

# SHERIFF'S SALE

## Distribution Sheet

The Bank of NY Mellon vs. Sandra Kerstetter  
NO. 79-2017 JD  
NO. 45-2017 ED  
DATE OF SALE: October 4, 2017

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) October 4, 2017 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Wayne Moser for the price or sum of \$ 4080.00 Dollars. Wayne Moser being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>4000.00</u>	
Poundage .....	<u>80.00</u>	
Transfer Taxes .....	<u>-</u>	
Total Needed to Purchase .....		\$ <u>4080.00</u>
Amount Paid Down .....		<u>4080.00</u>
Balance Needed to Purchase .....		<u>- 0 -</u>
EXPENSES:		
Columbia County Sheriff - Costs .....	\$ <u>589.00</u>	
Poundage .....	<u>80.00</u>	\$ <u>669.00</u>
Newspaper .....		<u>1183.38</u>
Printing .....		<u>- 0 -</u>
Solicitor .....		<u>100.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>67.00</u>
	Realty transfer taxes	<u>589.00</u>
	State stamps	<u>589.00</u>
Tax Collector (	)	<u>- 0 -</u>
Columbia County Tax Assessment Office .....		<u>8.00</u>
State Treasurer .....		<u>260.00</u>
Other: <u>web posting</u>		<u>150.00</u>
<u>lien search Certificate</u>		<u>250.00</u>
<u>Mittlen Co.</u>		<u>105.12</u>
TOTAL EXPENSES:		\$
-----		
Total Needed to Purchase	\$	<u>4680.00</u>
Less Expenses		<u>3937.50</u>
Net to First Lien Holder		<u>142.50</u>
Plus Deposit		<u>1350.00</u>
Total to First Lien Holder	\$	<u>1492.50</u>

Sheriff's Office, Bloomsburg, Pa.

October 4, 2017

So answers

T. H. Ch

Sheriff

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

BANK OF NY MELLON

VS SONDR A KERSTETTER, CHARLES HALPIN

NO. 45-2017 ED

NO. 79-2017 JD

DATE/TIME OF SALE: OCT 4 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 4000,00

POUNDAGE - 2% OF BID \$ 80,00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4080,00

PURCHASER(S): \_\_\_\_\_

ADDRESS: 176 BITLER ROAD MILLVILLE PA 17846

NAMES(S) ON DEED: WAYNE A. MOSER 458-0173

PURCHASER(S) SIGNATURE(S): Wayne A. Moser

TOTAL DUE: \$ 4080,00

LESS DEPOSIT: \$ 4080,00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ -

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 217130	Invoice Date: 10/27/2017 10:25:12 AM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,245.00	201708560	PINE TOWNSHIP
	Grantor - KERSTETTER, SONDRAL		10/27/17 10:25:14 AM	
	Grantee - MOSER, WAYNE A			
	Consideration -	\$4,080.00		
	Tax Basis -	\$58,900.24		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$589.00		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	MILLVILLE AREA SCHOOL REALTY TAX	\$294.50		
	PINE TOWNSHIP	\$294.50		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$1,245.00		
	PAYMENTS			
	CHECK: 7976 - SHERIFF'S OFFICE	\$67.00		
	CHECK: 7978 - SHERIFF'S OFFICE	\$589.00		
	CHECK: 7979 - SHERIFF'S OFFICE	\$589.00		
	TOTAL PAYMENTS	\$1,245.00		
	AMOUNT DUE	\$1,245.00		
	PAYMENT ON INVOICE	(\$1,245.00)		
	BALANCE DUE ON INVOICE	\$0.00		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
THE BANK OF NEW YORK MELLON

vs.

**Defendant**  
SONDRA L KERSTETTER  
CHARLES A.J HALPIN, III  
CHARLES A.J HALPIN, III  
MIFFLIN COUNTY SHERIFF

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

**Sheriff's Sale Date:** Wednesday, October 4, 2017  
**Writ of Execution No. :** 2017CV79  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 150 BITLER ROAD, MILLVILLE, PA 17846

## 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		\$90.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,183.38
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		\$285.00
Service Mileage		\$16.00
Distribution Form		\$25.00
Copies		\$10.50
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$200.00
Other	MIFFLIN CO	\$105.12
Continued or Cancelled Sale	Postponed to: 9/6/2017	\$10.00
Continued or Cancelled Sale	Postponed to: 10/4/2017	\$10.00

**Total Sheriff Costs** **\$2,362.50**

## Distribution Costs

Recording Fees	MIFFLIN CO	\$67.00
<b>Total Distribution Costs</b>		<b>\$67.00</b>

**Grand Total:** **\$2,429.50**

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**  
**Attorneys at Law**

Suite 5000  
BNY Mellon Independence Center  
701 Market Street  
Philadelphia, Pennsylvania 19106-1532  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

**FACSIMILE TRANSMISSION**

**DATE:** 10/11/2017

**TO:** Sheriff of Columbia County  
Real Estate Division

**FAX:** (570) 389-5625

**PAGES (including cover sheet):** 2

**FROM:** Lisa A. Lanci

**PHONE:** (215) 825-6474

**FAX:** (267) 515-5608

**RE:** Third Party Statement of Claim

Sale Date: 10/4/2017 – Docket 2017-CV-79

Property Address: 150 Bitler Road, Millville, PA 17846

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Attached please find the Third Party Statement of Claim for the above-cited sale. Please provide a copy of the Schedule of Distribution when available.

Thank you,

Lisa A. Lanci  
Team Lead, Post Sale  
[llanci@kmlawgroup.com](mailto:llanci@kmlawgroup.com)

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

THE BANK OF NEW YORK MELLON, f/k/a THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES SERIES 2005-11  
c/o DITECH FINANCIAL LLC  
3000 Bayport Drive, Suite 880  
Tampa, FL 33607

*Plaintiff*

vs.

CHARLES A.J. HALPIN III as Administrator of the  
Estate of Ronald Hettler Deceased  
SONDRA L. KERSTETTER  
150 Bitler Road  
Millville, PA 17846

*Defendant(s)*

In the Court of  
Common Pleas  
of Columbia County

CIVIL ACTION - LAW

No. 2017-CV-79

SALE BOOK #:

SALE WRIT #:

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

To the Sheriff of Columbia County, Pa.:

THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-  
11, ("Plaintiff") does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above  
number held on October 04, 2017 of property located at 150 Bitler Road Millville PA 17846. Plaintiff is  
the holder of a mortgage dated 8/4/2005, which is recorded 8/11/2005 in Mortgage Instrument  
200808464, Columbia County Records. Plaintiff claims as follows:

Judgment Amount: \$79,322.51\*

Date: October 6, 2017

KML Law Group, P.C.

By: 

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 ✓

Suite 5000 – BNY Independence Center

701 Market Street

Philadelphia, PA 19106-1532

Sale Results: The property was sold to a Third Party for the amount of \$4,000.00.

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

WAYNE A MOSER  
176 BITLER RD  
MILLVILLE PA 17846-9249

231

570-458-0173

10-4-17

8-71/438

Date

Pay to the order of COLUMBIA COUNTY SHERIFF \$ 4080 <sup>00</sup>/<sub>100</sub>

FOUR THOUSAND + EIGHTY + <sup>00</sup>/<sub>100</sub>

Dollars



Security  
Features  
Details on  
Back



PNC Bank, N.A. 030  
Northeast PA

For 45-2017 ED

Wayne A. Moser

MP

⑆04300071⑆30048012551678⑆0281

**KML LAW GROUP, P.C.**

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

THE BANK OF NEW YORK MELLON, f/k/a THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES SERIES 2005-11  
c/o DITECH FINANCIAL LLC  
3000 Bayport Drive, Suite 880  
Tampa, FL 33607

Plaintiff

vs.

CHARLES A.J. HALPIN III as Administrator of the  
Estate of Ronald Hettler Deceased  
SONDRA L. KERSTETTER  
**Mortgagor(s) and Record Owner(s)**  
150 Bitler Road  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-79

Book:  
Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for September 06, 2017 at 9:00 AM in the above matter has been continued  
until **October 04, 2017 at 9:00 AM**

Date:

8/18/17

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  
X \_\_\_\_\_ Rebecca A. Solarz Pa. ID 315936  
\_\_\_\_ Nora C. Viggiano Pa. ID 320864  
Attorneys for Plaintiff

FILED  
NOTARIAL  
2017 SEP 20 P 12:04  
CLERK OF COURTS OFFICE  
OF COLUMBIA, PA



**KML LAW GROUP, P.C.**

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

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215-825-6320  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2017-CV-79

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.

CHARLES A.J. HALPIN III as Administrator of the Estate of Ronald Hettler Deceased  
405 Elliot Road  
Elkins Park, PA 19027

SONDRA L. KERSTETTER  
150 Bitler Road  
Millville, PA 17846  
defendant(s)

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: 9/11/17

By:

*Dan McLoone*

Dan McLoone, legal assistant  
KML LAW GROUP, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
Direct: 215-825-6334  
Email: dmcloone@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

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BANK OF NEW YORK, AS TRUSTEE FOR THE  
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ASSET-BACKED CERTIFICATES SERIES 2005-11  
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3000 Bayport Drive, Suite 880  
Tampa, FL 33607

Plaintiff

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SONDRA L. KERSTETTER  
Mortgagor(s) and Record Owner(s)  
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Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION - LAW

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8/18/17

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

X 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  
215-825-6320  
Attorney for Plaintiff

THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF  
NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-  
BACKED CERTIFICATES SERIES 2005-11  
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3000 Bayport Drive, Suite 880  
Tampa, FL 33607

Plaintiff

vs.

CHARLES A.J. HALPIN III as Administrator of the  
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SONDRA L. KERSTETTER  
Mortgagor(s) and  
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150 Bitler Road  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

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SONDRA L. KERSTETTER  
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Millville, PA 17846  
defendant(s)

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:

9/11/17

By:

*Dan McLoone*

Dan McLoone, legal assistant  
KML LAW GROUP, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
Direct: 215-825-6334  
Email: dmcloone@kmlawgroup.com

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

August 18, 2017

Columbia

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

**BOOK WRIT**

RE: THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED  
CERTIFICATES SERIES 2005-11

vs.

CHARLES A.J. HALPIN III as Administrator of the Estate of Ronald Hettler Deceased  
and SONDRA L. KERSTETTER  
Term No. 2017-CV-79

**Property address:**

150 Bitler Road  
Millville, PA 17846

**Sheriff's Sale Date: September 06, 2017**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for September 06, 2017 to October 04, 2017.

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

Thank you for your cooperation.

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



Michael T. McKeever, Esq.

By: Dan McLoone, legal assistant

cc:

CHARLES A.J. HALPIN III as Administrator of the Estate of Ronald Hettler Deceased  
405 Elliot Road  
Elkins Park, PA 19027

SONDRA L. KERSTETTER  
150 Bitler Road  
Millville, PA 17846

**KML LAW GROUP, P.C.**

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

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Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-79

Book:  
Writ:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for August 02, 2017 at 9:00 AM in the above matter has been continued until  
**September 06, 2017 at 9:00 AM**

Date: 8/3/17

By: [Signature]

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  
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\_\_\_\_ Nora C. Viggiano Pa. ID 320864  
Attorneys for Plaintiff

FILED  
NOTARIAL  
2017 AUG - 9 A 11:53  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**KML LAW GROUP, P.C.**

Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
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Date:

8/2/17

By:

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701 Market Street, Suite 5000

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Michael McKeever Pa. ID 56129

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X Jill P. Jenkins Pa. ID 306588

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Attorneys for Plaintiff

**KML LAW GROUP, P.C.**

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

THE BANK OF NEW YORK MELLON, f/k/a THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES SERIES 2005-  
11

c/o DITECH FINANCIAL LLC  
3000 Bayport Drive, Suite 880  
Tampa, FL 33607

Plaintiff

vs.

CHARLES A.J. HALPIN III as Administrator of the  
Estate of Ronald Hettler Deceased  
SONDRA L. KERSTETTER

Mortgagor(s) and  
Record Owner(s)  
150 Bitler Road  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2017-CV-79

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.

CHARLES A.J. HALPIN III as Administrator  
of the Estate of Ronald Hettler Deceased  
405 Elliot Road  
Wilkins Park, PA 19027

SONDRA L. KERSTETTER  
150 Bitler Road  
Millville, PA 17846

defendants

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: 8/8/17

By:



Patricia Eaves, legal assistant  
KML LAW GROUP, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
Direct: 215/825/6357  
Email: Peaves@kmlawgroup.com



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

August 2, 2017

Columbia

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

**BOOK WRIT**

**RE: THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED  
CERTIFICATES SERIES 2005-11  
vs.  
CHARLES A.J. HALPIN III as Administrator of the Estate of Ronald Hettler Deceased  
and SONDRA L. KERSTETTER  
Term No. 2017-CV-79**

**Property address:**


**150 Bitler Road  
Millville, PA 17846**

**Sheriff's Sale Date: August 02, 2017**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for August 02, 2017 to September 06, 2017.

Thank you for your cooperation.

Very Truly Yours,  
KML LAW GROUP, P.C.  
  
Michael T. McKeever, Esq.  
By: Patricia Eaves, legal assistant

cc:

CHARLES A.J. HALPIN III as Administrator  
of the Estate of Ronald Hettler Deceased  
405 Elliot Road  
Elkins Park, PA 19027

SONDRA L. KERSTETTER  
150 Bitler Road  
Millville, PA 17846

# SHERIFF'S SALE COST SHEET

17-79

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>90.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>10.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>589.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1183.38</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1433.38</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	\$ <u><del>537.89</del> 16.31</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

## MUNICIPAL FEES DUE:

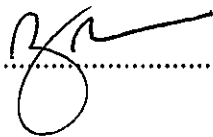
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>	
MISC. <u>105.12</u>	\$ <u>105.12</u>	
TOTAL *****		\$ <u>105.12</u>

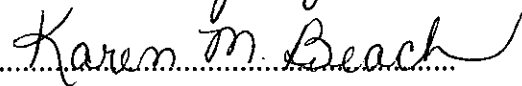
TOTAL COSTS (OPENING BID) \$ 2409.50

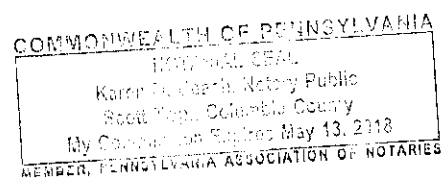
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      JS

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 July 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 26<sup>th</sup> day of July 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.

.....

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	15064	47.7000	522.62	533.29	586.62

MAKE CHECKS PAYABLE TO:  
PINE TOWNSHIP TAX COLLECTOR  
211 BEECH GLENN ROAD  
BENTON, PA 17814

INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE	15064	718.553	522.62	533.29	586.62
FIRST INSTALLMENT	177.76	177.76	HOMESTEAD REDUCTION	-3884	-185.267			
SECOND	177.76	195.54						
THIRD INSTALLMENT	177.77	195.55	TAXABLE ASSESSMENT	11180	533.286			

M HETTLER RONALD  
A SONDRAL KERSTETTER  
I 150 BITLER RD  
L MILLVILLE PA 17846

School Penalty @ 10%

PROPERTY DESCRIPTION	ACCT.	13335
PARCEL 29 12 00901000		
150 BITLER RD	4696.00	
20050-8463	10368.00	
1.34 ACRES		

THIS TAX TURNED  
OVER TO COLLECTION  
01/01/2018.

T  
O

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
SONDRA L KERSTETTER (et al.)

Case Number  
2017CV79

## SHERIFF'S RETURN OF SERVICE

06/23/2017 07:44 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 150 BITLER ROAD, MILLVILLE, PA 17846.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 26, 2017

NOTARY

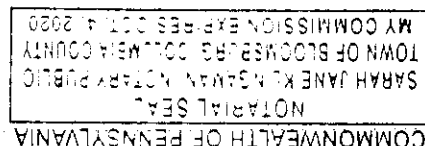
Affirmed and subscribed to before me this

26TH day of JUNE, 2017



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

By County Suite Sheriff, Telepathy, Inc.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
KERSTETTER, SONDRAL (et al.)

Case Number  
2017CV79

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 08/02/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 150 BITLER ROAD  
MILLVILLE, PA 17846

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 6.23.17

**Time:** 1944

**Deputy:** 435

**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)

2017CV79

150 BITLER ROAD, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
KERSTETTER, SONDRAL (et al.)

Case Number  
2017CV79

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 08/02/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** SONDRAL KERSTETTER

**Primary Address:** 71 RANDALL DRIVE  
MILROY, PA 17063

**Phone:** **DOB:**

**Alternate Address:** 150 BITLER ROAD  
MILLVILLE, PA 17846

**Phone:**

### 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, May 04, 2017 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Mifflin 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

KERSTETTER, SONDRAL

2017CV79

71 RANDALL DRIVE, MILROY, PA 17063

NO EXPIRATION

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

June 5, 2017

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

**RE: No. 2017-CV-79/2017-ED-45**  
**SONDRA L. KERSTETTER and CHARLES A.J. HALPIN, III as**  
**Administrator of the Estate of Ronald Hettler Deceased**

Real Estate Division:

The above case may be sold on August 02, 2017. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Richard DeLarso  
Legal Assistant



IN THE COURT OF COMMON PLEAS OF Columbia  
COUNTY

---

THE BANK OF NEW YORK MELLON, f/k/a  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF THE  
CWABS, INC., ASSET-BACKED  
CERTIFICATES SERIES 2005-11  
c/o DITECH FINANCIAL LLC  
3000 Bayport Drive, Suite 880  
Tampa, FL 33607

Plaintiff

vs.

SONDRA L. KERSTETTER  
CHARLES A.J. HALPIN, III as Administrator  
of the Estate of Ronald Hettler Deceased,

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

150 Bitler Road  
Millville, PA 17846

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

**No.: 2017-CV-79/2017-ED-45**

**DOCUMENT: AFFIDAVIT PURSUANT  
TO RULE 3129**

**CODE:**

**FILED ON BEHALF OF:**

THE BANK OF NEW YORK MELLON, f/k/a  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF THE  
CWABS, INC., ASSET-BACKED  
CERTIFICATES SERIES 2005-11

**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](mailto:3129@kmlawgroup.com)

Attorney for Plaintiff

THE BANK OF NEW YORK MELLON, f/k/a THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES SERIES 2005-  
11

c/o DITECH FINANCIAL LLC  
3000 Bayport Drive, Suite 880  
Tampa, FL 33607

Plaintiff

vs.

SONDRA L. KERSTETTER  
CHARLES A.J. HALPIN, III as Administrator of  
the Estate of Ronald Hettler Deceased

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

150 Bitler Road  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-79/**2017-ED-45**

**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:

- (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- (X) 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: June 5, 2017

Respectfully submitted,

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

**AFFIDAVIT OF SERVICE**

Commonwealth of Pennsylvania

County of Columbia

Case Number: 163462FC



LBI2017001593

Plaintiff:  
**THE BANK OF NEW YORK**

vs.

Defendant:  
**CHARLES A.J. HALPIN III**

For:  
KML Law Group, P.C.  
701 Market Street  
Suite #5000  
Philadelphia, PA 19106

Received by KML Law Group, P.C. to be served on **CHARLES A.J. HALPIN III, 405 ELLIOT RD, ELKINS PARK, PA 19027.**

I, Edward Ramos for ER Legal Servers LLC, being duly sworn, depose and say that on the **17th day of May, 2017 at 5:50 pm,**  
I:

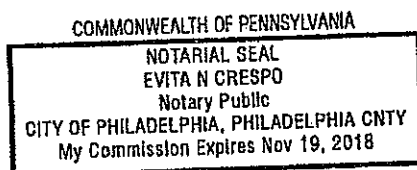
**INDIVIDUALLY/PERSONALLY** served by delivering a true copy of the **Notice of Sale** with the date and hour of service endorsed thereon by me, to: **CHARLES A.J. HALPIN III** at the address of: **405 ELLIOT RD, ELKINS PARK, PA 19027**, and informed said person of the contents therein, in compliance with state statutes.

**Description of Person Served:** Age: 70, Sex: M, Race/Skin Color: W/AMERICAN, Height: 5'11, Weight: 190, Hair: BR/BL, Glasses: Y

I certify that I am over the age of 18 or older and that I am not a party to the action nor an employee nor relative of a party, and that I attempted to serve upon named Defendant a true and correct copy of the above captioned on the date and manner noted above.

Subscribed and Sworn to before me on the 17th day of May, 2017 by the affiant who is personally known to me.

  
NOTARY PUBLIC





**Edward Ramos for ER Legal Servers LLC**  
Process Server

KML Law Group, P.C.  
701 Market Street  
Suite #5000  
Philadelphia, PA 19106

Our Job Serial Number: LBI-2017001593  
Ref: 163462FC

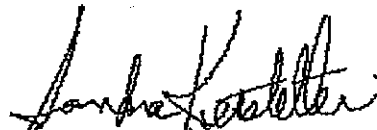


Date: May 24, 2017

Briana Diaz:

The following is in response to your May 24, 2017 request for delivery information on your Certified Mail™ item number 9171999991703809198212. The delivery record shows that this item was delivered on May 23, 2017 at 9:41 am in MILROY, PA 17063. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in cursive script, appearing to read "Sandra Kestler".

Address of Recipient :

A handwritten address in cursive script, appearing to read "71 Randall Drive".

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  
**KWL LAW GROUP, P.C.**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

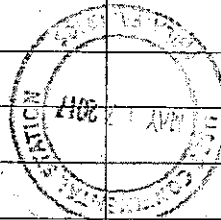
Check type of mail or service;  
☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

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

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	TENANTS/OCCUPANTS 150 Bitler Road Millville, PA 17846										
2.	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1001 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222										
3.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486										
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	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128										
5.		GFLOIL and Gas INC 503 West Southern Avenue South Williamsport, PA 17702										
6.		Noble Royalties Access 15601 North Dallas Parkway 9th Floor Addison, TX 75001										
7.		Cedar Royalties LLC 15601 North Dallas Parkway 9th Floor Addison, TX 75001										
8.		SHIRLEY HARTMAN 210 Madrid Avenue Bloomsburg, PA 17815										
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	See Privacy Act Statement on Reverse										

U.S. POSTAGE & PITNEY BOWES  
 ZIP 19106 \$ 006.27  
 02 1W 0001391829 MAY 17 2017



PS Form 3877, February 2002 (Page 1 of 2)  
 163462FC Columbia County Sale Date: 08/02/2017  
 Complete by Typewriter, Ink, or Ball Point Pen

SONDRA L. KERSTETTER & CHARLES A.J. HALPIN, III as Administrator of the Estate of Ronald Hettler Deceased

**KML LAW GROUP, P.C.**

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

THE BANK OF NEW YORK MELLON, f/k/a THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES SERIES 2005-  
11

c/o DITECH FINANCIAL LLC  
3000 Bayport Drive, Suite 880  
Tampa, FL 33607

Plaintiff

vs.

SONDRA L. KERSTETTER  
CHARLES A.J. HALPIN, III as Administrator of the  
Estate of Ronald Hettler Deceased  
**Mortgagor(s) and Record Owner(s)**

150 Bitler Road  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2017-CV-79/**2017-ED-45**

**AFFIDAVIT PURSUANT TO RULE 3129**

THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-11,  
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:

150 Bitler Road  
Millville, PA 17846

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

SONDRA L. KERSTETTER  
150 Bitler Road  
Millville, PA 17846

CHARLES A.J. HALPIN, III as Administrator of the Estate of Ronald Hettler Deceased  
405 Elliot Road  
Elkins Park, PA 19027

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

SONDRA L. KERSTETTER  
150 Bitler Road  
Millville, PA 17846

CHARLES A.J. HALPIN, III as Administrator of the Estate of Ronald Hettler Deceased  
405 Elliot Road  
Elkins Park, PA 19027

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

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  
150 Bitler Road  
Millville, PA 17846

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

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

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE  
INHERITANCE TAX DIVISION  
1131 Strawberry Square  
6th Floor  
Harrisburg, PA 17128

GFI Oil and Gas INC  
503 West Southern Avenue  
South Williamsport, PA 17702

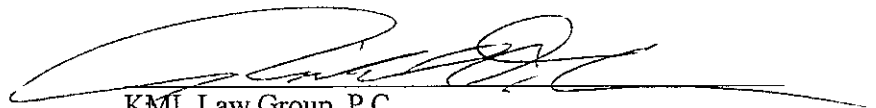
NOble Royalites Access  
15601 North Dalla Parkway 9th Floor  
Addison, TX 75001

Cedar Royalties LLC  
15601 North Dalla Parkway 9th Floor  
Addison, TX 75001

SHIRLEY HARTMAN  
210 Madrid Avenue  
Bloomsburg, PA 17815

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

DATED: June 5, 2017



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



**COPY**

**Tax Notice** 2017 County & Municipality

PINE TWP

**MAKE CHECKS PAYABLE TO:**

Debra Piatt  
211 BEECH GLENN RD •  
Benton PA 17814

**HOURS:** MONDAY: 6PM TO 9PM DURING DISCOUNT  
AFTER DISCOUNT BY APPT. ONLY.

MY HOME: 1PM TO 3PM ON APRIL 29 & AUG 26

**PHONE:** 570-458-6072

**FOR:** COLUMBIA County

**DATE**  
03/01/2017

**BILL NO.**  
28092

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,064	11.285	166.60	170.00	187.00
SINKING		.35	5.16	5.27	5.80
TWP RE		1.25	18.45	18.83	19.77

The discount & penalty  
have been calculated  
for your convenience

**PAY THIS AMOUNT**

190.21

April 30  
If paid on or before

194.10

June 30  
If paid on or before

212.57

June 30  
If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

HETTLER RONALD  
SONDRA L KERSTETTER  
150 BITLER RD  
MILLVILLE PA 17846

CNTY TWP

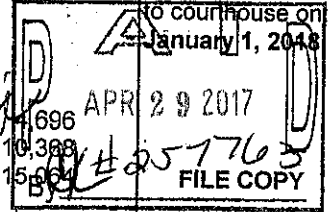
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 29 -12 -009-01,000  
150 BITLER RD  
1.34 Acres

Land

Buildings

Total Assessment

This tax returned  
to courthouse on  
January 1, 2018



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

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
KERSTETTER, SONDRAL (et al.)

Case Number  
2017CV79

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 45

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Debra Piatt

Primary Address: 211 Beech Glenn Road  
Benton, PA 17814

Phone: 570-458-6072

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5-25-17

Time: 10:18

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.

PIATT, DEBRA

2017CV79

211 BEECH GLENN ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF MIFFLIN COUNTY

Christopher S. Shade  
Sheriff

Daniel Z. Searer, Esq  
Solicitor

Laurie J. Kozak  
Chief Deputy

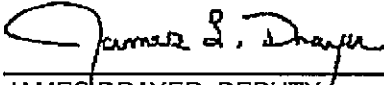


The Bank of New York Mellon, f/k/a The Bank of New York  
vs.  
Sondra L. Kerstetter

Case Number  
2017-CV-79

## SHERIFF'S RETURN OF SERVICE

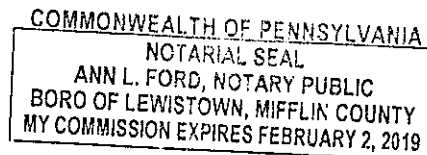
05/15/2017 09:55 AM - Deputy James Drayer, being duly sworn according to law, deposes and says, the Writ of Execution and Notice of Sheriff's Sale was served upon Sondra L. Kerstetter at 71 Randall Drive, Milroy, PA 17063 by handing a true and attested copy to the Defendant and made known the contents thereof.

  
JAMES DRAYER, DEPUTY

SO ANSWERS,

  
CHRISTOPHER S. SHADE, SHERIFF

May 15, 2017



NOTARY

Affirmed and subscribed to before me this

15TH day of MAY, 2017



Plaintiff Attorney: KML Law Group, P.C., Suite 5000-Mellon Independence Center, 701 Market Street, Philadelphia, PA 19106

© 2017 County State Sheriff Association, Inc.

17005294 \$33.00

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
SheriffEarl D. Mordan, Jr.  
Chief DeputyLAST DAY FOR SERVICE 6-8-17THE BANK OF NEW YORK MELLON  
vs.  
KERSTETTER, SONDRA L (et al.)# 272887  
# 272889Case Number  
2017CV79

## SERVICE COVER SHEET

## Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 45

Manner: &lt; Not Specified &gt;

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

CK# 77

## Serve To:

Name: CHARLES A.J HALPIN, III

Primary Address: 405 ELLIOT ORAD  
ELKINS PARK, PA 19027

Phone: DOB:

Alternate Address: 150 BITLER ROAD  
MILLVILLE, PA 17846

Phone:

## Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

C. Halpin

Relation:

Self

Date:

5/17/17

Time:

0715

Deputy:

STAD

Mileage:

124531

## Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

## Service Attempts:

Date:

Time:

Mileage:

Deputy:

## Notes / Special Instructions:

Now, April 24, 2017 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montgomery 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 17815Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

HALPIN III, CHARLES A.J

2017CV79

405 ELLIOT ORAD, ELKINS PARK, PA 19027

NO EXPIRATION

2017 MAY -9 P 5:08

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

Date: 05/10/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 27439

HETTLER RONALD  
SONDRA L KERSTETTER  
150 BITLER RD  
MILLVILLE PA 17846

District: PINE TWP  
Deed: 20050 -8463  
Location: 150 BITLER RD  
Parcel Id: 29 -12 -009-01,000

Assessment: 15,064  
Balances as of 05/10/2017

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

By: Columbia County Sheriff

Per: \_\_\_\_\_

(45)

Dep. 5/4/2017

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



\$ 95.00  
Misslin Co

THE BANK OF NEW YORK MELLON  
vs.  
KERSTETTER, SONDRAL (et al.)

Case Number  
2017CV79

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 45

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

M: Ellin Co

### Serve To:

Name: SONDRAL KERSTETTER

Primary Address: 150 BITLER ROAD  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address: JNKY:  
21 RANDALL DR  
MILROY, PA 17063

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5/1/17

Time: 1030

Deputy: 7

Mileage:

### Service Attempts:

Date:	5/1/17					
Time:	1030					
Mileage:						
Deputy:	7+8					

### Service Attempt Notes:

1. House VACANT

2.

3.

4.

5.

6.

KERSTETTER, SONDRAL

2017CV79

150 BITLER ROAD, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
KERSTETTER, SONDRAL (et al.)

Case Number  
2017CV79

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 45

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

POST

### Serve To:

Name: OCCUPANT

Primary Address: 150 BITLER ROAD  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 5/2/17

Time: 1212

Deputy: 7

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:	5/1/17					
Time:	1036					
Mileage:						
Deputy:	7+8					

### Service Attempt Notes:

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

OCCUPANT

2017CV79

150 BITLER ROAD, MILLVILLE, PA 17846

NO EXPIRATION

Initials EP Date 4-27-17 Docket 2017CV79

**MONTGOMERY COUNTY SHERIFF'S OFFICE**

**\*OUR OFFICE DOES NOT REQUIRE EXTRA COPIES OF PAPER WORK\***

***Please return this sheet with corrections***

- ☐ EXACT COSTS-MUST CALL AHEAD (610-278-3331), NO REFUNDS, MAKE CHECK PAYABLE TO SHERIFF OF MONTGOMERY COUNTY. CHECK AMOUNT SHOULD BE \$ 48 NOT \$ 33
- **NO HOME-MADE/ ALTERED/ OLD/ CUSTOMIZED FORMS ACCEPTED, FIND THEM ON THE WEB AT www.montcopa.org- THE FORM ONLINE IS WHAT YOU USE!!**
- **A MONTGOMERY COUNTY SHERIFF'S ORDER FOR SERVICE FORM PER SERVE/DEFENDANT IS NEEDED. EXAMPLE: A HUSBAND AND A WIFE = TWO SEPARATE SERVES!**
- **A COMPLETE ADDRESS IS NEEDED INCLUDING STREET NAME AND NUMBER, WE DO NOT SERVE P.O. BOXES; A DEPARTMENT, SUITE, APARTMENT AND/OR BUILDING LOCATION IS NEEDED FOR EACH DEFENDANT**
- **SERVE UPON LINE MUST BE FILLED IN WITH THE NAME OF THE ENTITY OR INDIVIDUAL TO BE SERVED. ie: TYPING IN THE WORD, "DEFT" IS NOT ACCEPTABLE.**
- **MUST USE \_\_\_\_\_ COUNTY'S SERVICE FORM FOR EACH SERVE: RULE OF THUMB!!! USE THE SERVICE FORM FOR THE COUNTY THAT YOU FILED IN!!!**
- **MUST BE DEPUTIZED THROUGH YOUR SHERIFF'S DEPARTMENT.**
- **CALL OTHER COUNTY(S) FOR THEIR COSTS-MONTCO FEE/CHECK MUST BE SEPARATE!**
- **ANY PAPERWORK THAT NEEDS TO BE DEPUTIZED TO ANOTHER COUNTY MUST BE SENT BACK TO US ASAP...TIME SENSITIVE!!**
- **WE NEED \_\_\_\_\_ ADDITIONAL COMPLAINT(S)/ SUMMON(S)/ POSTING ORDERS/ INTERROGATORIES PER SERVE. INTERROGATORIES ARE \$41 PER SET PER SERVE**
- **YOUR CHECK(S) MUST BE SIGNED!!!**
- ☐ **WE DO NOT SERVE LESS THAN (10) TEN DAYS FROM THE EXPIRATION/ HEARING DATE**
- **WE MUST HAVE A REINSTATED/REISSUED DATE FROM YOUR PROTHONOTARY'S OFFICE STAMPED ON THE PAPERS TO BE SERVED- Just attaching the praecipe is NOT acceptable. Reinstated complaints/reissued summons MUST have the reinstated/reissued **PROTHY SEAL** on the corner if e-filing.**
- **WE NEED A REISSUE PROTHY DATE/SEAL ON THE WRIT**
- ☐ **\*\*REINSTATE /REISSUE TO BE SAFE\*\***
- **E-FILE ERROR/MISSING E-FILE SEAL(S)/STAMP(S)-PLEASE CONTACT YOUR COUNTY'S PROTHONOTARY'S OFFICE FOR ASSISTANCE- A HYPERLINK MUST BE CLICKED WHEN E-FILING**
- **WRONG COUNTY/ NOT LOCATED IN MONTGOMERY COUNTY**
- **PHILADELPHIA COMPLAINTS (ONLY) Must include a Self-Addressed **STAMPED** envelope for your return of service.**
- ☐ **OTHER: New fees went into effect 11-1-2016  
Also: Please see attached letter**



MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS  
VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



MONTGOMERY COUNTY  
OFFICE OF THE SHERIFF  
MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311

DAY: 610-278-3331  
NIGHT: 610-275-1222  
FAX: 610-278-3832  
WWW.MONTCOPA.ORG/SHERIFF

SEAN P. KILKENNY  
SHERIFF

T. MICHAEL BEATY  
CHIEF DEPUTY

ROBERT H. MCGUCKIN, ESQ.  
SOLICITOR

January 10, 2017

Dear Attorneys,

We would like to take this opportunity to thank you for your business and to inform you of an important policy change that will help to ensure timely and efficient processing of your documents.

**Effective January 16, 2017 our office will no longer accept real estate and civil process documents mailed in the same envelope.** Documents for each division must be mailed in separate envelopes labeled "Real Estate Division" or "Civil Processing" to the above address, so that they are given to the appropriate individuals, and handled in a timely manner. Failure to mail the documents separately, or label them properly will result in the return of the contents of the envelope in its entirety.

We wish to continue providing you with the highest level of service. Please let us know if there is anything else we can do to help you. You may direct questions or concerns to our Policy Director and Office Manager Sonya Sanders at [ssanders@montcopa.org](mailto:ssanders@montcopa.org) or 610-278-3336.

Warmest Regards,

---

Sean P. Kilkenny  
Sheriff of Montgomery County

---

Sonya Sanders  
Policy Director & Office Manager

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



71901140006000103227

INTERNAL REVENUE SERVICE  
1001 LIBERTY AVENUE  
13TH FLOOR SUITE 1300  
PITTSBURG PA 15222

---

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



71901140006000103159

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

---

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
KERSTETTER, SONDRAL (et al.)

Case Number  
2017CV79

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: SHIRLEY HARTMAN  
Primary Address: 210 MADRID AVENUE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### 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:

### Service Attempt Notes:

1. Not Home.

2.

3.

4.

5.

6.

HARTMAN, SHIRLEY

2017CV79

210 MADRID AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
KERSTETTER, SONDRAL (et al.)

Case Number  
2017CV79

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 45

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 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: Deb Miller

Relation: Clerk

Date: 4.24-17

Time: 2:00

Deputy: 5

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

2017CV79

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
KERSTETTER, SONDRAL (et al.)

Case Number  
2017CV79

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 45

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/02/2017 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 Santor

Relation: Clerk

Date: 4-24-17 Time: 2:05

Deputy: 5 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2017CV79

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

# 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 04/24/17

Account:

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

Ad ID: 1104164  
Description: **Halpin Sheriff Sale**  
Run Dates: **07/12/17 to 07/26/17**  
Class: 2  
Agate Lines: 216  
Blind Box:

**Total Ad Cost \$1,183.38**  
**Amount Paid \$0.00**

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/12/17	07/26/17	3	\$1,183.38

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV79

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, AUGUST 02, 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.

ALL THAT CERTAIN piece, parcel and tract of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at an iron pin in the Westerly line of lands of Carl R. Savage, said iron pin marking the Southeasterly corner of Parcel "A" of the Wayne A. and Eleanor M. Moser Subdivision, dated September 1, 1993; Thence along the Westerly line of lands of said Savage and through the right-of-way of T-645, South 7 degrees 23 minutes 43 seconds West, 251.69 feet to a railroad spike within the right-of-way of T-645, said railroad spike marking a corner of Parcel "B" of the Wayne A. and Eleanor M. Moser Subdivision dated September 1, 1993; THENCE along the line of Parcel "B" and within the right-of-way of T-645, North 74 degrees 45 minutes 26 seconds West, 10.45 feet to a railroad spike marking a point of curvature; THENCE along same and curve to the right with a Delta Angle of 35 degrees 10 minutes 33 seconds with a Radius of 175.00 feet, with a Tangent of 55.47 feet to a Curve Length of 107.44 feet, with a chord bearing of North 51 degrees 46 minutes 18 seconds West, with a chord distance of 184.12 feet to a railroad spike marking the point of tangency; THENCE along the centerline of T-645 and along line of Parcel "B", North 28 degrees 46 minutes 55 seconds West, 210.84 feet to a railroad spike marking the Southerly corner of Parcel "A" THENCE through the right-of-way of T-645 and along line of Parcel "A", North 46 degrees 01 minutes 32 seconds East 89.00 feet to an iron pin marking a corner of Parcel "A", THENCE along same, South 63 degrees 09 minutes 10 seconds East, 251.71 feet to the point of BEGINNING.  
BEING more fully described as shown on a draft of a survey prepared by Richard C. Parsons, Land Surveying, 45 West Center Street, Elysburg, PA, dated September 1, 1993, recorded on March 11, 1994 in map Book 7, page 481.  
BEING TAX PARCEL #29-12-009-01,000  
BEING KNOWN AS: 150 Bitler Road, Millville, PA 17846

PROPERTY ADDRESS: 150 BITLER ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-12-009-01,000

Seized and taken into execution to be sold as the property of SONDRAL KERSTETTER, CHARLES A.J. HALPIN, III, CHARLES A.J. HALPIN, III in suit of THE BANK OF NEW YORK MELLON.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV79

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, AUGUST 02, 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.

ALL THAT CERTAIN piece, parcel and tract of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the Westerly line of lands of Carl R. Savage, said iron pin marking the Southeasterly corner of Parcel "A" of the Wayne A. and Eleanor M. Moser Subdivision, dated September 1, 1993; Thence along the Westerly line of lands of said Savage and through the right-of-way of T-645, South 7 degrees 23 minutes 43 seconds West, 251.69 feet to a railroad spike within the right-of-way of T-645, said railroad spike marking a corner of Parcel "B" of the Wayne A. and Eleanor M. Moser Subdivision dated September 1, 1993; THENCE along the line of Parcel "B" and within the right-of-way of T-645, North 74 degrees 45 minutes 26 seconds West, 10.45 feet to a railroad spike marking a point of curvature; THENCE along same and curve to the right with a Delta Angle of 35 degrees 10 minutes 33 seconds with a Radius of 175.00 feet, with a Tangent of 55.47 feet to a Curve Length of 107.44 feet, with a chord bearing of North 51 degrees 46 minutes 18 seconds West, with a chord distance of 184.12 feet to a railroad spike marking the point of tangency; THENCE along the centerline of T-645 and along line of Parcel "B", North 28 degrees 46 minutes 55 seconds West, 210.84 feet to a railroad spike marking the Southerly corner of Parcel "A" THENCE through the right-of-way of T-645 and along line of Parcel "A", North 46 degrees 01 minutes 32 seconds East 89.00 feet to an iron pin marking a corner of Parcel "A"; THENCE along same, South 63 degrees 09 minutes 10 seconds East, 251.71 feet to the point of BEGINNING. BEING more fully described as shown on a draft of a survey prepared by Richard C. Parsons, Land Surveying, 45 West Center Street, Elysburg, PA, dated September 1, 1993, recorded on March 11, 1994 in map Book 7, page 481.

BEING TAX PARCEL #29-12-009-01,000

BEING KNOWN AS: 150 Bitler Road, Millville, PA 17846

PROPERTY ADDRESS: 150 BITLER ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-12-009-01,000

Seized and taken into execution to be sold as the property of SONDRAL KERSTETTER, CHARLES A.J HALPIN, III, CHARLES A.J HALPIN, III in suit of THE BANK OF NEW YORK MELLON.

**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



**KML Law Group, P.C.**

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

THE BANK OF NEW YORK MELLON, f/k/a THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES SERIES 2005-11  
c/o DITECH FINANCIAL LLC  
3000 Bayport Drive, Suite 880  
Tampa, FL 33607  
Plaintiff

vs.

SONDRA L. KERSTETTER  
CHARLES A.J. HALPIN, III as Administrator of the  
Estate of Ronald Hettler Deceased  
**Mortgagor(s) and Record Owner(s)**  
150 Bitler Road  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2017-CV-79

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: KERSTETTER, SONDRAL.  
**SONDRA L. KERSTETTER**  
150 Bitler Road  
Millville, PA 17846

Your house at 150 Bitler Road, Millville, PA 17846 is scheduled to be sold at Sheriff's Sale on  
August 2nd 2017, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce  
the court judgment of \$79,322.51 obtained by THE BANK OF NEW YORK MELLON, f/k/a THE BANK  
OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-  
BACKED CERTIFICATES SERIES 2005-11 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 THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-11, 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](mailto:homeretention@kmlawgroup.com) (KML File Number 163462FC). 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

29-12-009-01,000

Pine Twp.

# REAL ESTATE OUTLINE

ED # 2017 ED 45

DATE RECEIVED 4-18-2017  
DOCKET AND INDEX 2017 CV 79

## 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>	emailed 4/19/17
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>866132</u>

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

SALE DATE Aug 2nd, 17 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

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

THE BANK OF NEW YORK MELLON, f/k/a THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES SERIES 2005-11

Plaintiff

vs.

SONDRA L. KERSTETTER  
CHARLES A.J. HALPIN, III as Administrator of the  
Estate of Ronald Hettler Deceased  
**Mortgagor(s) and Record Owner(s)**  
150 Bitler Road  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-79

**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. Oflazian 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

THE BANK OF NEW YORK MELLON, f/k/a THE BANK  
OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES SERIES 2005-11

Plaintiff

vs.

SONDRA L. KERSTETTER  
CHARLES A.J. HALPIN, III as Administrator of the Estate  
of Ronald Hettler Deceased

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

150 Bitler Road  
Millville, PA 17846

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2017-CV-79

**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

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Matthew J. McClelland Pa. ID 319482

**Attorneys for Plaintiff**

**ALL THAT CERTAIN** piece, parcel and tract of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pin in the Westerly line of lands of Carl R. Savage, said iron pin marking the Southeasterly corner of Parcel "A" of the Wayne A. and Eleanor M. Moser Subdivision, dated September 1, 1993; Thence along the Westerly line of lands of said Savage and through the right-of-way of T-645, South 7 degrees 23 minutes 43 seconds West, 251.69 feet to a railroad spike within the right-of-way of T-645, said railroad spike marking a corner of Parcel "B" of the Wayne A. and Eleanor M. Moser Subdivision dated September 1, 1993; THENCE along the line of Parcel "B" and within the right-of-way of T-645, North 74 degrees 45 minutes 26 seconds West, 10.45 feet to a railroad spike marking a point of curvature; THENCE along same and curve to the right with a Delta Angle of 35 degrees 10 minutes 33 seconds with a Radius of 175.00 feet, with a Tangent of 55.47 feet for a Curve Length of 107.44 feet, with a chord bearing of North 51 degrees 46 minutes 18 seconds West, with a chord distance of 184.12 feet to a railroad spike marking the point of tangency; THENCE along the centerline of T-645 and along line of Parcel "B", North 28 degrees 46 minutes 55 seconds West, 210.84 feet to a railroad spike marking the Southerly corner of Parcel "A" THENCE through the right-of-way of T-645 and along line of Parcel "A", North 46 degrees 01 minutes 32 seconds East 89.00 feet to an iron pin marking a corner of Parcel "A"; THENCE along same, South 63 degrees 09 minutes 10 seconds East, 251.71 feet to the point of BEGINNING.

BEING more fully described as shown on a draft of a survey prepared by Richard C. Parsons, Land Surveying, 45 West Center Street, Elysburg, PA, dated September 1, 1993, recorded on March 11, 1994 in map Book 7, page 481.

BEING TAX PARCEL # **29-12-009-01,000**

BEING KNOWN AS: **150 Bitler Road, Millville, PA 17846**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF  
NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-  
BACKED CERTIFICATES SERIES 2005-11

Plaintiff

NO. 2017-CV-79

vs.

SONDRA L. KERSTETTER  
CHARLES A.J. HALPIN, III as Administrator of the Estate of  
Ronald Hettler Deceased

Defendant(s)

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

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

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): SONDRA L. KERSTETTER, has a last known residence of 150 Bitler Road, Millville, PA 17846. The following information was used to search the DMDC (check all that apply):

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

4/13/17

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  
☐ Rebecca A. Solarz Pa. ID 315936  
☐ Nora C. Viggiano Pa. ID 320864  
Attorneys for Plaintiff



Status Report  
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-XXXX

Last Name: KERSTETTERFirst Name: SONDRAMiddle Name: LActive Duty Status As Of: Apr-13-2017

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 whether 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.

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. § 3901 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. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. 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. § 3921(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: Z1LAV86D450C010

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF  
NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-  
BACKED CERTIFICATES SERIES 2005-11

Plaintiff

NO. 2017-CV-79

vs.

SONDRA L. KERSTETTER  
CHARLES A.J. HALPIN, III as Administrator of the Estate of  
Ronald Hettler Deceased

Defendant(s)

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

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

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appi/scra/scraHome.do>) for the following individual(s): CHARLES A.J. HALPIN, III as Administrator of the Estate of Ronald Hettler Deceased, has a last known residence of 405 Elliot Road, Elkins Park, PA 19027. The following information was used to search the DMDC (check all that apply):

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

4/13/17

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

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☒ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Attorneys for Plaintiff

**Status Report  
Pursuant to Servicemembers Civil Relief Act**SSN: XXX-XX- [REDACTED]

Birth Date:

Last Name: HALPIN, IIIFirst Name: CHARLESMiddle Name: A.J.Active Duty Status As Of: Apr-13-2017

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 when 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.

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. § 3901 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. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. 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. § 3921(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.

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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: L194P78DI5F6XB0



# Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX [REDACTED]

Birth Date:

Last Name: HALPINFirst Name: CHARLESMiddle Name: A.J.Active Duty Status As Of: Apr-13-2017

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.

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. § 3901 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. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. 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. § 3921(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).

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Certificate ID: S1O7B72DB5F6T40



**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-[REDACTED]Last Name: HALPIN IIIFirst Name: CHARLES

Middle Name:

Active Duty Status As Of: Apr-13-2017

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.

Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite D4E25  
Arlington, VA 22350

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Certificate ID: 81E517CDS5F7JF0



**Status Report  
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-XXXX

Last Name: HALPIN

First Name: CHARLES

Middle Name:

Active Duty Status As Of: Apr-13-2017

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			
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Certificate ID: C1M387EDF5F7Y90

## Document Receipt

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Trans #	10375	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1001 LIBERTY AVENUE

13TH FLOOR SUITE 1300

PITTSBURG PA 15222

Tracking #: 71901140006000103227

Doc Ref #: 2017ED45

Postage 5.1300

## Document Receipt

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Trans #	10374	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE ESTATE  
PROG

P.O. BOX 8486 WILLOW OAK BUILDING

Tracking #: 71901140006000103210

Doc Ref #: 2017ED45

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	10374	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE ESTATE  
PROG

P.O. BOX 8486 WILLOW OAK BUILDING

Tracking #: 71901140006000103210

Doc Ref #: 2017ED45

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	10375	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
Ship to:					
INTERNAL REVENUE SERVICE					
1001 LIBERTY AVENUE			Tracking #:	71901140006000103227	
13TH FLOOR SUITE 1300			Doc Ref #:	2017ED45	
PITTSBURG PA 15222			Postage	5.1300	

## Document Receipt

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Trans #	10375	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1001 LIBERTY AVENUE  
13TH FLOOR SUITE 1300

PITTSBURG PA 15222

Tracking #: 71901140006000103227

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## Document Receipt

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Trans #	10372	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
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Ship to:

GFI OIL AND GAS INC

503 WEST SOUTHREN AVENUE

Tracking #: 71901140006000103197

Doc Ref #: 2017ED45

Postage 5.1300

SOUTH PA 17702  
WILLIAMSPORT



Document Receipt

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Trans #	10373	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
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Ship to:

COMMON OF PA INHERITANCE  
DIVISION

1131 STRAWBERRY SQUARE  
6TH FLOOR

HARRISBURG PA 17128

Tracking #: 71901140006000103203

Doc Ref #: 2017ED45

Postage 5.1300

Document Receipt

Trans #	10372	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
Ship to:					
GFI OIL AND GAS INC					
503 WEST SOUTHREN AVENUE			Tracking #:	71901140006000103197	
			Doc Ref #:	2017ED45	
			Postage	5.1300	
SOUTH PA 17702					
WILLIAMSPORT					

Document Receipt

Trans #	10371	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
Ship to:					
NOBLE ROYALTIES ACCESS					
15601 NORTH DALLA PRKY 9TH FL			Tracking #:	71901140006000103180	
			Doc Ref #:	2017ED45	
			Postage	5.1300	
ADDISON TX 75001					

Document Receipt

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Trans #	10370	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
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Ship to:

CEDAR ROYALTIES LLC

15601 N DALLA PRKY 9TH FLOOR

Tracking #: 71901140006000103173

Doc Ref #: 2017ED45

Postage 5.1300

ADDISON TX 75001

Document Receipt

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Trans #	10368	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000103159

Doc Ref #: 2017ED45

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10369	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000103166		
		Doc Ref #:	2017ED45		
		Postage	5.1300		
PHILADELPHIA PA 19106					

Document Receipt

Trans #	10367	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
Ship to:					
OFFICE OF F.A.I.R.		DEPARTMENT OF PUBLIC WELFARE			
PO BOX 8016		Tracking #: 71901140006000103142			
		Doc Ref #: 2017ED45			
		Postage 5.1300			
HARRISBURG PA 17105					

## Document Receipt

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Trans #	10367	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000103142

Doc Ref #: 2017ED45

Postage 5.1300

HARRISBURG PA 17105



## Document Receipt

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Trans #	10366	Carrier / service:	USPS Server	First-Class Mail®	4/24/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000103135

Doc Ref #: 2017ED45

Postage 5.1300

HARRISBURG PA 17128

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER. HEAT SENSITIVE RED INK IMAGE APPEARS WITH HEAT. DETECTION CHIPLE REVEALS A LOCK WHEN TESTED.

866132

**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

04/14/2017

MEMO TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

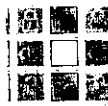
**\$\*\*1,350.00**

**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 163462/Hettler

⑈00866132⑈ ⑆23607380⑆ 80 00082795⑈