

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
RANDY W SITLER

Case Number
2015CV1176

PROPERTY ADDRESS

121 COLUMBIA AVENUE, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
11/23/2015	Advance Fee	Advance Fee	823776	\$0.00	\$1,350.00
11/23/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/23/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/23/2015	Crying Sale			\$10.00	\$0.00
11/23/2015	Docketing			\$15.00	\$0.00
11/23/2015	Levy			\$15.00	\$0.00
11/23/2015	Mailing Costs			\$30.00	\$0.00
11/23/2015	Posting Handbill			\$15.00	\$0.00
11/23/2015	Poundage			\$15.60	\$0.00
11/23/2015	Press Enterprise Inc.			\$906.45	\$0.00
11/23/2015	Sheriff Automation Fund			\$50.00	\$0.00
11/23/2015	Web Posting			\$100.00	\$0.00
02/25/2016	Service			\$150.00	\$0.00
02/25/2016	Service Mileage			\$24.00	\$0.00
02/25/2016	Copies			\$5.00	\$0.00
02/25/2016	Notary Fee			\$10.00	\$0.00
02/25/2016	Surcharge			\$110.00	\$0.00
02/25/2016	Tax Claim Search			\$5.00	\$0.00

\$1,493.55 \$1,350.00

TOTAL BALANCE: **\$ (143.55)**

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

10/19/2016

000000

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

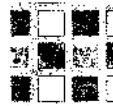
\$ **143.55

ONE HUNDRED FORTY-THREE AND 55 / 100

DOLLARS

*Sheriff's Office
PO Box 380
Bloomsburg PA, 17815*

6. MONTH MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



[Signature]
AUTHORIZED SIGNATURE

MEMO **148619FC: Sitler - 121 Columbia Ave**

⑈00852809⑈ ⑆236073801⑆ 80 00082795⑈

Security features. Details on back.



PENNSYLVANIA AND NEW JERSEY
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 825-6349
FAX (215) 627-7734
SALES@KMLLAWGROUP.COM
February 23, 2016

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

RE: 148619FC: Sale Date: March 02, 2016
LAKEVIEW LOAN SERVICING, LLC

vs.

RANDY W. SITLER
Term No. 2015-CV-1176

Property address: 121 Columbia Avenue, Berwick, PA 18603


To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter. Please forward an updated cost sheet, summary of outstanding costs and return of any unused costs. Upon information received from the Plaintiff, the Plaintiff collected \$780.10 towards the debt since the writ of execution was issued in this matter. Thank you for your cooperation.

By copy of the letter, we are informing the Defendants that the sale scheduled date for March 02, 2016 has been cancelled at Plaintiff's request.

By: 

KML LAW GROUP, P.C.

 Michael McKeever Pa. ID 56129

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Crystal Español Pa. ID 315477

Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

cc:

RANDY W. SITLER
1025 W Front Street
Berwick, PA 18603

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

February 8, 2016

Columbia.

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

BOOK WRIT

RE: LAKEVIEW LOAN SERVICING, LLC
vs.
RANDY W. SITLER
Term No. 2015-CV-1178

Property address:

121 Columbia Avenue
Berwick, PA 18603

Sheriff's Sale Date: February 17, 2016


Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for February 17, 2016 to March 02, 2016.

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: Ruby Gyening

cc:

RANDY W. SITLER
1025 W Front Street
Berwick, PA 18603

KML LAW GROUP, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

Plaintiff

vs.

RANDY W. SITLER
Mortgagor(s) and
Record Owner(s)
121 Columbia Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2015-CV-1176

Book:
Writ:

CERTIFICATE OF FILING

I hereby certify that matter was filed or sent for filing with the prothonotary and was served the Notice of Continued Sheriff's Sale in the above upon the following parties on the date listed below:

RANDY W. SITLER
1025 W Front Street
Berwick, PA 18603 defendant(s)

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

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

Date: 2/8/2016 By: _____


KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
Ruby Gyening
Direct: 215-825-6375
Email: rgyening@kmlawgroup.com

KML LAW GROUP, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

Plaintiff

vs.

RANDY W. SITLER
Mortgagor(s) and Record Owner(s)
121 Columbia Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1176

Book:
Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

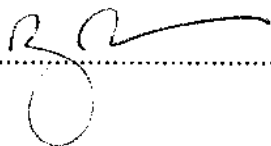
The Sheriff's Sale scheduled for February 17, 2016 at 9:00 AM in the above matter has been continued until **March 02, 2016 at 9:00 AM**

Date: 2/18/16 By: 

KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 825-6332
____ Michael McKeever Pa. ID 56129
____ David Fein Pa. ID 82628
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Oflazian Pa. ID 312912
____ Cristina Lynn Connor Pa. ID 318389
____ Victoria W. Chen Pa. ID 317741
____ Crystal Español Pa. ID 315477
____ Matthew K. Fissel Pa. ID 314567
Attorneys for Plaintiff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 6, 13, 20, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 20th day of January 2016.....

.....
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

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

REAL ESTATE TAX CERTIFICATION

Date: 01/20/2016

Fee: \$5.00

Cert. NO: 23175

SITLER RANDY W
121 COLUMBIA AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20101 -0564
Location: 121 COLUMBIA AVE L 7
Parcel Id: 04B-02 -006-00,000

Assessment: 22,170
Balances as of 01/20/2016

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

By: Sheriff Per: _____

*CERTIFICATION DOES NOT INCLUDE ANY 2015 REAL ESTATE TAX AMOUNTS.

*IF A CERTIFICATION OF 2015 TAX BILLS FROM THE TAX COLLECTOR REFLECTS NON-PAYMENT,
PLEASE OBTAIN A LIEN CERTIFICATION FROM OUR OFFICE IN FEBRUARY 2016 TO OBTAIN
PROPER PAYOFF AMOUNTS.

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

January 14, 2016

Columbia

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

BOOK WRIT

RE: LAKEVIEW LOAN SERVICING, LLC
vs.
RANDY W. SITLER
Term No. 2015-CV-1176

Property address:

121 Columbia Avenue
Berwick, PA 18603

Sheriff's Sale Date: January 27, 2016

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for January 27, 2016 to February 17, 2016.

Thank you for your cooperation.

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



Michael T. McKeever, Esq.
By: Ruby Gyening
Legal Assistant

cc:

RANDY W. SITLER
113 Dairy Rd
Berwick, PA 18603

KML LAW GROUP, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

Plaintiff

vs.

RANDY W. SITLER
Mortgagor(s) and Record Owner(s)
121 Columbia Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1176

Book:
Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for January 27, 2016 at 9:00 AM in the above matter has been continued until
February 17, 2016 at 9:00 AM

Date: 1/14/16

By: *CU*

KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 825-6332
____ Michael McKeever Pa. ID 56129
____ David Fein Pa. ID 82628
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Oflazian Pa. ID 312912
____ Cristina Lynn Connor Pa. ID 318389
____ Victoria W. Chen Pa. ID 317741
____ ☒ Crystal Español Pa. ID 315477
____ Matthew K. Fissel Pa. ID 314567
Attorneys for Plaintiff

KML LAW GROUP, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

Plaintiff

vs.

RANDY W. SITLER
Mortgagor(s) and
Record Owner(s)
121 Columbia Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2015-CV-1176

Book:
Writ:

CERTIFICATE OF FILING

I hereby certify that matter was filed or sent for filing with the prothonotary and was served the Notice of Continued Sheriff's Sale in the above upon the following parties on the date listed below:

RANDY W. SITLER
113 Dairy Rd
Berwick, PA 18603 defendant(s)

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

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

Date: 1/14/2016 By: [Signature]

KML LAW GROUP, P.C.
701 Market Street, Suite 5000



December 3, 2015

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

LAKEVIEW LOAN SERVICING, LLC

VS.

RANDY W. SITLER

NO: 2015-CV-1176

NO: 2015-ED-156

Dear Timothy:

The amount due on the sewer account #100784 for the property located at 121 Columbia Avenue, Berwick Pa through March 31, 2016 is \$440.37.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 11/24/15

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**
Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1058436
Description: **Sittler Sheriff Sale Jan 27**
Run Dates: **01/06/16 to 01/20/16**
Class: **2**
Agate Lines: **165**
Blind Box:

Total Ad Cost \$906.45
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/06/16	01/20/16	3	\$906.45

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1176

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, JANUARY 27, 2016 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 or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
BEING at a point on the Northerly side of Columbia Avenue in said Borough of Berwick at the Southwesterly corner of Lot No. 6; thence in a Westerly direction along said Columbia Avenue, a distance of 40 feet to corner of Lot No. 8; thence a Northerly direction along line of said Lot No. 8, a distance of 160 feet to an alley; thence Easterly along said alley, a distance of 40 feet to corner in line of Lot No. 6; thence Southerly along line of Lot No. 6, a distance of 160 feet to Columbia Avenue aforesaid, the place of beginning. This description is intended to cover and this deed to convey Lot No. 7 in J.W. Evens Addition to Berwick.

BEING Known As: 121 Columbia Ave, Berwick, PA 18603
PARCEL No. 04B-02-006-00-000

PROPERTY ADDRESS: 121 COLUMBIA AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04B-02-006-00-000

Seized and taken into execution to be sold as the property of RANDY W SITLER in suit of LAKEVIEW LOAN SERVICING.

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1176

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, JANUARY 27, 2016
AT 9:00 O'CLOCK A.M.

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ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
BEING at a point on the Northerly side of Columbia Avenue in said Borough of Berwick at the Southwesterly corner of Lot No. 6; thence in a Westerly direction along said Columbia Avenue, a distance of 40 feet to corner of Lot No. 8; thence a Northerly direction along line of said Lot No. 8, a distance of 160 feet to an alley; thence Easterly along said alley, a distance of 40 feet to corner in line of Lot No. 6; thence Southerly along line of Lot No. 6, a distance of 160 feet to Columbia Avenue aforesaid, the place of beginning. This description is intended to cover and this deed to convey Lot No. 7 in J.W. Evens Addition to Berwick.
BEING Known As: 121 Columbia Ave, Berwick, PA 18603
PARCEL No. 04B-02-006-00-000

PROPERTY ADDRESS: 121 COLUMBIA AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-02-006-00,000

Seized and taken into execution to be sold as the property of RANDY W SITLER in suit of LAKEVIEW LOAN SERVICING.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LAKEVIEW LOAN SERVICING
vs.
RANDY W SITLER

Case Number
2015CV1176

SHERIFF'S RETURN OF SERVICE

09/09/2015 11:15 AM - DEPUTY SCOTT MAYERNICK, 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 JILL SITLER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RANDY W SITLER AT 121 COLUMBIA AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

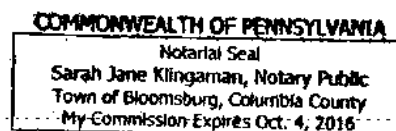
SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

9TH day of SEPTEMBER, 2015





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

© County/State Sheriff's Association, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LAKEVIEW LOAN SERVICING
vs.
RANDY W SITLER

Case Number
2015CV1176

SHERIFF'S RETURN OF SERVICE

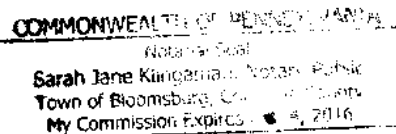
12/14/2015 02:20 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 121 COLUMBIA AVENUE, BERWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015



NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015



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

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LAKEVIEW LOAN SERVICING
vs.
RANDY W SITLER

Case Number
2015CV1176

SHERIFF'S RETURN OF SERVICE

12/07/2015 09:42 AM - DEPUTY KEVIN DENT, 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: RANDY W SITLER AT 228 WEST FRONT STREET, BERWICK, PA 18603.

KEVIN DENT, DEPUTY

SO ANSWERS,

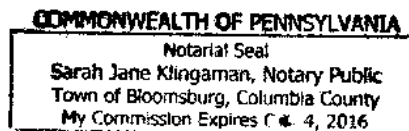
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 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

LAKEVIEW LOAN SERVICING
vs.
SITLER, RANDY W

Case Number
2015CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 121 COLUMBIA AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Posted

Relation:

Date:

12-14-15

Time:

1920

Deputy:

7

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)

2015CV1176

121 COLUMBIA AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
SITLER, RANDY W

Case Number
2015CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 156

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RANDY W SITLER

Primary Address: 121 COLUMBIA AVENUE
BERWICK, PA 18603

Phone: 570-954-7193

Alternate Address: 228 WEST FRONT STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation: Def

Date: 12/7/15

Time: 0942

Deputy: 5

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date: 12-1-15

Time:

Mileage:

Deputy: 3

Service Attempt Notes:

1. Lives @ Alternate:
2. 411 & called - not very cooperative, said he'll call when he's around
- 3.
- 4.
- 5.
- 6.

SITLER, RANDY W

2015CV1176

121 COLUMBIA AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
SITLER, RANDY W

Case Number
2015CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 154

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 121 COLUMBIA AVENUE
BERWICK, PA 18603

Phone: 570-951-7193

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jill Sitler

Relation: Ex-Wife

Date: 12-1-15

Time: 14:00

Deputy: 3

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

2015CV1176

121 COLUMBIA AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
SITLER, RANDY W

Case Number
2015CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 15u

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Final Service:

Served: Personally Adult In Charge · Posted · Other

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Adult In Charge:

Phone: 570-752-7442

DOB:

Relation:

Alternate Address:

Date: 12-1-15

Time: 14:40

Phone:

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2015CV1176

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
SITLER, RANDY W

Case Number
2015CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 156

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Maccis

Relation: clerk

Date: 12-1-15

Time: 11:27

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2015CV1176

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
SITLER, RANDY W

Case Number
2015CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 156

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
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: Sherkey Evans

Relation: Clerk

Date: 11-23-15 Time: 4:00

Deputy: 4 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV1176

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING
vs.
SITLER, RANDY W

Case Number
2015CV1176

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 150

Warrant:

Notes: SALE DATE & TIME: 01/27/2016 AT 9:00 AM
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 Richenderfer

Relation: Clerk

Date: 11-23-15 Time: 4:05

Deputy: 4 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV1176 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

2015 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To:

The Berwick Area School District
 Connie C. Gingher, Tax Collector
 1615 Lincoln Avenue
 Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

013155 C04
 SITLER RANDY W
 121 COLUMBIA AVE
 BERWICK, PA 18603-2001

Bill Date: 7/1/2015 Control #: Bill #: 3644

TAXPAYER COPY

Parcel #: 04B02 00600000

Prop. Type

Property Location and Description:

121 COLUMBIA AVE
 .147

Assessment:

L= 2,560
 B= 19,610
 T= 22,170

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	992.11
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	972.27
If Paid By 10/31/2015	FACE Amount	992.11
If Paid After 10/31/2015	10% Penalty Amount	1,091.32

Connie C. Gingher

WRE 82

Last Day to Pay: 12/31/2015
 For a receipt, return the entire bill with payment
 and a self-addressed stamped envelope.

Office Hours:
 Monday, Tuesday, and Thursday from 9:30am - 4:00pm
 Closed Wednesday and Friday
 Closed Holidays

Notice 2015 County & Municipality

BERWICK BORO

KEY CHECKS PAYABLE TO:

Connie C. Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

IRS MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS

NE:570-752-7442

FOR: COLUMBIA County

DATE
 03/01/2015

BILL NO.
 6014

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,170	9.491	206.21	210.42	231.46
SINKING		1	21.73	22.17	24.39
FIRE		1.25	27.16	27.71	29.10
LIGHT		1.71	38.02	38.80	40.74
BORO RE		1.11	241.17	246.09	258.39
The discount & penalty have been calculated for your convenience		PAY THIS AMOUNT		534.29	584.08
				April 30 If paid on or before	June 30 If paid on or before
				June 30 If paid after	

Connie C. Gingher

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SITLER RANDY W
 121 COLUMBIA AVENUE
 BERWICK PA 18603

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

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04B-02 -006-00,000
 121 COLUMBIA AVE
 .1469 Acres Land 2,560
 Buildings 19,610
 Total Assessment 22,170

This tax returned
 to courthouse on:
 January 1, 2016

FILE COPY

4.30.15

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

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

vs.

RANDY W. SITLER
121 Columbia Avenue
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2015-CV-1176

2015-ED-156
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: 121 Columbia Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	<u>\$89,830.70</u>
Interest From 11/18/2015 Through Date of Sale	<u> </u>
(Costs to be added)	<u> </u>

Dated: 11/20/2015

Barbara W. Kibatti
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Prothon & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016
Deputy Stephanie Stroup

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

LAKEVIEW LOAN SERVICING, LLC

4425 Ponce De Leon Blvd

Mail Stop MS5/251

Coral Gable, FL 33146

Plaintiff

vs.

RANDY W. SITLER

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

121 Columbia Avenue

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1176

2015-ED-156

AFFIDAVIT PURSUANT TO RULE 3129

LAKEVIEW LOAN SERVICING, LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

121 Columbia Avenue
Berwick, PA 18603

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

RANDY W. SITLER
121 Columbia Avenue
Berwick, PA 18603

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

RANDY W. SITLER
121 Columbia Avenue
Berwick, PA 18603

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

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

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

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

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

121 Columbia Avenue
Berwick, PA 18603

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

DATED: 11/18/15

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

Jill P. Jenkins Pa. ID 306588

Joshua I. Goldman Pa. ID 205047

Andrew F. Gornall Pa. ID 92382

Alyk L. Oflazian Pa. ID 312912

Crystal Español Pa. ID 315477

Victoria W. Chen Pa. ID 317741

Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

REAL ESTATE OUTLINE

ED # 2015 ED 156

DATE RECEIVED 11/23/15
DOCKET AND INDEX 2015 CV 1176

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	<i>encl</i>
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>823776</u>

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

SALE DATE Jan 27 2016 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ LAKEVIEW LOAN SERVICING, LLC	COURT NUMBER 2015-CV-1176	2015-ED-156
DEFENDANT/S/ RANDY W. SITLER	TYPE OF WRIT OR COMPLAINT EXECUTION	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
RANDY W. SITLER

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

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY KML Law Group, P.C.	TELEPHONE NUMBER (215) 825-6344	DATE November 18, 2015
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106		

In the Court of Common Pleas of Columbia County

FILED
PROTHONOTARY
2015 NOV 20 PM 11 57
CLERK OF COURT
COLUMBIA COUNTY

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

Plaintiff

vs.

RANDY W. SITLER
(Mortgagor(s) and Record Owner(s))
121 Columbia Avenue
Berwick, PA 18603

Defendant(s)

No. 2015-CV-1176

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 RANDY W. SITLER by default for want of an Answer.

Assess damages as follows:

\$89,830.70

Debt

Interest from 11/18/2015 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

Lisa Lee Pa. ID 38020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Joshua I. Goldman Pa. ID 205047

Andrew F. Gornall Pa. ID 92382

Alyk L. Oflazian Pa. ID 312912

Crystal Español Pa. ID 315477

Victoria W. Chen Pa. ID 317741

Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

AND NOW November 20, 2015, Judgment is entered in favor of LAKEVIEW LOAN SERVICING, LLC and against RANDY W. SITLER by default for want of an Answer and damages assessed in the sum of \$89,830.70 as per the above certification.

Burlana N. Silvestri, MT
Prothonotary

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

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable , FL 33146

Plaintiff

No. 2015-CV-1176

vs.

RANDY W. SITLER
(Mortgagors and Record Owner(s))
121 Columbia Avenue
Berwick, PA 18603

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~~
Prothonotary

By: Barbara N. Salvetti /mt

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

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

Plaintiff

vs.

RANDY W. SITLER
(Mortgagor(s) and Record owner(s))
121 Columbia Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1176

ORDER FOR JUDGMENT

Please enter Judgment in favor of LAKEVIEW LOAN SERVICING, LLC, and against RANDY W. SITLER 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 \$89,830.70:

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ Kristina Murtha Pa. ID 61858
____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Jill P. Jenkins Pa. ID 306588
____ Joshua I. Goldman Pa. ID 205047
____ Andrew F. Gornall Pa. ID 92382
____ Alyk L. Ofazian Pa. ID 312912
____ Crystal Español Pa. ID 315477
____ Victoria W. Chen Pa. ID 317741
____ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is LAKEVIEW LOAN SERVICING, LLC 4425 Ponce De Leon Blvd Mail Stop MS5/251 Coral Gable, FL 33146 and that the name(s) and last known address(es) of the Defendant(s) is/are RANDY W. SITLER, 121 Columbia Avenue Berwick, PA 18603;

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ Kristina Murtha Pa. ID 61858
____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Jill P. Jenkins Pa. ID 306588
____ Joshua I. Goldman Pa. ID 205047
____ Andrew F. Gornall Pa. ID 92382
____ Alyk L. Ofazian Pa. ID 312912
____ Crystal Español Pa. ID 315477
____ Victoria W. Chen Pa. ID 317741
____ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

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

Principal Balance	\$87,765.70
Interest from 03/01/2015 through 11/01/2015	\$2,852.40
Late Charges	\$154.05
Pro Rata MIP	\$78.62
Property Inspections	\$42.00
Escrow Balance	(\$1,062.07)

\$89,830.70

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ Kristina Murtha Pa. ID 61858
____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Jill P. Jenkins Pa. ID 306588
____ Joshua I. Goldman Pa. ID 205047
____ Andrew F. Gornall Pa. ID 92382
____ Alyk L. Oflazian Pa. ID 312912
____ Crystal Español Pa. ID 315477
____ Victoria W. Chen Pa. ID 317741
____ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

AND NOW, this 20 day of Nov, 2015 damages are assessed as above.

Barbara N. Silvestri MT
Pro Prothy

2015-CV-1176/148619FC

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

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

Plaintiff

vs.

RANDY W. SITLER
Mortgagor(s) and Record Owner(s)
121 Columbia Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1176

2015-ED-156

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$89,830.70

Interest from

11/18/2015 to Date of
Sale at 4.8750%

(Costs to be added)

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Jill P. Jenkins Pa. ID 306588

____ Joshua I. Goldman Pa. ID 205047

____ Andrew F. Gornall Pa. ID 92382

____ Alyk L. Oflazian Pa. ID 312912

____ Crystal Español Pa. ID 315477

____ Victoria W. Chen Pa. ID 317741

____ Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

No. 2015-CV-1176
IN THE COURT OF COMMON PLEAS
LAKEVIEW LOAN SERVICING, LLC

vs.

RANDY W. SITLER
(Mortgagor(s) and Record Owner(s))
121 Columbia Avenue
Berwick, PA 18603

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

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

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

vs.

RANDY W. SITLER
121 Columbia Avenue
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2015-CV-1176

2015-ED-156
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: 121 Columbia Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	\$89,830.70
Interest From 11/18/2015 Through Date of Sale	
(Costs to be added)	

Dated: 11/20/2015

Barbara W. Silbatti
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Com. Ex. 1st Monday in 2016
Deputy Stephanie Hays

No. 2015-CV-1176

IN THE COURT OF COMMON PLEAS
LAKEVIEW LOAN SERVICING, LLC

vs.

RANDY W. SILLER
Mortgagor(s)
121 Columbia Avenue Berwick, PA 18603

WRIT OF EXECUTION	
(Mortgage Foreclosure)	
REAL DEBT	\$89,830.70
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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

RANDY W. SITLER

Defendant(s)

NO. 2015-CV-1176

**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): RANDY W. SITLER, has a last known residence of 121 Columbia Avenue, Berwick, PA 18603. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

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

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

Date

11/18/16

By:

KML LAW GROUP, P.C.

Michael McKeeven Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Andrew Gornall Pa. ID 92382

Joshua I. Goldman Pa. ID 205047

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Victoria W. Chen Pa. ID 317741

Crystal T. Español Pa. ID 315477

Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SITLERFirst Name: RANDYMiddle Name: WActive Duty Status As Of: Nov-18-2015

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.

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 this URL:

<https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address>. 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: L119IA8C62A4G60

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

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

Plaintiff

vs.

RANDY W. SITLER
Mortgagor(s) and Record Owner(s)
121 Columbia Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1176

2015-ED-156

FILED
PROTHONOTARY
2015 NOV 20 AM 11 57
CLERK OF COURT'S OFFICE
600 N. 3RD ST. COLLEGE PARK, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$89,830.70

Interest from

11/18/2015 to Date of
Sale at 4.8750%

(Costs to be added)

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Joshua I. Goldman Pa. ID 205047

Andrew F. Gornall Pa. ID 92382

Alyk L. Oflazian Pa. ID 312912

Crystal Español Pa. ID 315477

Victoria W. Chen Pa. ID 317741

Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

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

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

vs.

RANDY W. SITLER
121 Columbia Avenue
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2015-CV-1176

2015-ED-156

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: 121 Columbia Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$89,830.70

Interest From 11/18/2015
Through Date of Sale

(Costs to be added)

Dated: 11/20/2015

Barbara N. J. J. J. J.

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

Deputy

Stephanie Stray

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

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gable, FL 33146

Plaintiff

vs.

RANDY W. SITLER
Mortgagor(s) and Record Owner(s)

121 Columbia Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1176

2015-ED-156

WAIVER OF WATCHMAN

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

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

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Crystal Español Pa. ID 315477

Victoria W. Chen Pa. ID 317741

Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEING at a point on the Northerly side of Columbia Avenue in said Borough of Berwick at the Southwesterly corner of Lot No. 6; thence in a Westerly direction along said Columbia Avenue, a distance of 40 feet to corner of Lot No. 8; thence a Northerly direction along line of said Lot No.8, a distance of 160 feet to an alley; thence Easterly along said alley, a distance of 40 feet to corner in line of Lot No.6; thence Southerly along line of Lot No.6, a distance of 160 feet to Columbia Avenue aforesaid, the place of beginning. This description is intended to cover and this deed to convey Lot No.7 in J.W. Evens Addition to Berwick.

BEING Known As: 121 Columbia Ave, Berwick, PA 18603

PARCEL No. 04B-02 -006-00-000

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000068687

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

Document Receipt

Trans #	6874	Carrier / service:	USPS Server	First-Class Mail®	11/23/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000068687
Doc Ref #:	2015ED156
Postage	5.1300

PHILADELPHIA PA 19107

154

Document Receipt

Trans #	6873	Carrier / service:	USPS Server	First-Class Mail®	11/23/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000068670

Doc Ref #: 2015ED156

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6873	Carrier / service:	USPS Server	First-Class Mail®	11/23/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000068670

Doc Ref #: 2015ED156

Postage 5 1300

HARRISBURG PA 17105

Document Receipt

Trans #	6872	Carrier / service:	USPS Server	First-Class Mail®	11/23/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000068663

Doc Ref #: 2015ED165

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	6875	Carrier / service:	USPS Server	First-Class Mail®	11/23/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000068694

Doc Ref #: 2015ED156

Postage 5.1300

PHILADELPHIA PA 19106

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

11/18/2015

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$1,350.00**

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

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



[Signature]
 AUTHORIZED SIGNATURE

MEMO **148619/Sitler**

⑈823776⑈ ⑆236073801⑆ 80 00082795⑈

KML LAW GROUP, P.C.

11/18/2015

8237

SHERIFF OF COLUMBIA COUNTY

\$1,350.00

148619/Sitler

Mortgage Disbursement