

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LAKEVIEW LOAN SERVICING

vs.

Defendant
RANDY W SITLER

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, June 7, 2017

Writ of Execution No. : 2016CV1451

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 121 COLUMBIA AVENUE, 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.	\$1,004.19
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Other	\$27.00

Total Sheriff Costs **\$1,842.69**

Municipal Costs

Sewer	\$355.28
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Total Municipal Costs **\$355.28**

Distribution Costs

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

Grand Total: **\$2,264.97**

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

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

June 13, 2017

SHERIFF OF COLUMBIA COUNTY

Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: LAKEVIEW LOAN SERVICING, LLC vs. RANDY W SITLER

Sale Book/Writ No.: /

Docket Number: 2016-CV-1451

Sale Date: 06/07/2017

Property Address: 121 Columbia Avenue Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter.
Please deed the property to:

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

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to the below email address. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.
Jacqui McCoy, Legal Assistant
FC Special Services/Post Sale
215-825-6495 (Direct Phone)
215-627-7734 (Fax)
jmccoy@kmlawgroup.com

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$_____

Loan Type EHA-446-0323104-703

KML #163695FC

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 215963
Customer:
SHERIFF'S OFFICE

Invoice Date: 09/07/2017 9:52:38 AM

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0101
By: HAS

Chg # Charge / Payment / Fee Description

1 DEED

Grantor - SITLEY, RANDY W

Grantee - LAKEVIEW LOAN SERVICING LLC

Consideration - \$2,310.27

Tax Basis - \$0.00

Return Via - MAIL

Fees Summary:

STATE WRIT TAX

JCS/ACCESS TO JUSTICE

AFFORDABLE HOUSING

RECORDING FEES - RECORDER

RECORDER IMPROVEMENT FUND

COUNTY IMPROVEMENT FUND

Inst Info: SHERIFF'S DEED

\$0.50
\$35.50
\$13.00
\$13.00
\$3.00
\$2.00

TOTAL CHARGES

\$67.00

PAYMENTS

CHECK: 7932 - SHERIFF'S OFFICE

TOTAL PAYMENTS

\$67.00

AMOUNT DUE

PAYMENT ON INVOICE

\$67.00

BALANCE DUE ON INVOICE

(\$67.00)
\$0.00

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

LAKEVIEW LOAN SERVICING VS RANDY SITLER

NO. 29-2017 ED

NO. 1451-2016 JD

DATE/TIME OF SALE: JUNE 7, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2264.97

POUNDAGE – 2% OF BID \$ 45.30

TRANSFER TAX – 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2310.27

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

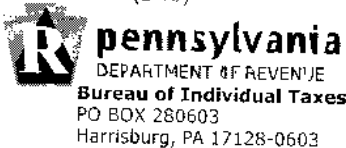
PURCHASER(S) SIGNATURE(S): *Sam W. Kelly*

TOTAL DUE: \$ 2310.27

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 960.27



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name KML Law Group, P.C.		Telephone Number: (215) 627-1322	
Mailing Address 701 Market Street, Suite 5000 BNY Independence Center		City Philadelphia	State PA
		ZIP Code 19106-1532	

B. TRANSFER DATA

Date of Acceptance of Document 6/13/2017			
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) LAKEVIEW LOAN SERVICING, LLC	Telephone Number: 215-627-1322
Mailing Address Sheriff's Office, PO Box 380		Mailing Address 4425 Ponce De Leon Blvd, Mail Stop MS5/251	
City Bloomsburg	State PA	ZIP Code 17815	City Coral Gables
		State FL	ZIP Code 33146

C. REAL ESTATE LOCATION

Street Address 121 Columbia Avenue		City, Township, Borough Berwick - Borough of Berwick	
County Columbia	School District Berwick	Tax Parcel Number 04B-02-006-00-000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? NO		
1. Actual Cash Consideration =\$2,264.97	2. Other Consideration +0	3. Total Consideration =\$2,264.97
4. County Assessed Value \$22,170.00	5. Common Level Ratio Factor X3.69	6. Computed Value =\$81,807.30

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$81,807.30	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent) _____ (Estate File Number) _____
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

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

KML LAW GROUP, P.C.

SUITE 5000
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380/2360

875872

09/05/2017

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ **960.27

DOLLARS

NINE HUNDRED SIXTY AND 27/100

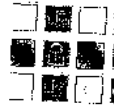
Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

6.18 -



[Signature]
AUTHORIZED SIGNATURE

MEMO

163695 Sitler

⑈00875872⑈ ⑆236073801⑆ 80 00082795⑈

SHERIFF'S SALE COST SHEET

16-1451

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>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>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>416.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1004.19</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1254.19</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	\$ <u>355.28</u>
WATER 20	\$
TOTAL *****	\$ <u>355.28</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>Monfais</u>	\$ <u>27.00</u>
TOTAL *****	\$ <u>27.00</u>

TOTAL COSTS (OPENING BID) \$ 2264.97

ACCOUNT STATEMENT

Montour County Sheriff's Office

29 Mill Street

Danville, Pa. 17821

Telephone: (570) 271-3020

Fax: (570) 271-3037

To:

KML LAW GROUP PC
701 MARKET STREET
PHILADELPHIA, PA 19106-1532

Date 11-Apr-17

Docket 2016-CV-1451/2017-ED-29

County COLUMBIA

Type NOTICE OF SHERIFF'S SALE

Receipt# 13325

Plaintiff(s): LAKEVIEW LOAN SERVICING

Defendant(s): RANDY W. SITLER

Date

Credits

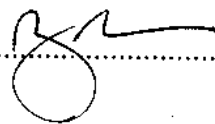
Charge

Balance

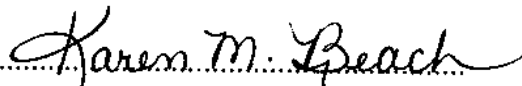
	Advance	Check #	7725	\$75.00		
04/11/17	Service on RANDY W. SITLER				\$27.00	
				Check #	5479	\$48.00 REFUND

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

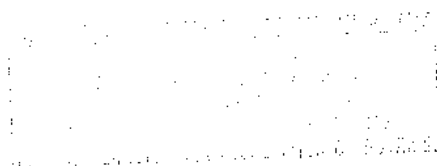
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 12, 19, 26, 2017 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 26th day of April 2017



(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.

.....

1
SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNA.
29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

1451-16

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s)	LAKEVIEW LOAN SERVICING	2. Docket Number / County	2016-CV-1451/2017-ED COLUMBIA
2. Defendant(s)	RANDY W. SITLER	4. Type of Writ or Complaint	NOTICE OF SHERIFF'S SALE
SERVE	5. Name RANDY W. SITLER		
AT	6. Address 9A SOUTH HUNTINGTON AVE. DANVILLE, PA 17821		
7. Indicate unusual service: <input type="checkbox"/> Reg. Mail <input type="checkbox"/> Cert. Mail <input type="checkbox"/> Deputize <input type="checkbox"/> Other Now, 2017, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.			

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE
Sheriff of Montour County

9. Name and Address of Attorney/Originator KML LAW GROUP PC 701 MARKET STREET PHILADELPHIA, PA 19106-1532	10. Telephone Number	11. Date
12. Signature		

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

Serving Deputy: William C. McKenna	Date Filed 3/10/2017	Expiration
--	-------------------------	------------

On the **11th** day of **April**, 2017, at **1:54** o'clock **P.M.**

Defendant not found because:

☒ Moved ☐ Unknown ☐ No answer ☐ Vacant
☐ Other:

Remarks: **Current occupant called our office and stated Randy W. Sitler does not live there anymore, current occupant has lived at 9A South Huntington Ave., for about one month.**

Attempts:

Date:									
Mileage:									

Advance	Docket	Service	Mileage	Affidavit	Notary	Surchr.	Misc.	Total	Refund
\$75.00	\$9.00	\$5.00	\$3.00	\$2.50	\$5.00	\$0.00	\$2.50	\$27.00	\$48.00

Sworn and subscribed to before me this **11th** Day of **April**, 2017.

So Answer.

Signature of Deputy Sheriff

Sheriff

SHERIFF OF MONTOUR COUNTY

Susan M. Kauwell
MONTOUR COUNTY
My Commission Expires
1st Mon. Jan. 2020

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
2016CV1451

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

29

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RANDY W SITLER

Primary Address: 9A SOUTH HUNTINGTON AVENUE
DANVILLE, PA 17821

Phone: DOB:

Alternate Address: 121 COLUMBIA AVENUE
BERWICK, PA 18603

Phone: 570-951-7193

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Now, March 02, 2017 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

SITLER, RANDY W

2016CV1451

9A SOUTH HUNTINGTON AVENUE, DANVILLE, PA 17821 NO EXPIRATION

KML Law Group, P.C.

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

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

Docket No. 2016-CV-1451

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SITLER, RANDY W
RANDY W SITLER
9A South Huntington Avenue
Danville, PA 17821

Your house at 121 Columbia Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on May 3rd 2017, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$102,825.61 obtained by LAKEVIEW LOAN SERVICING, LLC against you.

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

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

1. The sale will be cancelled if you pay to LAKEVIEW LOAN SERVICING, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 163695FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760 or 877-515-7079
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

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 Gables, FL 33146

vs.

RANDY W SITLER
121 Columbia Avenue
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2016-CV-1451

2017-ED-29

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

\$102,825.61

Monthly Interest From 2/28/2017
Through Date of Sale

(Costs to be added)

Dated:

2/28/2017

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

Deputy

Rosalee Antonello

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

Columbia County Sheriff's Office

Date: 3-9-17

Time: 1:52pm

Received By:

DMP

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

April 11, 2017

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

RE: No. 2016-CV-1451/2017-ED-29
RANDY W SITLER

Real Estate Division:

The above case may be sold on June 07, 2017. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

**IN THE COURT OF COMMON PLEAS OF Columbia
COUNTY**

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

Plaintiff

vs.

RANDY W SITLER

Mortgagor(s) and Record Owner(s)

121 Columbia Avenue
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2016-CV-1451/2017-ED-29

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129**

CODE:

FILED ON BEHALF OF:

LAKEVIEW LOAN SERVICING, LLC

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969

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

163695FC
CF: 12/23/2016
SD: 06/07/2017
\$102,825.61

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gables, 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. 2016-CV-1451/2017-ED-29

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

Richard DeLarso, 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:

- ☐ 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: April 11, 2017

Respectfully submitted,

BY: Richard DeLarso
Legal Assistant
KML Law Group, P.C.



Date: April 7, 2017

Briana Diaz:

The following is in response to your April 7, 2017 request for delivery information on your Certified Mail™ item number 9171999991703772704212. The delivery record shows that this item was delivered on April 7, 2017 at 10:21 am in BLOOMSBURG, PA 17815. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink that reads "Melody L. Brown".

Address of Recipient :

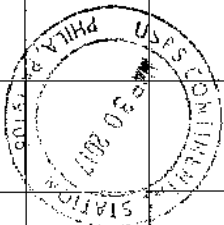
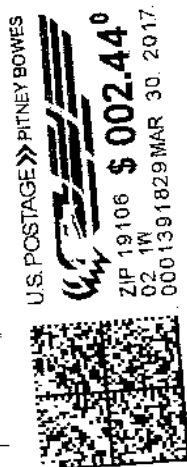
A handwritten address in black ink that reads "4157 W 45TH ST".

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

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

Sincerely,
United States Postal Service

Name and Address of Sender	Check type of mail or service:	Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)	Postmark and Date of Receipt	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
KML LAW GROUP, P.C. SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532	<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation											
1. PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	Address (Name, Street, City, State, & ZIP Code)	Postage	TENANTS/OCCUPANTS 121 Columbia Avenue Berwick, PA 18603									
2. PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230												
3. DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA-17815												
4. PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675												
5.												
6.												
7.												
8.												
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)										



See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

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

163695FC Columbia County Sale Date: 05/03/2017

RANDY W SITLER

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

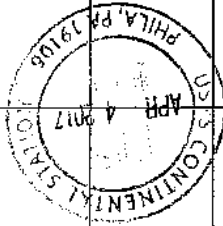
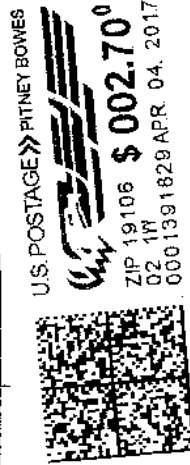
Check type of mail or service:

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

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

Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	AMERICREDIT FINANCIAL SERVICES, INC. D/B/A GM Financial 801 Cherry Street Fort Worth, TX 76102										
2.	AMERICREDIT FINANCIAL SERVICES, INC. c/o David J Apothaker, Esq. 520 Fellowship Road, #C306 Mt Laurel, NJ 08054										
3.											
4.											
5.											
6.											
7.											
8.											



Total Number of Pieces
Listed by Sender

2

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

163695FC Columbia County Sale Date: 05/03/2017

RANDY W SITLER

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 Gables, 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. 2016-CV-1451/2017-ED-29

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

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

121 Columbia Avenue
Berwick, PA 18603

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

RANDY W SITLER
457 W 1st Street
Bloomsburg, PA 17815

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

RANDY W SITLER
457 W 1st Street
Bloomsburg, PA 17815

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

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

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

AMERICREDIT FINANCIAL SERVICES, INC.
D/B/A GM Financial
801 Cherry Street
Fort Worth, TX 76102

AMERICREDIT FINANCIAL SERVICES, INC.
c/o David J Apothaker, Esq.
520 Fellowship Road, #C306
Mt Laurel, NJ 08054

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:

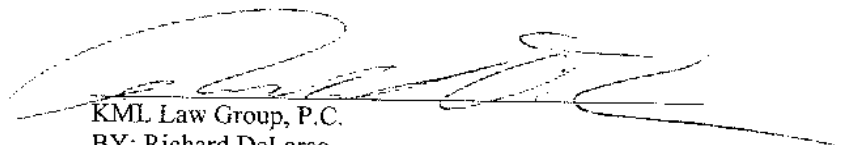
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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 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: April 11, 2017


KML Law Group, P.C.
BY: Richard DeLarso
Legal Assistant

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 Gables, FL 33146

Plaintiff

vs.

RANDY W STILER
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. 2016-CV-1451

Book:
Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE



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 Gables, 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. 2016-CV-1451

Book:

Writ

CERTIFICATE OF FILING AND SERVICE

I hereby certify that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

RANDY W SITLER

457 W 1st Street
Bloomsburg, PA 17815

SHERIFF OF COLUMBIA COUNTY

Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY

Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815
(via e-filing if applicable)

Date: 4/10/17

By: Michelle Clarkson

Michelle Clarkson, legal assistant
KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
Direct: 215-825-6328
Email: mclarkson@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 Gables, 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. 2016-CV-1451

Book:

Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for May 03, 2017 at 9:00 AM in the above matter has been continued until
June 07, 2017 at 9:00 AM

Date:

4/5/17

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
____ Matthew K. Fissel Pa. ID 314567
☒ Rebecca A. Solarz Pa. ID 315936
____ Nora C. Viggiano Pa. ID 320864
Attorneys for Plaintiff

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

April 5, 2017

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. 2016-CV-1451

Property address:

121 Columbia Avenue
Berwick, PA 18603

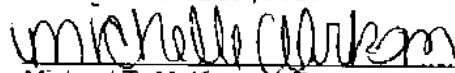
Sheriff's Sale Date: May 03, 2017

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for May 03, 2017 to June 07, 2017.

Thank you for your cooperation.

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



Michael T. McKeever, Esq.

By: Michelle Clarkson, legal assistant

cc:

RANDY W SITLER
457 W 1st Street
Bloomsburg, PA 17815

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
2016CV1451

SHERIFF'S RETURN OF SERVICE

03/27/2017 05:20 PM - DEPUTY MICHAEL TKACH, 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.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 28, 2017

NOTARY

Affirmed and subscribed to before me this

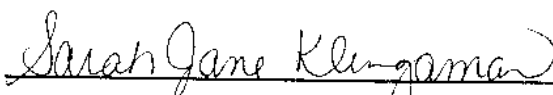
28TH

day of

MARCH

2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020



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
2016CV1451

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 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:

Relation:

Date: 3-29-17

Time: 17:20

Deputy: 6

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)

2016CV1451

121 COLUMBIA AVENUE, BERWICK, PA 18603

NO EXPIRATION

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

March 27, 2017
Docket #2016-CV-1451

ATTENTION: COLUMBIA COUNTY SHERIFF

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

RANDY W. SITLER 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

LAKEVIEW LOAN SERVICING
vs.
SITLER, RANDY W

Case Number
2016CV1451

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

29

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Scott Just Post - He's not there!

Serve To:

Name: RANDY W SITLER

Primary Address: 121 COLUMBIA AVENUE
BERWICK, PA 18603

Phone: 570-951-7193

DOB:

Alternate Address: 9A SOUTH HUNTINGTON AVENUE
DANVILLE, PA 17821

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3-8-17

Time:

13:03

Deputy:

3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.
2. Barbara Hend @ KML

3.

4.

5.

6.

SITLER, RANDY W

2016CV1451

121 COLUMBIA AVENUE, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2017 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:Connie C Gingham
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
03/01/2017BILL NO.
6004

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,170	11.285	245.19	250.19	275.21
SINKING		.35	7.60	7.76	8.54
FIRE		1.25	27.16	27.71	29.10
LIGHT		1.25	27.16	27.71	29.10
BORO RE		14.1	306.35	312.60	328.23
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT		
			613.46 April 30 If paid on or before	625.97 June 30 If paid on or before	670.18 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDSITLER RANDY W
228 W FRONT ST APT.D
BERWICK PA 18603

	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, 2018**FILE COPY**

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2017 ED29



March 21, 2017

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

LAKEVIEW LOAN SERVICING, INC.

VS.

RANDY W. SITLER

NO: 2016-CV-1451

Dear Timothy:

The amount due on the sewer account #100784 for the property located at 121 Columbia Avenue, Berwick Pa through June 30, 2017 is \$355.28.

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

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
2016CV1451

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 29

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 3-8-17

Time: 12:01

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2016CV1451

1108 FREAS AVE, 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
2016CV1451

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 29

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher
Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-8-17

Time: 1:20

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.

2016CV1451

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Authorized Agent

Date

Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

Print name, e-mail address, phone and fax number

I certify that Gail Keller appeared before me and is known to me as the individual who signed the above.

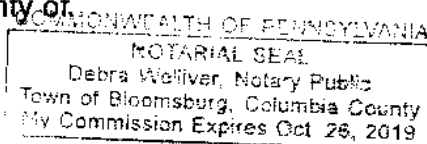
State of

County of

} ss.
{

Notary Public

Date



My appointment expires

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB Control #: 0970-0153 Expiration Date: 12/31/2016 (Please note, this expiration date is for the OMB form and not the lien itself.)

**In the Court of Common Pleas of COLUMBIA-MONTOUR County, Pennsylvania
DOMESTIC RELATIONS SECTION**

NOTICE OF LIEN

TO:

SHERIFF TIMOTHY T. CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 W. MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private
attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876
Email:

Obligor:

RANDY W. SITLER
9 S. HUNTINGTON AVE.,
DANVILLE, PA 17821

Obligee:

JILL S. SITLER

**IV-D Case #: 752114852
(or non-IV-D docket #)**

SSN: 173-62-6728 **Date of Birth:** 06/14/81

This lien results, by operation of law, from a support order, entered on NOVEMBER 14, 2016 by Pennsylvania Court of Common Pleas in COLUMBIA-MONTOUR County, tribunal number 012466. As of MARCH 3, 2017, the obligor owes unpaid support in the amount of \$6,817.77. This judgment may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:
121 COLUMBIA AVENUE., BERWICK, PA 18603

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.



Service Type M

Form UF-017 12/16
Worker ID 19302

KML Law Group, P.C.

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

2017 MAR 2 PM3:56

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

Docket No. 2016-CV-1451

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SITLER, RANDY W
RANDY W SITLER
121 Columbia Avenue
Berwick, PA 18603

Your house at 121 Columbia Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on May 3rd 2017, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$102,825.61 obtained by LAKEVIEW LOAN SERVICING, LLC against you.

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

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

1. The sale will be cancelled if you pay to LAKEVIEW LOAN SERVICING, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 163695FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

REAL ESTATE TAX CERTIFICATION

Date: 03/03/2017

Fee: \$5.00

Cert. NO: 27075

SITLER RANDY W
228 W FRONT ST APT D
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 03/03/2017

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

By: Columbia County Sheriff Per: dm.

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 03/02/17

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: (570) 389-5622

SALE	Ad ID:	1100041
	Description:	SITLER, RANDY SHERIFF
	Run Dates:	04/12/17 to 04/26/17
	Class:	2
	Agate Lines:	183
	Blind Box:	

Total Ad Cost		\$1,004.19		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	04/12/17	04/26/17	3	\$1,004.19

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1451

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 03, 2017
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.

Land Situated in the Borough of Berwick in the County of Columbia in the State of PA. 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 in 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.

TAX PARCEL # 04B-02-006

COMMONLY KNOWN AS: 121 Columbia Avenue, Berwick, PA 18603

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:
KIML 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. 2016CV1451

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 03, 2017
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.

Land Situated in the Borough of Berwick in the County of Columbia in the State of PA
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 in 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.
TAX PARCEL # 04B-02-006
COMMONLY KNOWN AS: 121 Columbia Avenue, Berwick, PA 18603
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

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 Gables, 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. 2016-CV-1451

2017-ED-39

FILED
PROTHONOTARY
2017 ED 28 P 12:13
CLERK OF COURT
COLUMBIA COUNTY, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$102,825.61

Monthly Interest from
2/28/2017 to Date of
Sale at 4.2500%

(Costs to be added)

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

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

X Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

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 Gables, FL 33146

vs.

RANDY W SITLER
121 Columbia Avenue
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2016-CV-1451

2017-EN-29

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 \$102,825.61

Monthly Interest From **2/28/2017**
Through Date of Sale

(Costs to be added)

Dated:

2/28/2017

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

Deputy

Rosalie Antonello

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

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
2016CV1451

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 29

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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: MICHELLE SHATON

Relation: CLERK

Date: 3/3/17

Time: 1553

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 2016CV1451 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA 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
2016CV1451

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

29

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 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:

ELIZABETH WHITENIGHT

Relation:

CLERK

Date:

3/2/17

Time:

1550

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

2016CV1451

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2017 EO 29

DATE RECEIVED 2-28-2017
DOCKET AND INDEX 2016 CV 1451

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> </u>	
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>860249</u>

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

SALE DATE May 3rd, 17 TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

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

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 Gables, FL 33146

Plaintiff

vs.

RANDY W SIFLER
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. 2016-CV-1451

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

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Ofiazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

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

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop MS5/251
Coral Gables, 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. 2016-CV-1451

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
____ Lisa Lee Pa. ID 78020
____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Ofiazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
____ ☒ Rebecca A. Solarz Pa. ID 315936
____ Nora C. Viggiano Pa. ID 320864
____ Lauren B. Karl Pa. ID 88209
____ Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

Tax Id Number(s): 04B-02-006-00-000

Land Situated in the Borough of Berwick in the County of Columbia in the State of PA

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 In 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.

TAX PARCEL # 04B-02-006-00-000

COMMONLY KNOWN AS: 121 Columbia Avenue, Berwick, Pa 18603

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

February 27, 2017
Docket #2016-CV-1451

ATTENTION: COLUMBIA COUNTY SHERIFF


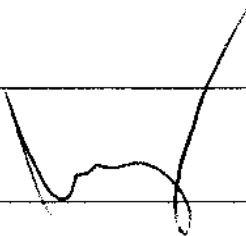
We would like to bring to your attention that defendant(s):

RANDY W. SITLER will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ LAKEVIEW LOAN SERVICING, LLC		COURT NUMBER 2016-CV-1451	
DEFENDANT/S/ RANDY W SITLER		TYPE OF <u>WRIT</u> 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 POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C. 		TELEPHONE NUMBER (215) 825-6344	DATE February 27, 2017
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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



71901140006000099568

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



71901140006000100097

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10059	Carrier / service:	USPS Server	First-Class Mail®	3/2/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000100080

Doc Ref #: 2017ED29

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	10060	Carrier / service:	USPS Server	First-Class Mail®	3/2/2017 12 00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000100097

Doc Ref #: 2017ED29

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt					
Trans #	10061	Carrier / service.	USPS Server	First-Class Mail®	3/2/2017 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP			INTERNAL REVENUE SERVICE		
600 ARCH STREET ROOM 3259			Tracking #:	71901140006000100103	
			Doc Ref #:	2017ED29	
			Postage	5.1300	
PHILADELPHIA PA 19106					

Document Receipt				
Trans #	10058	Carrier / service:	USPS Server	First-Class Mail®
		3/2/2017 12:00:00 AM		
Ship to:				
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA		
DEPARTMENT 281230		Tracking #:	71901140006000100073	
		Doc Ref #:	2017ED29	
		Postage	5.1300	
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

02/27/2017

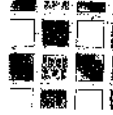
PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$1,350.00**

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

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



MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

[Signature]
AUTHORIZED SIGNATURE

MEMO 163695/Sitler

⑈00862249⑈ ⑆236073801⑆ 80 00082795⑈