

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

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

vs.

WILLIAM JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased
155 East 8th Street
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2012-CV-1819

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2013-ED-27

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: 155 East 8th Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$80,188.12

Interest From **11/1/2012**
Through Date of Sale

(Costs to be added)

Dated: 2-19-13

Barbara Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelly P. Brewer

Proth & Clerk of Sev. Courts
My Comm. Exp. 10/1/2014

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

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate
of Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the Estate
of Emily B. George, Deceased
Mortgagor(s) and Record Owner(s)
155 East 8th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1819

2013 - ED - 38

CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

2013 FEB 19 10 12:15

RECEIVED

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$80,188.12

Interest from

11/1/2012 to Date of

Sale at 3.1300%

(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 Pulco Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff


Pa ID
37392

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

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

vs.

WILLIAM JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased
155 East 8th Street
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2012-CV-1819

28 ED 2013

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: 155 East 8th Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE	\$80,188.12
Interest From 11/1/2012 Through Date of Sale	
(Costs to be added)	

Dated: 2-19-13

Barbara Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelly P. Brewer

Prothonotary & Clerk of Sev. Courts
My Comm. Exp. 12/31/2016-1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



REVERSE MORTGAGE SOLUTIONS INC
vs.
MARTIN GEORGE (et al.)

Case Number
2012CV1819

SHERIFF'S RETURN OF SERVICE

12/21/2012 09:00 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARTIN GEORGE AT 155 EAST 8TH STREET, BLOOMSBURG, PA 17815.


PAUL D'ANGELO, DEPUTY

12/21/2012 09:20 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MARTIN GEORGE BROTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR WILLIAM GEORGE AT 155 EAST 8TH STREET, BLOOMSBURG, PA 17815.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 21, 2012

NOTARY

Affirmed and subscribed to before me this

21ST day of DECEMBER, 2012

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

IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

REVERSE MORTGAGE SOLUTIONS, INC.; et seq.
Plaintiff (Petitioner)

v.

WILLIAM JAY GEORGE, AS CO-EXECUTOR OF THE ESTATE OF
EMILY B. GEORGE DECEASED; et al.
Defendant (Respondent)

CASE and/or DOCKET No.: 2012-CV-1819

Sheriff's Sale Date: _____

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2013 JAN 16 A 11:52

AFFIDAVIT OF SERVICE

☒ Complaint ☐ Summons ☐ Other: _____

I, BERHANE TASSAW, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I attempted to serve WILLIAM JAY GEORGE, AS CO-EXECUTOR OF THE ESTATE OF EMILY B. GEORGE DECEASED the above process on the 01 day of JANUARY, 2013, at 10:10 o'clock, A M, at 3189 KENSINGTON ROAD AVONDALE ESTATES, GA 30002

Manner of Service:

By handing a copy to:

- ☐ An officer, partner, trustee, or registered agent of the Defendant organization who is not a plaintiff in the action *
- ☐ The manager, clerk, or other person for the time being in charge of a regular place of business or activity of the Defendant organization who is not a plaintiff in the action *
- ☐ An agent authorized by the Defendant organization in writing to receive service of process for it who is not a plaintiff in the action *
- ☒ By handing a copy to the Defendant(s)
- ☐ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found *
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides *
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof *
- ☐ By posting a copy of the original process on the most public part of the property pursuant to an order of court

* Name: William Jay George
Relationship/Title/Position: _____
Remarks: _____

Description: Approximate Age 50 Height 5'9 Weight 160 Race WHITE Sex MALE Hair GRAY

Defendant was not served because: ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other: _____

Service was attempted on the following dates/times:

1) _____ 2) _____ 3) _____

Commonwealth/State of GA)
County of DeKalb) SS:
)

Before me, the undersigned notary public, this day, personally, appeared Berhane Tassaw to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

(Signature of Affiant)

File Number: 115252FC
Case ID #: 3514998



Subscribed and sworn to before me,
this 11 day of Jan, 2013

Marc Allard

Notary Public

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

28 ED 2013

REVERSE MORTGAGE SOLUTIONS, INC.

2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the
Estate of Emily B. George, Deceased
(Mortgagor(s) and Record Owner(s))
155 East 8th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1819

AFFIDAVIT PURSUANT TO RULE 3129

REVERSE MORTGAGE SOLUTIONS, INC., 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:

155 East 8th Street
Bloomsburg, PA 17815

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

/ WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
3189 Kensington Road
Avondale Estates, GA 30002

2 MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
155 East 8th Street
Bloomsburg, PA 17815

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

WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
3189 Kensington Road
Avondale Estates, GA 30002

MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
155 East 8th Street
Bloomsburg, PA 17815

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:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 Seventh Street, SW
Washington, DC 20410

MARION LEHMAN
R.D. #2
Bloomsburg, PA 17815

BETTY E. BRUHLMEIER
R.D. #2
Bloomsburg, PA 17815

MARION LEHMAN
418 Elizabeth Street
Oneida, NY 13421

BETTY E. BRUHLMEIER
418 Elizabeth Street
Oneida, NY 13421

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
155 East 8th Street
Bloomsburg, PA 17815

COMMONWEALTH OF PENNSYLVANIA, DEPT. OF
REVENUE, INHERITANCE, TAX DIVISION
1131 Strawberry Sq., 6th Floor
Harrisburg, PA 17128

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

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: 3/15/2013

By: [Signature]

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. ID 205047
____ Jill P. Jenkins Pa. ID 306588
____ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

✓ Ally L. Oflazian Pa. ID 318912

KML Law Group, P.C.

ATTORNEYS AT LAW

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

February 14, 2013

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

RE:

REVERSE MORTGAGE SOLUTIONS, INC.

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased and
MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
No. 2012-CV-1819
KML File#: 115252FC

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

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

Thank you for your cooperation in this matter.

Package prepared by BARB HAND.

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

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

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA
FEB 19 PM 12:13

All that certain lot or piece of ground situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania being more particularly bounded and described as follows, to-wit:

Beginning at a point on Eighth Street fifty feet West of Catherine Street; thence along Eighth Street Westwardly to corner of lot late of H. V. White, now Paul H. Schug, thirty one feet, more or less; thence along same North twenty five degrees and fifty six minutes West seventy feet to a stake; thence North sixty two degrees and fifteen minutes East thirty one feet to a stake corner to lot late of U. R. Kocker and Co., now Ludwig; thence South twenty five degrees fifty six minutes East seventy feet to Eighth Street, the place of beginning.

Being designated as Tax Parcel No. 05E02-02300 in the Deed Registry Office of Columbia County, Pennsylvania.

TAX PARCEL # 05E-02-023

BEING KNOWN AS: 155 East 8th Street, Bloomsburg, PA 17815

All that certain lot or piece of ground situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania being more particularly bounded and described as follows, to-wit:

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TAX PARCEL # 05E-02-023

BEING KNOWN AS: 155 East 8th Street, Bloomsburg, PA 17815

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

February 14, 2013
Docket #2012-CV-1819

ATTENTION: COLUMBIA COUNTY SHERIFF

We would like to bring to your attention that defendant(s):

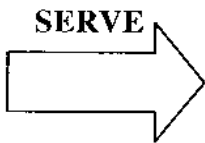
WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ REVERSE MORTGAGE SOLUTIONS, INC.	COURT NUMBER 2012-CV-1819	
DEFENDANT/S/ WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased and MARTIN JAY GEORGE, As Co-Executor of the	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
3189 Kensington Road, Avondale Estates, GA 30002

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.

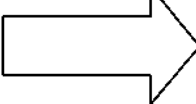
TELEPHONE NUMBER
(215) 825-6345

DATE
February 14, 2013

ADDRESS OF ATTORNEY

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ REVERSE MORTGAGE SOLUTIONS, INC.		COURT NUMBER 2012-CV-1819	
DEFENDANT/S/ WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased and MARTIN JAY GEORGE, As Co-Executor of the		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased & MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 155 East 8th Street, Bloomsburg, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <div style="border: 1px solid black; padding: 10px; min-height: 100px;"> PLEASE POST HANDBILL </div>			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE February 14, 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

REVERSE MORTGAGE SOLUTIONS, INC.

2727 Spring Creek Drive

Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the

Estate of Emily B. George, Deceased

MARTIN JAY GEORGE, As Co-Executor of the

Estate of Emily B. George, Deceased

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

155 East 8th Street

Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1819

AFFIDAVIT PURSUANT TO RULE 3129

REVERSE MORTGAGE SOLUTIONS, INC., 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:

155 East 8th Street
Bloomsburg, PA 17815

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

WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
3189 Kensington Road
Avondale Estates, GA 30002

MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
155 East 8th Street
Bloomsburg, PA 17815

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

WILLIAM JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
3189 Kensington Road
Avondale Estates, GA 30002

MARTIN JAY GEORGE, As Co-Executor of the Estate of Emily B. George, Deceased
155 East 8th Street
Bloomsburg, PA 17815

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:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 Seventh Street, SW
Washington, DC 20410

MARION LEHMAN
R.D. #2
Bloomsburg, PA 17815

BETTY E. BRUHLMEIER
R.D. #2
Bloomsburg, PA 17815

MARION LEHMAN
418 Elizabeth Street
Oneida, NY 13421

BETTY E. BRUHLMEIER
418 Elizabeth Street
Oneida, NY 13421

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
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Bloomsburg, PA 17815

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REVENUE INHERITANCE TAX DIVISION
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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: 2/15/2023

By: [Signature]
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 62628
____ Thomas Puleo Pa. ID 27615
____ Joshua I. Goldman Pa. ID 205047
____ Jill P. Jenkins Pa. ID 306588
____ Andrew F. Gornall Pa. ID 92382
Attorneys for Plaintiff

✓ Mark L. Chazian Pa. ID 313712

KML Law Group, P.C.

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

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate
of Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the Estate of
Emily B. George, Deceased
Mortgagor(s) and Record Owner(s)

155 East 8th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2012-CV-1819

**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: GEORGE, WILLIAM JAY
**WILLIAM JAY GEORGE, As Co-Executor
of the Estate of Emily B. George, Deceased**
3189 Kensington Road
Avondale Estates, GA 30002

Your house at 155 East 8th Street, Bloomsburg, PA 17815 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 \$80,188.12 obtained by REVERSE MORTGAGE SOLUTIONS, INC.
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 REVERSE MORTGAGE SOLUTIONS, INC., 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/rcal.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 115252FC.

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

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate
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MARTIN JAY GEORGE, As Co-Executor of the Estate of
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Mortgagor(s) and Record Owner(s)

155 East 8th Street
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Defendant(s)

IN THE COURT OF COMMON PLEAS

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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

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate
of Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the Estate of
Emily B. George, Deceased
Mortgagor(s) and Record Owner(s)

155 East 8th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION - LAW

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of the Estate of Emily B. George, Deceased**
155 East 8th Street
Bloomsburg, PA 17815

Your house at 155 East 8th Street, Bloomsburg, PA 17815 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 \$80,188.12 obtained by REVERSE MORTGAGE SOLUTIONS, INC.
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 REVERSE MORTGAGE SOLUTIONS, INC., 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 115252FC.

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

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate of
Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the Estate of
Emily B. George, Deceased

Mortgagor(s) and Record Owner(s)

155 East 8th Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2012-CV-1819

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
____ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

 Alyk L. Ofazian Pa. ID 322912

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

REVERSE MORTGAGE SOLUTIONS, INC.
2727 Spring Creek Drive
Spring, TX 77373

Plaintiff

vs.

WILLIAM JAY GEORGE, As Co-Executor of the Estate
of Emily B. George, Deceased
MARTIN JAY GEORGE, As Co-Executor of the Estate
of Emily B. George, Deceased
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IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2012-CV-1819

WAIVER OF WATCHMAN

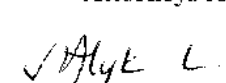
Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for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

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____ Michael McKee Pa. ID 56129
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Attorneys for Plaintiff

 Alye L. Ofuzian Pa. ID 310912

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Attorney for Plaintiff

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vs.

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CIVIL ACTION - LAW

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No. 2012-CV-1819

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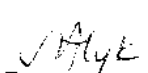
____ Thomas Puleo Pa. ID 27615

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Attorneys for Plaintiff

 Jay E. Kivitz Pa. ID 26769

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215-627-1322
Attorney for Plaintiff

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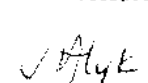
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Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

 Ayk L. Ofuzian Pa. ID 318912

THIS CHECK IS VOID WITHOUT THE SIGNATURE OF THE ISSUING ENTITY AND THE SIGNATURE OF THE PAYEE

729616

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
02/15/2013

TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY
ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

\$1,350.00**

DOLLARS


Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO 115252/ George

AUTHORIZED SIGNATURE

⑈00729616⑈ ⑆23607380⑆ 70 1107112⑈

 Security features. Details on back.