

SHERIFF'S SALE

Distribution Sheet

Bank of America, NA vs. Tisha Robbins
 NO. 298-2013 JD
 NO. 80-2013 ED
 DATE OF SALE: November 13, 2013

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) November 13, 2013 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Joseph M. Mastellar for the price or sum of \$ 88,230.35 Dollars. Joseph M. Mastellar being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>84301.00</u>	
Poundage	<u>1686.02</u>	
Transfer Taxes	<u>1993.32</u>	
Total Needed to Purchase	<u>100000.00</u>	\$ <u>88230.35</u>
Amount Paid Down		<u>8760.00</u>
Balance Needed to Purchase		<u>79330.35</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>430.51</u>	
Poundage	<u>1686.02</u>	\$ <u>2116.53</u>
Newspaper		<u>1293.54</u>
Printing		<u>- 0 -</u>
Solicitor		<u>75.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>55.00</u>
	Realty transfer taxes	<u>996.66</u>
	State stamps	<u>996.66</u>
Tax Collector ()	<u>- 0 -</u>
Columbia County Tax Assessment Office		<u>5.00</u>
State Treasurer		<u>130.00</u>
Other: <u>Dept. of Revenue</u>		<u>2874.57</u>
<u>Web Posting</u>		<u>150.00</u>
<u>Lien Search Certificate</u>		<u>250.00</u>
	TOTAL EXPENSES:	\$ <u>8152.96</u>

Total Needed to Purchase	\$ <u>88230.35</u>
Less Expenses	<u>8952.96</u>
Net to First Lien Holder	<u>70674.60</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>72044.60</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

Tisha Robbins

8582.79

December 6, 2013

Tisha Robbins

Sheriff

SHERIFF'S SALE

Distribution Sheet

Bank of America, NA vs. Tisha Robbins
 NO. 298-2013 JD
 NO. 80-2013 ED
 DATE OF SALE: November 13, 2013

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) November 13, 2013 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Joseph M. Mastellar for the price or sum of \$ 88,230.35 Dollars. Joseph M. Mastellar being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

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Poundage	<u>1686.02</u>	
Transfer Taxes	<u>1973.32</u>	
Total Needed to Purchase	<u>100000.00</u>	\$ <u>88230.35</u>
Amount Paid Down		<u>8700.00</u>
Balance Needed to Purchase		<u>79330.35</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>430.51</u>	
Poundage	<u>1686.02</u>	\$ <u>2116.53</u>
Newspaper		<u>1293.54</u>
Printing		<u>- 0 -</u>
Solicitor		<u>75.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>55.00</u>
	Realty transfer taxes	<u>996.66</u>
	State stamps	<u>996.66</u>
Tax Collector ()		<u>- 0 -</u>
Columbia County Tax Assessment Office		<u>5.00</u>
State Treasurer		<u>130.00</u>
Other: <u>Dept. of Revenue</u>		<u>2874.57</u>
<u>Web Posting</u>		<u>150.00</u>
<u>lien Search Certificate</u>		<u>350.00</u>
TOTAL EXPENSES:	\$	<u>8152.96</u>

SHERIFF'S SALE

Distribution Sheet

VS.

NO. _____ JD
NO. _____ ED

DATE OF SALE: _____

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) _____ and (time) _____, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to _____ for the price or sum of _____ Dollars.

_____ being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	
Poundage		
Transfer Taxes		
Total Needed to Purchase	\$	
Amount Paid Down		
Balance Needed to Purchase		

EXPENSES:

Columbia County Sheriff - Costs	\$	
Poundage		\$
Newspaper		
Printing		
Solicitor		
Columbia County Prothonotary		
Columbia County Recorder of Deeds -		
Deed copy work		
Realty transfer taxes		
State stamps		
Tax Collector (
Columbia County Tax Assessment Office		
State Treasurer		
Other: _____		

TOTAL EXPENSES: \$ _____

Total Needed to Purchase	\$	88230.35
Less Expenses		3952.96
Net to First Lien Holder		70694.60
Plus Deposit		1350.00
Total to First Lien Holder	\$	72044.60

Sheriff's Office, Bloomsburg, Pa.

So answers

Tisha Robbins

8582.79

December 6, 2013

Tisha Robbins

Sheriff

GREEN TREE SERVICING, LLC
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

No. 2013-CV-298

vs.
TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

Revised

**STATEMENT OF AMOUNTS OWED BY MORTGAGE HOLDER
FOLLOWING THE SHERIFF SALE OF THE PROPERTY TO A THIRD
PARTY - REVISED**

To the Sheriff of Columbia County, Pa.:

GREEN TREE SERVICING, LLC, ("Plaintiff") does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above number held on November 13, 2013 of property located at 75 Apple Orchard Road Benton PA 17814. Plaintiff is the holder of a mortgage dated February 23, 2007, which is recorded in Mortgage Instrument 2007-02532, Columbia County Records. Plaintiff claims as follows:

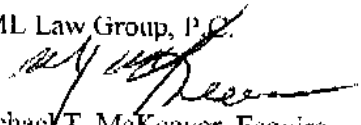
Judgment Amount: \$71,982.10*

Current Fees & Cost: \$462.50

Total Due Plaintiff: \$72,044.60

Date: December 11, 2013

KML Law Group, P.C.

By: 
Michael T. McKeever, Esquire
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
mmckeever@kmlawgroup.com
(215) 825-6303 (Direct)
Fax (215) 825-6403

Sale Results: The property was sold to a Third Party for the amount of \$84,301.00.

*For purposes of distribution process only as the total debt may be in excess of this amount.

KML Law Group, P.C

Attorneys at Law

Suite 5000

BNY Mellon Independence Center

701 Market Street

Philadelphia, Pennsylvania 19106-1532

(215) 627-1322

(866) 413-2311

Fax (215) 627-7734

WWW.KMLLAWGROUP.COM

FACSIMILE TRANSMISSION

DATE: 12/13/2013

TO: Sheriff of Columbia County

FAX: 570-389-5625

RE: 75 Apple Orchard Road, Benton, PA 17814

Sale Date: 11/13/2013

Foreclosure Docket #2013-CV-298

Our File #112296FC

PAGES (including cover sheet): 2

FROM: Lisa A. Lanci, Legal Assistant

PHONE: (215) 825-6384

Good Afternoon,

As previously notified, attached please find the Revised Statement of Claim. Thank you.

This electronic mail message, and any attachments transmitted with it, contain confidential information, intended only for the named addressee(s). If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, you are hereby notified that any use, distribution, copying or disclosure of this communication is strictly prohibited. If you have received this email in error, please immediately notify the sender by reply email, and delete all copies of this communication from your computer and network. Thank you.

KML Law Group, P.C
Attorneys at Law

Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, Pennsylvania 19106-1532
(215) 627-1322
(866) 413-2311
Fax (215) 627-7734
WWW.KMLLAWGROUP.COM

FACSIMILE TRANSMISSION

DATE: 12/6/2013

TO: Sheriff of Columbia County

FAX: 570-389-5625

RE: 75 Apple Orchard Road, Benton, PA 17814

Sale Date: 11/13/2013

Foreclosure Docket #2013-CV-298

Our File #112296FC

PAGES (including cover sheet): 1

FROM: Lisa A. Lanci, Legal Assistant

PHONE: (215) 825-6384

Good Afternoon,

Please be advised there was an error on our Statement of Claim sent to your office on 11/27/2013 and will need to be recalculated. I will be sending over a new statement when the figures are available. Thank you.

This electronic mail message, and any attachments transmitted with it, contain confidential information, intended only for the named addressee(s). If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, you are hereby notified that any use, distribution, copying or disclosure of this communication is strictly prohibited. If you have received this email in error, please immediately notify the sender by reply email, and delete all copies of this communication from your computer and network. Thank you.

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Lisa Lanci

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: December 6, 2013

Re: Tisha Robbins

CC:

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

• **Comments:**

KML Law Group, P.C
Attorneys at Law

Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, Pennsylvania 19106-1532
(215) 627-1322
(866) 413-2311
Fax (215) 627-7734
WWW.KMLLAWGROUP.COM

FACSIMILE TRANSMISSION

DATE: 11/27/2013

TO: Sheriff of Columbia County

FAX: 570-389-5625

RE: 75 Apple Orchard Road, Benton, PA 17814

Sale Date: 11/13/2013

Foreclosure Docket #2013-CV-298

Our File #112296FC

PAGES (including cover sheet): 3

FROM: Lisa A. Lanci, Legal Assistant

PHONE: (215) 825-6384

Good Afternoon,

Attached please find the Statement of Claims for the above referenced case. Also attached is a copy of the Reassessment Order that was granted in this case. Thank you.

This electronic mail message, and any attachments transmitted with it, contain confidential information, intended only for the named addressee(s). If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, you are hereby notified that any use, distribution, copying or disclosure of this communication is strictly prohibited. If you have received this email in error, please immediately notify the sender by reply email, and delete all copies of this communication from your computer and network. Thank you.

GREEN TREE SERVICING, LLC
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

No. 2013-CV-298

vs.
TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

**STATEMENT OF AMOUNTS OWED BY MORTGAGE HOLDER
FOLLOWING THE SHERIFF SALE OF THE PROPERTY TO A THIRD
PARTY**

To the Sheriff of Columbia County, Pa.:

GREEN TREE SERVICING, LLC, ("Plaintiff") does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above number held on November 13, 2013 of property located at 75 Apple Orchard Road Benton PA 17814. Plaintiff is the holder of a mortgage dated February 23, 2007, which is recorded in Mortgage Instrument 2007-02532, Columbia County Records. Plaintiff claims as follows:

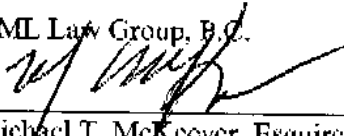
Principal Balance	\$55,913.07
Interest to 11/13/2013	\$8,679.16
Escrow Advances	\$3,942.25
Corp Advance	<u>\$2,820.00</u>
	\$71,354.48

Judgment Amount: \$71,982.10*

Sale Results: The property was sold to a Third Party for the amount of \$84,301.00.

Date: November 25, 2013

KML Law Group, P.C.

By: 
Michael T. McKeever, Esquire
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
mmckeever@kmlawgroup.com
(215) 825-6303 (Direct)
Fax (215) 825-6403

Sale Results: The property was sold to a Third Party for the amount of \$84,301.00.

*For purposes of distribution process only as the total debt may be in excess of this amount.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

GREENTREE SERVICING, LLC
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

Defendant

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

No. 2013-CV-298

ORDER

AND NOW, this 16th day of ~~October~~, 2013, upon consideration of the Motion of GREEN TREE SERVICING, LLC to Amend its Judgment, it is,

ORDERED:

That the motion is granted and Plaintiff's judgment is hereby amended to \$71,982.10, plus interest at the rate set forth in the note and mortgage, escrow or other advances, and/or costs and fees as allowable under the note and mortgage through and including the Sheriff's Sale of the Property or payment of the mortgage loan in full.

BY THE COURT:

1st Thomas A. James, Jr.
J.

Distribution list:

KML Law Group, P.C., Suite 5000 -- BNY Mellon Independence Center, 701 Market Street,
Philadelphia, PA 19106-1532

TISHA Y. ROBBINS, 75 Apple Orchard Road Benton, PA 17814

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2013 OCT 17 A 10:36

FILED
PROTHONOTARY

Dolores Harding

From: Hatcher, William [whatcher@pa.gov]
Sent: Thursday, December 05, 2013 3:57 PM
To: Dolores Harding
Subject: RE: Dept. of revenue Lien payoff
Attachments: Robbins Payoff.pdf

Howdy Dolores,
Sorry for the delay.

Attached, please find the Robbins payoff you requested. Payment should be directed to my attention at the below address. I will oversee expedited satisfaction processing. Should you have any questions/concerns, please feel free to contact me. I am happy to help.
Take care,
W

William R. Hatcher | Analyst Supervisor
PA Department of Revenue | Office of Chief Counsel
PO Box 281061 | Harrisburg PA 17128-1061
Phone: 717.705.3902 | Fax: 717.772.1459
www.revenue.state.pa.us

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION/ATTORNEY WORK PRODUCT

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P/1 - 12/31/2013

TISHA ROBBINS

LIEN REVIEW: 2013-CV-962

TYPE	PERIOD	TAX	INTEREST	LIEN FEE	PENALTY	TOTAL	DOCKET	
PIT	2009	\$ 1,801.00	\$ 213.36	\$ 30.00	\$ 830.21	\$ 2,874.57	2013-CV-962	CAG
Note: The above payoff includes a 13% collection agency fee. Figures subject to change upon referral to a second placement collection agency.								

XXX-48-2550

IS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT.



420315

60-593
313

PAY TO THE ORDER OF

TREASURER'S CHECK

John E. Hunter
AUTHORIZED SIGNATURE

⑈420315⑈ ⑆031305936⑆ 023⑈338⑈0⑈

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America vs Tishy Robbins

NO. 80-13 ED NO. 298-13 JD

DATE/TIME OF SALE: Nov. 13 0900

BID PRICE (INCLUDES COST) \$ 84306.00

POUNDAGE - 2% OF BID \$ 1686.02

TRANSFER TAX - 2% OF FAIR MKT \$ 1993.33

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 88230.35

PURCHASER(S): JOSEPH M MASTELLAR Cell 570-204-1282

ADDRESS: 1903 KELLER HOLLOW RD W 570-458-5601

NAMES(S) ON DEED: JOSEPH M MASTELLAR

PURCHASER(S) SIGNATURE(S): Joseph M Mastellar

TOTAL DUE: \$ 88230.35

LESS DEPOSIT: \$ 8900.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 79330.35

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BANK OF AMERICA N.A.

vs.

Defendant
TISHA ROBBINS

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, November 13, 201

Writ of Execution No. : 2013CV298

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 75 APPLE ORCHARD ROAD, BENTON, PA 17814

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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$14.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$2,094.04**

Distribution Costs

Recording Fees	\$55.00
----------------	---------

Total Distribution Costs **\$55.00**

Grand Total: **\$2,149.04**

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

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

Columbia County Sheriff's Office, 100 West 1st St.

SHERIFF'S SALE COST SHEET

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

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>48.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>14.00</u>	
— POSTING HANDBILL	\$15.00	
— CRYING/ADJOURN SALE	\$10.00	
— SHERIFF'S DEED	\$35.00	
— TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>430.50</u>

— WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1393.54</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1518.54</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 2149.04

JOSEPH L MASTELLAR
1903 KELLER HOLLOW ROAD
UNITYVILLE, PA 17774

KEY CASH

103

DATE 11/13/13

80-563/313

PAY TO THE
ORDER OF

COLUMBIA COUNTY SHERIFF

\$ 8900.00

EIGHT THOUSAND NINE HUNDRED

DOLLARS

0



www.firstcolumbiabank.com

MEMO

Joseph M Mastellar

MP

10313059361

90062901

50

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

September 11, 2013

Columbia

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

BOOK WRIT

RE: GREEN TREE SERVICING, LLC
vs.
TISHA Y. ROBBINS
Term No. 2013-CV-298

Property address:

75 Apple Orchard Road
Benton, PA 17814

Sheriff's Sale Date: September 11, 2013


Dear Sir/Madam:

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

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

Thank you for your cooperation.

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



Michael T. McKeever, Esq.
By: Robert Muffay, Legal Assistant

cc:

TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

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

July 8, 2013

Columbia

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

BOOK WRIT

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

vs.

TISHA Y. ROBBINS
Term No. 2013-CV-298

Property address:

75 Apple Orchard Road
Benton, PA 17814

Sheriff's Sale Date: July 10, 2013

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for July 10, 2013 to September 11,
2013.

Thank you for your cooperation.

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



Michael T. McKeever, Esq.

By: Lisa Davis, Legal Assistant

cc:

TISHA Y. ROBBINS c/o Guardian Consumer Law, PC
Attention: Tera Fackrell
tera@guardianconsumerlaw.com

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

July 8, 2013

Columbia

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

BOOK WRIT

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

vs.

**TISHA Y. ROBBINS
Term No. 2013-CV-298**

Property address:

**75 Apple Orchard Road
Benton, PA 17814**

Sheriff's Sale Date: July 10, 2013

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for July 10, 2013 to September 11, 2013.

Thank you for your cooperation.

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



Michael T. McKeever, Esq.

By: Lisa Davis, Legal Assistant

cc:

**TISHA Y. ROBBINS c/o Guardian Consumer Law, PC
Attention: Tera Fackrell
tera@guardianconsumerlaw.com**

TAXCOLLECTOR COPY					
DESCRIPTION	ASSESSMENT	RATE	2% DISC	TAX AMOUNT	10% PENALTY
PINE TWP MADE CHECKS PAYABLE TO: DEBRA PIATT 211 BEECH GLENN RD BENTON, PA 17814					
INSTALLMENT PLAN	Face	Penalty			
FIRST INSTALLMENT	317.84	317.84			
SECOND	317.84	349.62			
THIRD INSTALLMENT	317.83	349.61			
	20396		934.44	953.51	1048.86
			AUG 31	OCT 31	OCT 31

M
A ROBBINS TISHA Y
I 391 BEECH GLENN RD
L BENTON PA 17814

School Penalty @ 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 29 10 00300000		17720
75 APPLE ORCHARD RD	4942.00	THIS TAX TURNED OVER TO COLLECTION JANUARY 1, 2014.
20070-2531	15454.00	
19.75 ACRES		

Received from Michael D. D. 7/3/13

Tax Notice 2013 County & Municipality

PINE TWP

MAKE CHECKS PAYABLE TO:

Debra Piatt
211 BEECH GLENN RD
Benton PA 17814

HOURS: MONDAY: 8PM TO 9PM DURING DISCOUNT

AFTER DISCOUNT BY APPT. ONLY.

MY HOME: 1PM TO 3PM ON APRIL 27 & AUG 24

PHONE: 570-458-6072

FOR: COLUMBIA County

DATE
03/01/2013BILL NO.
27818

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,396	9.146	182.81	186.54	205.19
SINKING		1.345	26.88	27.43	30.17
TWP RE		.389	7.77	7.93	8.33
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	221.90	243.69
			217.46	221.90	243.69
			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

ROBBINS TISHA Y
391 BEECH GLENN RD
BENTON PA 17814

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 29-10-003-00-000
19.75 Acres Land
Buildings
Total Assessment

This tax returned
to courthouse on:
January 1, 2014

APR 22 2013
15,454.00
20,396
4939307
OP

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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

June 26, 2013

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

RE: No. 2013-CV-298
TISHA Y. ROBBINS

Real Estate Division:

The above case may be sold on July 10, 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

112296FC
CF: 03/13/2013
SD: 07/10/2013
\$65,352.39

Attorney for Plaintiff

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP FKA COUNTRYWIDE HOME LOANS
SERVICING LP
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

TISHA Y. ROBBINS
**Mortgagor(s) and
Record Owner(s)**

75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2013-CV-298

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

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

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

Respectfully submitted,


BY: Veronica Cosme
Legal Assistant

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

Check type of mail or service;

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

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

Postmark and
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815											
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	COLUMBIA COUNTY ASSESSMENT OFFICE ATTN: CLEAN AND GREEN COURT HOUSE, POB 380 BLOOMSBURG, PA 17815										
3.	DISCOVER BANK 12 Reads Way New-Castle, DE 19720	TENANTS/OCCUPANTS 75 Apple Orchard Road Benton, PA 17814										
4.	DISCOVER BANK C/O WELTMAN, WEINBERG & REIS CO LPA 436 SEVENTH AVE STE 1400 PITTSBURGH, PA 15219											
5.	XTO ENERGY INC 810 HOUSTON STREET FORT WORTH, TX 76102											
6.												
7.												
8.												
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)		See Privacy Act Statement on Reverse								

7
 Total Number of Pieces Received at Post Office

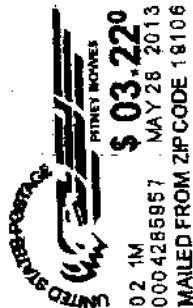
PS Form 3877, February 2002 (Page 1 of 2)

112298FC Columbia County

Sale Date: 07/10/2013

TISHA Y. ROBBINS

Complete by Typewriter, Ink, or Ball Point Pen





Date: May 24, 2013

Kalilah Osei:

The following is in response to your May 24, 2013 request for delivery information on your Certified Mail™ item number 9171999991703294122617. The delivery record shows that this item was delivered on May 23, 2013 at 10:54 am in BENTON, PA 17814. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	Tisha Y. Robbing
Address	Tisha Y. Robbing

Address of Recipient :

Address	391 West Ave
---------	--------------

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

KML LAW GROUP, P.C.

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

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP FKA COUNTRYWIDE HOME LOANS
SERVICING LP
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

TISHA Y. ROBBINS
Mortgagor(s) and Record Owner(s)

75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2013-CV-298

AFFIDAVIT PURSUANT TO RULE 3129

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

75 Apple Orchard Road
Benton, PA 17814

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

TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

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

TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

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

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

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

DISCOVER BANK
12 Reads Way
New Castle, DE 19720

DISCOVER BANK
C/O WELTMAN, WEINBERG & REIS CO LPA
436 SEVENTH AVE STE 1400
PITTSBURGH, PA 15219

XTO ENERGY INC
810 HOUSTON STREET
FORT WORTH, TX 76102


4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

COLUMBIA COUNTY ASSESSMENT OFFICE
ATTN: CLEAN AND GREEN
COURT HOUSE, POB 380
BLOOMSBURG, PA 17815

TENANTS/OCCUPANTS
75 Apple Orchard Road
Benton, PA 17814

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

DATED: June 26, 2013


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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TISHA ROBBINS

Case Number
2013CV298

SHERIFF'S RETURN OF SERVICE

06/05/2013 02:45 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 75 APPLE ORCHARD ROAD, BENTON, PA 17814.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

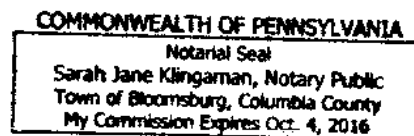

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 05, 2013

NOTARY

Affirmed and subscribed to before me this

5TH day of JUNE 2013





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TISHA ROBBINS

Case Number
2013CV298

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 06/07/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 75 APPLE ORCHARD ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2013CV298

75 APPLE ORCHARD ROAD, BENTON, PA 17814

EXP: 06/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TISHA ROBBINS

Case Number
2013CV298

SHERIFF'S RETURN OF SERVICE

05/13/2013 06:43 PM - DEPUTY RAYMOND TONKINSON, 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 JAMES BOYER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR TISHA ROBBINS AT 391 BEECH GLENN ROAD, BENTON, PA 17814.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 14, 2013

NOTARY


Affirmed and subscribed to before me this

14TH day of MAY, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires 12/31/2015



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TISHA ROBBINS

Case Number
2013CV298

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/07/2013

Warrant:

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

Serve To:

Name: Debra Platt

Primary Address: 211 Beech Glenn Road
Benton, PA 17814

Phone: 570-458-6072

DOB:

Alternate Address:

Served in
CCSO

Phone:

Final Service:

Served: Personally Adult In Charge - Posted - Other

Adult In Charge:

Debra Platt

Relation:

def

Date:

05/28/13

Time:

12:35

Deputy:

#2

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

05-13-13

Time:

1930

Mileage:

Deputy:

8

Service Attempt Notes:

1. No One Home L/c

2.

3.

4.

5.

6.

PLATT, DEBRA

2013CV298

211 BEECH GLENN ROAD, BENTON, PA 17814

EXP: 06/07/2013

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

REAL ESTATE TAX CERTIFICATION

Date: 05/20/2013

Fee: \$5.00

Cert. NO: 14554

ROBBINS TISHA Y
391 BEECH GLENN RD
BENTON PA 17814

District: PINE TWP
Deed: 20070 -2531
Location: 75 APPLE ORCHARD RD
Parcel Id:29 -10 -003-00,000

Assessment: 20,396
Balances as of 05/20/2013

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

By:

Columbia Co. Sherry

Per:

Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TISHA ROBBINS

Case Number
2013CV298

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone:
Manner: < Not Specified > Expires: 06/07/2013 Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: TISHA ROBBINS
Primary Address: 75 APPLE ORCHARD ROAD
BENTON, PA 17814
Phone: DOB:
Alternate Address: 391 BEECH GLENN ROAD
BENTON, PA 17814
Phone:

Final Service:

Served: Personally Adult In Charge - Posted - Other
Adult In Charge: James Beyer
Relation: Roommate
Date: 05-11-11 Time: 1843
Deputy: B 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. _____

ROBBINS, TISHA

2013CV298

75 APPLE ORCHARD ROAD, BENTON, PA 17814

EXP: 06/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TISHA ROBBINS

Case Number
2013CV298

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/07/2013

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KAREN REICHENDECKER

Relation: Clerk

Date: 05/13/13 Time: 0825

Deputy: S-3 S-17 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV298

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 06/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TISHA ROBBINS

Case Number
2013CV298

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	06/07/2013
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:	DEB MILLER		
Relation:	CLERK		
Date:	05/15/13	Time:	0820
Deputy:	S-3 S-17	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV298

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/07/2013

9171924291001000022787

Delivered

Your item was delivered at 9:25 am on May 15, 2013 in PHILADELPHIA, PA 19106. Additional information for this item is stored in files offline.

Document Receipt

Trans # 23283 Carrier / service: POST 2PM 5/10/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000022787

Doc Ref #: 80ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 23282 Carrier / service: POST 2PM 5/10/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000022770

DEPARTMENT 281230

Doc Ref #: 80ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 23281 Carrier / service: POST 2PM 5/10/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000022763

Doc Ref #: 80ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 23280 Carrier / service: POST 2PM 5/10/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000022756

Doc Ref #: 80ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 23279 Carrier / service: POST 2PM 5/10/2013

Ship to: 23279

XTO ENERGY INC

810 HOUSTON SREET

Tracking #: 9171924291001000022749

Doc Ref #: 80ED2013

FORT WORTH TX 76102

Document Receipt

Trans # 23278 Carrier / service: POST 2PM 5/10/2013

Ship to: 23278

DISCOVER BANK

C/O WELTMAN, WINBERG & REIS
436 SEVENTH AVE STE 1400

Tracking #: 9171924291001000022732

Doc Ref #: 80ED2013

PITTSBURGH PA 15219

Document Receipt

Trans # 23277 Carrier / service: POST 2PM 5/10/2013

Ship to: 23277

DISCOVER BANK

12 READS WAY

Tracking #: 9171924291001000022725

Doc Ref #: 80ED2013

NEW CASTLE DE 19720

Document Receipt

Trans # 23276 Carrier / service: POST 2PM 5/10/2013

Ship to: 23276

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000022718

Doc Ref #: 80ED2013

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV298

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, JULY 10, 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 piece, parcel and tract of land situate in the Township of Pine, County of Columbia, and Commonwealth of Pennsylvania, bounded and described according to a draft of said land made by Boyd Trescott, a surveyor, dated June 30, 1902, as follows, to-wit:

BEGINNING at a white oak stump at corner of lands now or formerly of G.W. Robbins and James Masteller; Thence by lands now or formerly of G.W. Robbins, North eighty-two and one-half (82 1/2) degrees East, sixty-seven (67) perches to a post corner in public road and lands now or formerly of Frank Faus; Thence by said public road and lands now or formerly of said Frank Faus, North forty-two (42) degrees West, thirty-four (34) perches to a corner; Thence by same, North thirty-five (35) degrees West, twelve (12) perches to a corner; Thence by the same, North fifty-two (52) degrees West, eighteen (18) perches to a corner; Thence by the same, North fifty-four (54) degrees West, sixteen (16) perches to a corner; Thence by the same, North sixty-six (66) degrees West, twelve (12) perches to a post corner of lands now or formerly of Alice Robbins; Thence by lands now or formerly of Alice Robbins, South eighty-two and one-half (82 1/2) degrees West, twenty-two (22) perches to a post and stones, corner of lands now or formerly of James Masteller; Thence by lands now or formerly of said James Masteller, South twenty-two and one-half (22 1/2) degrees West, sixty-seven and four tenths (67.4) perches to a white oak stump, the place of beginning.

BEING Parcel No. 29-10-003

TAX PARCEL #:29-10-003

BEING KNOWN AS: 75 Apple Orchard Road, Benton, PA 17814

PROPERTY ADDRESS: 75 APPLE ORCHARD ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 29-10-003

Seized and taken into execution to be sold as the property of TISHA ROBBINS in suit of BANK OF AMERICA N.A..

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 80-13

DATE RECEIVED 5-10-13
DOCKET AND INDEX 5-10-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>736599</u>

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

SALE DATE	<u>July 2, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>June 6, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>June 10</u>	
	2 ND WEEK <u>June 17</u>	
	3 RD WEEK <u>June 24</u>	

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

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

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

7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

TISHA Y. ROBBINS
Mortgagor(s) and Record Owner(s)
75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-298

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$65,352.39

Interest from
4/18/2013 to Date of
Sale at 5.7500%

(Costs to be added)

FILED
PROTHONOTARY

101 MAY 10 A 11:50

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

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

X Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

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

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP FKA COUNTRYWIDE HOME LOANS
SERVICING LP
7105 Corporate Drive
PTX B-209
Plano, TX 75024

vs.

TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

In the Court of Common Pleas of
Columbia County

No. 2013-CV-298

2013 - ED-80
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: 75 Apple Orchard Road Benton, PA 17814

See Exhibit "A" attached

AMOUNT DUE \$65,352.39

Interest From 4/18/2013
Through Date of Sale

(Costs to be added)

Dated: 05-10-2013

Barbara N. Silvestri
Prothonotary, Common Pleas Court acting
of Columbia County, Pennsylvania

Deputy _____

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2014

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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

vs.

NO. 2013-CV-298

TISHA Y. ROBBINS

Defendant(s)

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

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

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): TISHA Y. ROBBINS, has a last known residence of 75 Apple Orchard Road, Benton, PA 17814. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

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

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

Date

5/8/13

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Jay Kivitz Pa. ID 26769

Andrew Gornall Pa. ID 92382

Joshua I. Goldman Pa. ID 205047

Salvatore Filippello Pa. ID 313897

☒ Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: ROBBINS

First Name: TISHA

Middle Name: Y.

Active Duty Status As Of: May-08-2013

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: J2N061ED7030DB0

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

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

TISHA Y. ROBBINS
(Mortgagor(s) and Record Owner(s))
75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-298

AFFIDAVIT PURSUANT TO RULE 3129

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

75 Apple Orchard Road
Benton, PA 17814

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

TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

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

TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

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

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

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

DISCOVER BANK
12 Reads Way
New Castle, DE 19720

DISCOVER BANK
C/O WELTMAN, WEINBERG & REIS CO LPA
436 SEVENTH AVE STE 1400
PITTSBURGH, PA 15219

XTO ENERGY INC
810 HOUSTON STREET
FORT WORTH, TX 76102

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

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

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

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

COLUMBIA COUNTY ASSESSMENT OFFICE
ATTN: CLEAN AND GREEN
COURT HOUSE, POB 380
BLOOMSBURG, PA 17815

TENANTS/OCCUPANTS
75 Apple Orchard Road
Benton, PA 17814

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

DATED: 8/8/13

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

KML Law Group, P.C.

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

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING LP
7105 Corporate Drive
PTX B-209
Plano, TX 75024
Plaintiff

vs.

TISHA Y. ROBBINS
Mortgagor(s) and Record Owner(s)

75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-298

**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: ROBBINS, TISHA Y.
TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

Your house at 75 Apple Orchard Road, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$65,352.39 obtained by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP against you.

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

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

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

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

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

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Resources available for Homeowners in Foreclosure

ACT NOW!

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 112296FC.

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

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

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

7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

TISHA Y. ROBBINS

Mortgagor(s) and Record Owner(s)

75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2013-CV-298

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

X Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

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

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

7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

TISHA Y. ROBBINS
Mortgagor(s) and Record Owner(s)

75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-298

WAIVER OF WATCHMAN

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

By: _____

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

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

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

TISHA Y. ROBBINS
Mortgagor(s) and Record Owner(s)

75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

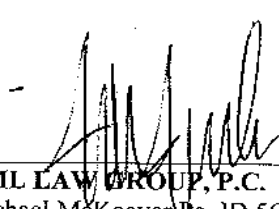
ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-298

WAIVER OF WATCHMAN

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

By: _____


KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Jay E. Kivitz Pa. ID 26769
____ Lisa Lee Pa. ID 78020
____ Kristina Murtha Pa. ID 61858
____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Joshua I. Goldman Pa. 205047
☒ Jill P. Jenkins Pa. ID 306588
Attorneys for Plaintiff

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

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

TISHA Y. ROBBINS
Mortgagor(s) and Record Owner(s)

75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-298

WAIVER OF WATCHMAN

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

☒ Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

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

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

7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

TISHA Y. ROBBINS
(Mortgagor(s) and Record Owner(s))
75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-298

86-13

AFFIDAVIT PURSUANT TO RULE 3129

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

75 Apple Orchard Road
Benton, PA 17814

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

TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

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

TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

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

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

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

3 DISCOVER BANK
12 Reads Way
New Castle, DE 19720

4 DISCOVER BANK
C/O WELTMAN, WEINBERG & REIS CO LPA
436 SEVENTH AVE STE 1400
PITTSBURGH, PA 15219

5 XTO ENERGY INC
810 HOUSTON STREET
FORT WORTH, TX 76102

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

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

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

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

COLUMBIA COUNTY ASSESSMENT OFFICE
ATTN: CLEAN AND GREEN
COURT HOUSE, POB 380
BLOOMSBURG, PA 17815

TENANTS/OCCUPANTS
75 Apple Orchard Road
Benton, PA 17814

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

DATED: 8/8/13

By: 

KML LAW GROUP, P.C.

___ Michael McKeevey Pa. ID 56129
___ Jay E. Kivitz Pa. ID 26769
___ Lisa Lee Pa. ID 78020
___ Kristina Murtha Pa. ID 61858
___ David Fein Pa. ID 82628
___ Thomas Puleo Pa. ID 27615
___ Joshua I. Goldman Pa. 205047
☒ Jill P. Jenkins Pa. ID 306588
Attorneys for Plaintiff

ALL that certain piece, parcel and tract of land situate in the Township of Pine, County of Columbia, and Commonwealth of Pennsylvania, bounded and described according to a draft of said land made by Boyd Trescott, a surveyor, dated June 30, 1902, as follows, to-wit:

BEGINNING at a white oak stump at corner of lands now or formerly of G. W. Robbins and James Masteller;

Thence by lands now or formerly of said G. W. Robbins, North eighty-two and one-half (82-1/2) degrees East, sixty-seven (67) perches to a post corner in public road and lands now or formerly of Frank Faus;

Thence by said public road and lands now or formerly of said Frank Faus, North forty-two (42) degrees West, thirty-four (34) perches to a corner;

Thence by same, North thirty-five (35) degrees West, twelve (12) perches to a corner;

Thence by the same, North fifty-two (52) degrees West, eighteen (18) perches to a corner;

Thence by the same, North fifty-four (54) degrees West, sixteen (16) perches to a corner;

Thence by the same, North sixty-six (66) degrees West, twelve (12) perches to a post corner of lands now or formerly of Alice Robbins;

Thence by lands now or formerly of said Alice Robbins, South eighty-two and one-half (82-1/2) degrees West, twenty-two (22) perches to a post and stones, corner of lands now or formerly of James Masteller;

Thence by lands now or formerly of said James Masteller, South twenty-two and one-half (22-1/2) degrees West, sixty-seven and four tenths (67.4) perches to a white oak stump, the place of beginning.

BEING Parcel No. 29-10-003

TAX PARCEL #:29-10-003

BEING KNOWN AS: 75 Apple Orchard Road, Benton, PA, 17814

ALL that certain piece, parcel and tract of land situate in the Township of Pine, County of Columbia, and Commonwealth of Pennsylvania, bounded and described according to a draft of said land made by Boyd Trescott, a surveyor, dated June 30, 1902, as follows, to-wit:

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Thence by said public road and lands now or formerly of said Frank Faus, North forty-two (42) degrees West, thirty-four (34) perches to a corner;

Thence by same, North thirty-five (35) degrees West, twelve (12) perches to a corner;

Thence by the same, North fifty-two (52) degrees West, eighteen (18) perches to a corner;

Thence by the same, North fifty-four (54) degrees West, sixteen (16) perches to a corner;

Thence by the same, North sixty-six (66) degrees West, twelve (12) perches to a post corner of lands now or formerly of Alice Robbins;

Thence by lands now or formerly of said Alice Robbins, South eighty-two and one-half (82-1/2) degrees West, twenty-two (22) perches to a post and stones, corner of lands now or formerly of James Masteller;

Thence by lands now or formerly of said James Masteller, South twenty-two and one-half (22-1/2) degrees West, sixty-seven and four tenths (67.4) perches to a white oak stump, the place of beginning.

BEING Parcel No. 29-10-003

TAX PARCEL #:29-10-003

BEING KNOWN AS: 75 Apple Orchard Road, Benton, PA, 17814

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS		COURT NUMBER 2013-CV-298
DEFENDANT/S/ TISHA Y. ROBBINS		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
TISHA Y. ROBBINS

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

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY
KML Law Group, P.C.

TELEPHONE NUMBER
(215) 825-6345

DATE
May 8, 2013

ADDRESS OF ATTORNEY

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

KML Law Group, P.C.

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

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING LP
7105 Corporate Drive
PTX B-209
Plano, TX 75024
Plaintiff

vs.

TISHA Y. ROBBINS
Mortgagor(s) and Record Owner(s)

75 Apple Orchard Road
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-298

**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: ROBBINS, TISHA Y.
TISHA Y. ROBBINS
75 Apple Orchard Road
Benton, PA 17814

Your house at 75 Apple Orchard Road, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$65,352.39 obtained by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP against you.

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

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

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

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

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

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Resources available for Homeowners in Foreclosure

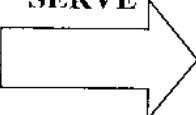
ACT NOW!

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 112296FC.

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS		COURT NUMBER 2013-CV-298	
DEFENDANT/S/ TISHA Y. ROBBINS		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE TISHA Y. ROBBINS		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 75 Apple Orchard Road, Benton, PA 17814		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE May 8, 2013
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

TRUE WATERMARK PAPER NO LIGHT TO VIEW MAY SUBMITIVE END MADE DISAPPEARS WITH HEAT 736599

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

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

05/09/2013

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ **1,350.00

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

6.14 -



[Signature]
AUTHORIZED SIGNATURE

MEMO 112296/Robbins

⑈0073659⑈ ⑆23607380⑆ 70 1107112⑈

Security features. Details on back.