

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY

vs.

DAVID L. HETLER

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2015-CV-1474

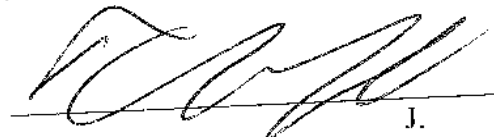
FILED
PROTHONOTARY
2017 FEB -6 P 1:51
CLERK OF COURTS OFFICE
OF COLUMBIA, PA

ORDER

AND NOW, this 6th, day of Feb, 2017, upon
consideration of Plaintiff's Motion to Set Aside Sheriff's Sale and any response thereto, it
is hereby

ORDERED and DECREED that Plaintiff's Motion to Set Aside Sheriff's Sale is
hereby GRANTED and that the Sheriff's Sale held on April 6, 2016 in the above-
captioned matter is set aside and the writ of execution shall be marked "Stayed" by the
Sheriff and returned to the Prothonotary.

BY THE COURT:


J.

Distribution list:

Jill P. Jenkins, Esquire, Suite 5000 – BNY Independence Center, 701 Market Street,
Philadelphia, PA 19106-1532
David L. Hetler, 1701 Chestnut Street, Berwick, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
DAVID HETLER

Case Number
2015CV1474

PROPERTY ADDRESS
1701 CHESTNUT STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/13/2016	Advance Fee	Advance Fee	827495	\$0.00	\$1,350.00
01/13/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/13/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/13/2016	Crying Sale			\$10.00	\$0.00
01/13/2016	Docketing			\$15.00	\$0.00
01/13/2016	Levy			\$15.00	\$0.00
01/13/2016	Mailing Costs			\$24.00	\$0.00
01/13/2016	Posting Handbill			\$15.00	\$0.00
01/13/2016	Press Enterprise Inc			\$939.03	\$0.00
01/13/2016	Sheriff Automation Fund			\$50.00	\$0.00
01/13/2016	Web Posting			\$100.00	\$0.00
03/31/2016	Service			\$135.00	\$0.00
03/31/2016	Service Mileage			\$24.00	\$0.00
03/31/2016	Copies			\$4.50	\$0.00
03/31/2016	Notary Fee			\$10.00	\$0.00
03/31/2016	Tax Claim Search			\$5.00	\$0.00
03/31/2016	Surcharge			\$100.00	\$0.00
04/06/2016	Recorder, Lien Search			\$250.00	\$0.00
02/06/2017	Advance Fee	Advance Fee	837191	\$0.00	\$1,141.03
02/06/2017	Refund	(PAID 02/06/2017)	7700	\$762.00	\$0.00
				\$2,491.03	\$2,491.03

TOTAL BALANCE:	\$0.00
-----------------------	---------------

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

04/14/2016

PAY TO THE
 ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ **1,141.03

ONE THOUSAND ONE HUNDRED FORTY-ONE AND 03 / 100 ----- DOLLARS

Sheriff's Office
 PO Box 380
 Bloomsburg PA, 17815

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS
 6.18 -



[Handwritten Signature]
 AUTHORIZED SIGNATURE

MEMO 150254/Hetler/ #2015-CV-1474

⑈00837191⑈ ⑆236073801⑆ 80 00082795⑈

TOTAL DUE IN 8 DAYS \$ 1141.03

*RECORD OWNER AND
LIEN CERTIFICATE*

First American Title Insurance Company

Harding, Hill & Turowski, LLP

P. Jeffrey Hill, Agent

No. 2016 – 007

2015 Taxes are Paid

Mechanics and Municipal Claims – None

Exceptions:

1. Oil, gas or other mineral interests and rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
2. Subject to the terms and conditions of any unrecorded agreements or leases and tenancy or present occupants.
3. Subject to easements not appearing in the chain of title.
4. Subject to any variation in location or in dimensions and any other objections and easements which a survey may disclose or which are visible on the ground.
5. Subject to easements of all roads, streets, lanes and avenues bounded by or included within the boundaries of premises.
6. Subject to proof that this transaction is not within the bankruptcy or insolvency acts.
7. Subject to any claims of current or prior spouses of owner under any applicable divorce or annulment statute or the common or decisional law of

- any jurisdiction concerning divorce or annulment.
8. Any reservations, restrictions, limitations, conditions or agreements set forth in the instrument by which title is vested in the insured owner.

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

FIRST AMERICAN TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2016 - 007 Effective Date: April 6, 2016

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....

Legal Description –

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:

BEGINNING at the corner of lot No. 41 on Chestnut Street; thence easterly along Chestnut Street a distance of 40 feet to a 15 foot alley; thence southerly along said alley a distance of 194 feet to corner; thence northerly a distance of 79 feet to corner of Lot No. 41; thence northerly again a distance of 127 feet to place of beginning.

This description is intended to cover and this Deed to convey Lot No. 42 in said Duval Dickson second plot of lot as marked and shown in plot or plan.

PROPERTY ADDRESS: 1701 CHESTNUT STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04A-02-126-00,000

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NATIONSTAR MORTGAGE LLC

vs.

Defendant
DAVID HETLER

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

Sheriff's Sale Date: Wednesday, April 6, 2016

Writ of Execution No. : 2015CV1474

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1701 CHESTNUT STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$939.03
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$135.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$100.00

Total Sheriff Costs **\$1,674.03**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$1,741.03**

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY
Plaintiff

vs.

DAVID L. HETLER
Defendant

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2015-CV-1474

RULE RETURNABLE

AND NOW, this _____ day of _____, 2017, upon
consideration of Plaintiff's Motion to Set Aside Sheriff's Sale, a Rule is hereby issued
and directed upon the parties, to show cause why the relief requested in this matter should
be not granted.

RULE RETURNABLE: _____ day of _____, 2017.

BY THE COURT:

J.

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY

vs.

DAVID L. HETLER

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2015-CV-1474

ORDER

AND NOW, this _____, day of _____, 2017, upon consideration of Plaintiff's Motion to Set Aside Sheriff's Sale and any response thereto, it is hereby

ORDERED and DECREED that Plaintiff's Motion to Set Aside Sheriff's Sale is hereby GRANTED and that the Sheriff's Sale held on April 6, 2016 in the above-captioned matter is set aside and the writ of execution shall be marked "Stayed" by the Sheriff and returned to the Prothonotary.

BY THE COURT:

J.

Distribution list:

Jill P. Jenkins, Esquire, Suite 5000 – BNY Independence Center, 701 Market Street,
Philadelphia, PA 19106-1532

David L. Hetler, 1701 Chestnut Street, Berwick, PA 18603

KML Law Group, P.C.
BY: JILL P. JENKINS, ESQUIRE
Attorney I.D. #306588
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

ATTORNEY FOR PLAINTIFF

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY
vs.

DAVID L. HETLER

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2015-CV-1474

PLAINTIFF'S MOTION TO SET ASIDE SHERIFF'S SALE

Plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company (the "Plaintiff"), by and through its undersigned counsel, motions this Honorable Court to set aside the Sheriff's Sale held on April 6, 2016, and assigns the following reasons therefore:

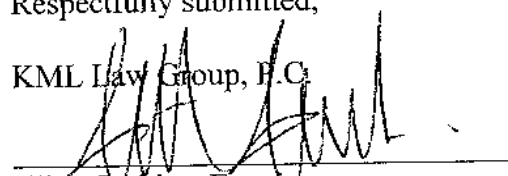
1. Plaintiff's Complaint in Mortgage Foreclosure was filed on November 6, 2015.
2. On January 12, 2016, judgment in mortgage foreclosure was entered in favor of Plaintiff and against, David L. Hetler (the "Defendant"), in the amount of \$40,655.02, plus costs, based upon the demand in Plaintiff's Complaint.
3. The property that is the subject of this action is located at 1701 Chestnut Street, Berwick, PA 18603 (the "Property").
4. A Sheriff's Sale was held on April 6, 2016.
5. A representative of Plaintiff's counsel attended the Sheriff's Sale and bid on behalf of Plaintiff.
6. However, Plaintiff wishes to have this sale rescinded and set aside due to regulations and guidelines from the Department of Housing and Urban Development.
7. Plaintiff therefore requests that the Sheriff's sale of the Property be set aside.
8. There is no prejudice to any other party.

9. The Court retains jurisdiction over a Sheriff's Sale and may be set aside a sale for any equitable ground or to prevent injustice.

WHEREFORE, Plaintiff prays that the Court enter the attached Order setting aside the sale and reinstating the terms of the note and mortgage.

Respectfully submitted,

KML Law Group, P.C.

A handwritten signature in black ink, appearing to read 'Jill P. Jenkins', is written over a horizontal line.

Jill P. Jenkins, Esquire
Attorney for Plaintiff

KML Law Group, P.C.

BY: JILL P. JENKINS, ESQUIRE

Attorney I.D. #306588

Suite 5000 -- BNY Independence Center

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

ATTORNEY FOR PLAINTIFF

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY

vs.

DAVID L. HETLER

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2015-CV-1474

**PLAINTIFF'S BRIEF IN SUPPORT OF ITS
MOTION TO SET ASIDE SHERIFF'S SALE**

LEGAL ARGUMENT

This honorable Court is empowered to grant the requested relief by the Pennsylvania Rules of Court, which permits this Court to act in a manner calculated to effect a speedy and just result. Pa.R.C.P. 126 provides this honorable Court with the power to "disregard an error or defect of procedure which does not affect the substantial rights of the parties." As the court stated in *First Eastern Bank v. Campstead*, 637 A.2d 1364 (Pa.Super. 1994):

This approach does not countenance the wholesale derogation of our procedural rules, but does allow us to bend them just a little where the interests of justice demand. I would not surrender this flexibility in favor of a uniform policy of super-strict compliance with procedural rules, when such compliance would only be pointless and burdensome.

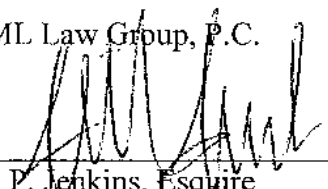
For all the reasons discussed in the attached Motion, it is respectfully submitted that proper cause to set aside the sheriff's sale of April 6, 2016 has been shown.

CONCLUSION

For all the reasons discussed above and in the attached Motion to Set Aside Sheriff's Sale, the Court should grant the requested relief and enter the attached proposed order.

Respectfully submitted,

KML Law Group, P.C.

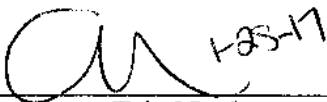


Jill P. Jenkins, Esquire
Attorney for Plaintiff

VERIFICATION

Erin Naylor hereby states that he/she is the Assistant Secretary of
Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff in this matter, and that
all of the facts set forth in the attached Plaintiff's Motion to Set Aside Sheriff's Sale are true and
correct to the best of his/her information and belief.

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

 1-25-17

Printed Name: Erin Naylor
Title: Assistant Secretary
NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY

LT/#150254FC

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY

vs.

DAVID L. HETLER

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2015-CV-1474

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of Plaintiff's Motion to Set Aside Sheriff's Sale was sent by first class mail, postage pre-paid, upon the following on the date listed below:

DAVID L. HETLER
1701 Chestnut Street
Berwick, PA 18603

Sheriff of Columbia County
Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

KML Law Group, P.C.

Date:

2/2/17

JACLYN JAMIESON
Jaclyn Jamieson
Litigation Paralegal
TEL: 215-825-6336
FAX: 215-825-6436
EMAIL: jjamieson@kmlawgroup.com



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

April 13, 2016

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

RE: 150254FC; Sale Date: April 06, 2016
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

vs.

DAVID L. HETLER
Term No. 2015-CV-1474

Property address: 1701 Chestnut Street, Berwick, PA 18603

BOOK WRIT

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter due to a payment plan in place with the borrower. Please forward an updated cost sheet, summary of outstanding costs and return of any unused costs. We are awaiting information in regard to the amount received from the Plaintiff since the writ of execution was issued in this matter. We will send another letter indicating what that amount is once the information is received. Thank you for your cooperation.

By copy of the letter, we are informing the Defendants that the sale scheduled date for April 06, 2016 has been cancelled at Plaintiff's request.

By:

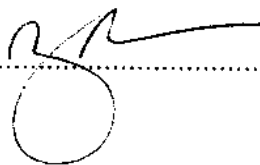
KMLLAW GROUP, P.C.
Michael McKeever Pa. ID 56129
David Fein Pa. ID 82628
Jill P. Jenkins Pa. ID 306588
Alyk L. Ofazian Pa. ID 312912
Crystal Español Pa. ID 315477
Matthew K. Fissel Pa. ID 314567
Attorneys for Plaintiff

4-18-16

left message, they
will need to
file petition

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 March 16, 23, 30, 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 connected with the subject matter of said notice and advertisement and that all of the allegations in the foregoing state of fact as to time, place, and character of publication are true.



Sworn and subscribed to before me this 30th day of March 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.

.....

SHERIFF'S SALE COST SHEET

NO. _____ vs. Hetler
 ED NO. _____ ID DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>4.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>370.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>939.03</u>	3,16
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1189.03</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</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-</u>

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 1741.03

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

March 21, 2016

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

RE: No. 2015-CV-1474
DAVID L. HETLER

Real Estate Division:

The above case may be sold on April 06, 2016. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Ruby Gyening
Legal Assistant

KML LAW GROUP, P.C.
Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
3129@kmlawgroup.com
Attorney for Plaintiff

150254FC
CF: 11/06/2015
SD: 04/06/2016
\$40,655.02

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY
8950 Cypress Waters Boulevard
Coppell, TX 75019

Plaintiff

vs.

DAVID L. HETLER
**Mortgagor(s) and
Record Owner(s)**

1701 Chestnut Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1474

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

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

- (x) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- () Certified mail by KML Law Group, P.C. Copy of Certified Mail 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 is attached (Pa. R.C.P. 440(a)(i)).
- () 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.

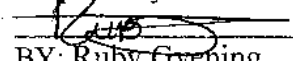
- () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Published in accordance with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

Pursuant to the attached Affidavit under Rule 3129, 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.

DATED: March 21, 2016

Respectfully submitted,


BY: Ruby Gyening
Legal Assistant
KML Law Group, P.C.

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

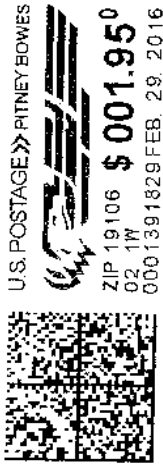
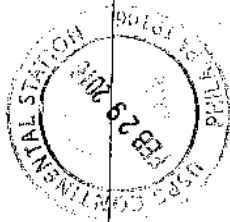
Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ 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	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 Seventh Street SW Washington, DC 20410									
2.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	TENANTS/OCCUPANTS 1701 Chestnut Street Berwick, PA 18603									
3.											
4.											
5.											
6.											
7.											
8.											
Total Number of Pieces listed by Sender 4		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)							



See Privacy Act Statement on Reverse

S Form **3877**, February 2002 (Page 1 of 2)

50254FC Columbia County Sale Date: 04/06/2016

AVID L. HETLER

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
DAVID HETLER

Case Number
2015CV1474

SHERIFF'S RETURN OF SERVICE

02/01/2016 11:30 AM - DEPUTY SCOTT MAYERNICK, 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 KIRK FREED THE TENANT, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DAVID HETLER AT 1701 CHESTNUT STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 02, 2016

COMMONWEALTH OF PENNSYLVANIA

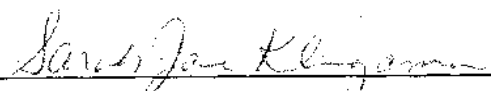
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

2ND day of FEBRUARY 2016



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

(c) CountySeals Direct, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
DAVID HETLER

Case Number
2015CV1474

SHERIFF'S RETURN OF SERVICE

03/01/2016 04:07 PM - DEPUTY MICHAEL BEYER, 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 1701 CHESTNUT STREET, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 02, 2016

Affirmed and subscribed to before me this

NOTARY

2ND day of MARCH

2016

Proth & Clerk of Sev. Courts
My Comm. Ex. 1st Monday in 2020

Barbara N. Smith

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

100 Gateway Center, Suite 1100, Philadelphia, PA 19106

KML LAW GROUP, P.C.

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

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY
8950 Cypress Waters Boulevard
Coppell, TX 75019

Plaintiff

vs.

DAVID L. HETLER
Mortgagor(s) and Record Owner(s)

1701 Chestnut Street
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-1474

AFFIDAVIT PURSUANT TO RULE 3129

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, 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:

1701 Chestnut Street
Berwick, PA 18603

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

DAVID L. HETLER
1701 Chestnut Street
Berwick, PA 18603

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

DAVID L. HETLER
1701 Chestnut Street
Berwick, PA 18603

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

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

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

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

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

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:

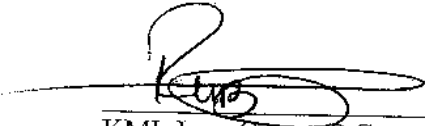
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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
1701 Chestnut Street
Berwick, PA 18603

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

DATED: March 21, 2016



KML Law Group, P.C.
BY: Ruby Gyening
Legal Assistant

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
DAVID HETLER

Case Number
2015CV1474

SHERIFF'S RETURN OF SERVICE

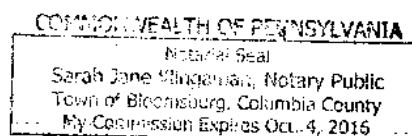
02/01/2016 11:30 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KIRK FREED THE TENANT, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DAVID HETLER AT 1701 CHESTNUT STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

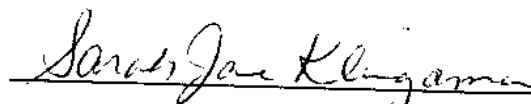
February 02, 2016



NOTARY

Affirmed and subscribed to before me this

2ND day of FEBRUARY, 2016



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

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

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY
8950 Cypress Waters Boulevard
Coppell, TX 75019

Plaintiff

vs.

DAVID L. HETLER
(Mortgagor(s) and Record Owner(s))
1701 Chestnut Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1474

2016-ED-4

AFFIDAVIT PURSUANT TO RULE 3129

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, 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:

1701 Chestnut Street
Berwick, PA 18603

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

DAVID L. HETLER
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Berwick, PA 18603

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

DAVID L. HETLER
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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:

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

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

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

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

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
1701 Chestnut Street
Berwick, PA 18603

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

DATED: 11/5/16

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Jay E. Kivitz Pa. ID 26769
____ Lisa Lee Pa. ID 78020
____ Kristina Murtha Pa. ID 61858
____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Joshua I. Goldman Pa. 205047
____ Jill P. Jenkins Pa. ID 306588
____ Andrew F. Gornall Pa. ID 92382
____ Salvatore Filippello Pa. ID 313897
____ Alyk L. Oflazian Pa. ID 312912
____ Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

Crystal Espanol
Pa. 10 315477

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

Date: 03/08/2016

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 23663

HETLER DAVID L
1701 CHESTNUT STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20050 -0859
Location: LOT 42
Parcel Id:04A-02 -126-00,000

Assessment: 16,130
Balances as of 03/08/2016

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
DAVID HETLER

Case Number
2015CV1474

SHERIFF'S RETURN OF SERVICE

03/01/2016 04:07 PM - DEPUTY MICHAEL BEYER, 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 1701 CHESTNUT STREET, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 02, 2016

Affirmed and subscribed to before me this

2ND day of MARCH, 2016

NOTARY

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

Barbara N. Silvette

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HETLER, DAVID

Case Number
2015CV1474

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1701 CHESTNUT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

3-1-16

Time:

4:07

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2015CV1474

1701 CHESTNUT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HETLER, DAVID

Case Number
2015CV1474

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

4

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1701 CHESTNUT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kirk Freed

Relation: Tenant - Rents green

Date: 2-1-16 Time: 11:30

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

2015CV1474

1701 CHESTNUT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HETLER, DAVID

Case Number
2015CV1474

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 4

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DAVID HETLER

Primary Address: 1701 CHESTNUT STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kipk Freed

Relation: Tenant

Date: 2-1-16

Time: 11:30

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date: 2-22-16

Time: 12:07

Mileage:

Deputy: 3

Service Attempt Notes:

1. L/C NO ANSWER, Blue Blazer outside (HRD-1803)

2.

3.

4.

5.

6.

HETLER, DAVID

2015CV1474

1701 CHESTNUT STREET, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000071557

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

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2015

BILL NO.
4112

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,130	9.491	150.03	153.09	168.40
SINKING		1	15.81	16.13	17.74
FIRE		1.25	19.76	20.16	21.17
LIGHT		1.75	27.67	28.23	29.64
BORO RE		11.1	175.46	179.04	187.99
The discount & penalty have been calculated for your convenience			388.73	396.65	424.94
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HETLER DAVID L
1701 CHESTNUT STREET
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-02 -126-00,000		
1701 CHESTNUT ST		
.1488 Acres	Land	2,592
	Buildings	13,538
Total Assessment		16,130

This tax returned
to courthouse on:
January 1, 2016

CK 424.94

CK
FILE COPY

0050068

12-2-15

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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:

01241 C04
HETLER DAVID L
1701 CHESTNUT ST
BERWICK, PA 18603-1420

Bill Date: 7/1/2015

Control #:

Bill #: 1730

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04A02 12600000

Prop. Type

Property Location and Description:

1701 CHESTNUT ST
.149

Assessment:

L= 2,592
B= 13,538
T= 16,130

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	721.82
HOMESTEAD EXCLUSION	(4,045.00)	(180.09)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	530.90
If Paid By 10/31/2015	FACE Amount	541.73
If Paid After 10/31/2015	10% Penalty Amount	595.90

Connie C. Gingher

CK 595.90

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

****Homestead/Farmstead Applied****

Tim

2015 Pd

Connie

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HETLER, DAVID

Case Number
2015CV1474

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 4

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 1-22-16

Time: 12:15

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.

2015CV1474

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HETLER, DAVID

Case Number
2015CV1474

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 4

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 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: C12 Whitteight

Relation: Clerk

Date: 1/14/16

Time: 3:25

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

2015CV1474

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HETLER, DAVID

Case Number
2015CV1474

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 4

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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 Richardson

Relation: Clerk

Date: 1/14/16

Time: 3:30

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

2015CV1474

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY

Plaintiff

vs.

DAVID L. HETLER

Defendant(s)

NO. 2015-CV-1474

#4
ED
2014

**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): DAVID L. HETLER, has a last known residence of 1701 Chestnut Street, Berwick, PA 18603. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

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

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

Date 1/8/16

By: 

KML LAW GROUP, P.C.

____ Michael McKeever 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

✓ Crystal Español
Pa. ID 315477



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: HETLER

First Name: DAVID

Middle Name: L

Active Duty Status As Of: Jan-08-2016

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/FaqAnswers.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: U5U8K925S2BCYE0

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY

Plaintiff

vs.

DAVID L. HETLER

Defendant(s)

NO. 2015-CV-1474

**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): DAVID L. HETLER, has a last known residence of 1701 Chestnut Street, Berwick, PA 18603. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

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

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

Date 1/8/16

By: 

KML LAW GROUP, P.C.

____ Michael McKeever 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

*✓ Crystal Español
Pa. ID 315477*



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: HETLER

First Name: DAVID

Middle Name: L

Active Duty Status As Of: Jan-08-2016

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

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

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

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

Mary M. Snavelly-Dixon

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

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More information on "Active Duty Status"

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

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: U5U8K925S2BCYE0

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY

Plaintiff

vs.

DAVID L. HETLER

Defendant(s)

NO. 2015-CV-1474

**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:

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X Last Name

X First Name

X Social Security Number

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

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

Date 1/8/16

By: 

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☒ Crystal T. Español Pa. ID 315477

Matthew K. Fissel Pa. ID 314567

Attorneys for Plaintiff

*✓ Crystal Español
Pa. ID 315477*

**Status Report
Pursuant to Servicemembers Civil Relief Act**Last Name: HETLERFirst Name: DAVIDMiddle Name: LActive Duty Status As Of: Jan-08-2016

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects the Individuals' active duty status based on the Active Duty Status Date

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date

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

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
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Certificate ID: U5U8K925S2BCYE0

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1474

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, APRIL 06, 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:

BEGINNING at the corner of lot No. 41 on Chestnut Street; thence easterly along Chestnut Street a distance of 40 feet to a 15 foot alley; thence southerly along said alley a distance of 194 feet to corner; thence northerly a distance of 79 feet to corner of Lot No. 41; thence northerly again a distance of 127 feet to place of beginning.

This description is intended to cover and this Deed to convey Lot No. 42 in said Duval Dickson second plot of lot as marked and shown in plot or plan.

Tax County Parcel No. 04A-02-126-00,000

BEING KNOWN AS: 1701 Chestnut Street, Berwick, PA 18603

PROPERTY ADDRESS: 1701 CHESTNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-126-00,000

Seized and taken into execution to be sold as the property of DAVID HETLER in suit of NATIONSTAR MORTGAGE LLC.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY
8950 Cypress Waters Boulevard
Coppell, TX 75019

vs.

DAVID L. HETLER
1701 Chestnut Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2015-CV-1474

2016-ED-4

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: 1701 Chestnut Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	\$40,655.02
------------	-------------

Interest From 11/1/2015 Through Date of Sale	
--	--

(Costs to be added)	
---------------------	--

Dated: 1/12/16

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

Deputy

Stephanie May

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. 2015-CV-1474

IN THE COURT OF COMMON PLEAS

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY

vs.

DAVID L. HETLER
Mortgagor(s)
1701 Chestnut Street Berwick, PA 18603

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

WRIT OF EXECUTION
(Mortgage Foreclosure)

	\$40,655.02
	\$
	\$
	\$
	\$
	\$

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

REAL ESTATE OUTLINE

ED # ED 4

DATE RECEIVED 1-12-2010
DOCKET AND INDEX 2015 CV 1474

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>	L.M. 1-13-10
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>827415</u>

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

SALE DATE April 10, 2010 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

January 8, 2016

Docket #2015-CV-1474 2016-ED-4

ATTENTION: COLUMBIA COUNTY SHERIFF

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

DAVID L. HETLER will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
DAVID HETLER

Case Number
2015CV1474

SHERIFF'S RETURN OF SERVICE

11/12/2015 11:21 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KIRK FREED A FRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DAVID HETLER AT 1701 CHESTNUT STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 16, 2015

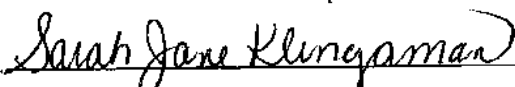
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires 04/04/2016

NOTARY

Affirmed and subscribed to before me this

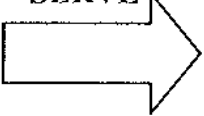
16TH day of NOVEMBER, 2015



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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY		COURT NUMBER 2015-CV-1474 <i>2016-ED-4</i>
DEFENDANT/S/ DAVID L. HETLER		TYPE OF WRIT OR COMPLAINT EXECUTION

SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE DAVID L. HETLER
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1701 Chestnut Street, Berwick, PA 18603

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

PLEASE POST HANDBILL

SIGNATURE OF ATTORNEY KML Law Group, P.C.	TELEPHONE NUMBER (215) 825-6345	DATE January 8, 2016
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106		

KML Law Group, P.C.

ATTORNEYS AT LAW

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

January 8, 2016

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

RE: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY
 vs.
 DAVID L. HETLER
 No. 2015-CV-1474
 KML File#: 150254FC

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

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

Thank you for your cooperation in this matter.

Package prepared by BARB HAND.

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

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

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

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY
8950 Cypress Waters Boulevard
Coppell, TX 75019

Plaintiff

vs.

DAVID L. HETLER
Mortgagor(s) and Record Owner(s)
1701 Chestnut Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2015-CV-1474

2016-ED-4

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

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____ Andrew F. Gornall Pa. ID 92382

____ Salvatore Filippello Pa. ID 313897

____ Alyk L. Oflazian Pa. ID 312912

____ Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

✓ Crystal Espinoza
Pa. ID 315477

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

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY
8950 Cypress Waters Boulevard
Coppell, TX 75019

Plaintiff

vs.

DAVID L. HETLER
Mortgagor(s) and Record Owner(s)

1701 Chestnut Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1474

2016-ED-4

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

____ Andrew F. Gornall Pa. ID 92382

____ Salvatore Filippello Pa. ID 313897

____ Alyk L. Oflazian Pa. ID 312912

____ Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

✓ Crystal Espada
Pa. ID 315477

Exhibit A to the Mortgage given on July 20, 2011, by David L. Hetler ("Borrower") to Metlife Home Loans, a Division of MetLife Bank, N.A. ("Lender"). The property is located in the county of COLUMBIA, state of PA, and is described as follows:

Description of Property

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:

BEGINNING at the corner of lot No. 41 on Chestnut Street; thence easterly along Chestnut Street a distance of 40 feet to a 15 foot alley; thence southerly along said alley a distance of 194 feet to corner; thence northerly a distance of 79 feet to corner of Lot No. 41; thence northerly again a distance of 127 feet to place of beginning.

This description is intended to cover and this Deed to convey Lot No. 42 in said Duval Dickson second plot of lot as marked and shown in plot or plan.

Tax County Parcel No. 04A-02-126-00,000

BEING KNOWN AS: 1701 Chestnut Street, Berwick, PA 18603

Document Receipt

Trans #	7162	Carrier / service:	USPS Server	First-Class Mail®	1/13/2016 12:00:00 AM
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INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

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PHILADELPHIA PA 19106

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000071557

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Postage 5.1300

PHILADELPHIA PA 19107

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000071540

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HARRISBURG PA 17105

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COMMONWEALTH OF PA

DEPARTMENT 281230

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HARRISBURG PA 17128

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

01/11/2016

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
Bloomshurg PA, 17815



MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

[Signature]
AUTHORIZED SIGNATURE

MEMO 150254/ Hetler

⑈827475⑈ ⑆236073801⑆ 80 00082795⑈