

#### PENNSYLVANIA AND NEW JERSEY SUITE 5000 - BNY MELLON INDEPENDENCE CENTER

701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 825-6349 FAX (215) 627-7734

SALES@KMLLAWGROUP.COM

June 2, 2017

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

RE: 167155FC:

Sale Date: August 02, 2017

QUICKEN LOANS INC.

VS.

DEBORRAH A. COLE and CHARLES R. COLE Term No. 2017-CV-404

Property address: 22 Middle Avenue, Bloomsburg, PA 17815

To the Sheriff.

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and fax the invoice showing the refund back to 215-627-7734. Please forward an updated cost sheet, summary of outstanding costs and return of any unused costs. Upon information received from the Plaintiff, the Plaintiff collected \$98,947.34 towards the debt since the writ of execution was issued in this matter. Thank you for your cooperation.

By copy of the letter, we are informing the Defendants that the sale scheduled date for August 02, 2017 has been cancelled at Plaintiff's request.

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Nora C. Viggiano Pa. ID 320864

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Attorneys for Plaintiff

cc:

DEBORRAH A. COLE 22 Middle Avenue, Bloomsburg, PA 17815

CHARLES R. COLE
22 Middle Avenue, Bloomsburg, PA 17815

COLUMBIA COUNTY SHERIFF'S OFFICE PO BOX 380 PH 570-389-5622| FAX 570-389-5625 www.sheriffofcolumbiacounty.com

### fax

TO: Rebecca Solarz, Esq.	FROM: Sheriff Timothy Chamberlain
FAX:	PAGES: 2
PHONE:	DATE: June 5, 2017
RE: Cole execution	CC:
Urgent For Review	Please Comment Please Reply Please Recycle
I received your stay, atta due of \$1,260.45.	iched is a cost sheet showing a balance

P 1 06/06/2017 10:13 Serial No. A1UE011110048 TC: 591906

Addressee	Start Time	Time	Prints	Result	Note	)	
912156277734	06-06 10:11	00:02:06	003/003	OK			

Note

TMR:Timer TX, POL:Polling, ORG:Original Size Setting, FME:Frame Erase TX, DPG:Page separation TX, RIX:Mixed Original TX, CALL:Manual TX, CSRC:CSRC, FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction. Sp:Special Original, FCODE:F-CODE:A:Re-TX, RLY:Relay, MBX:Confidential, BUL:Bulletin, SIP:SIP Fax, IPADR:IP Address Fax, I-FAX:Internet Fax

Result OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF, TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer, Refuse: Receipt Refused, Busy: Busy, M-Full:Memory Full, LOVR:Receiving length Over, POVR:Receiving page Over, FIL:File Error, DC:Decode Error, MDN:MDN Response Error, DSN:DSN Response Error.

COLUMBIA COUNTY SHERIFF'S OFFICE PO BOX 380 PH 570-389-5622 | FAX 570-389-5625 www.sheriffofcolumbiacounty.com

#### fax

TO: Rebecca Solarz, Esq.	FROM: Sheriff Timothy Chamberlain			
FAX:	PAGES: 2			
PHONE:	DATE: June 5, 2017			
RE: Cole execution				
Urgent For Review P	lease Comment 🔲 Please Reply 🔲 Please Recycle			
	die e and sheet showing a balance			

I received your stay, attached is a cost sheet showing a balance due of \$1,260.45.

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

**P電RSTRUST** 800.220.BANK / firstrust.com

3-7380/2360

08/31/2017

PAY TO THE ORDER OF

MEMO

SHERIFF OF COLUMBIA COUNTY

\$\*\*1,260.45

ONE THOUSAND TWO HUNDRED SIXTY AND 45 / 100 ----

~~ DOLLARS

Sheriff's Office PO Box 380 Bloomsburg PA, 17815

IORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

ALITY KORZEO SIGNATURE

167155FC: Cole - 22 Middle Ave

#OOB75712# #236073BD1# BO OOOB2795#

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

QUICKEN LOANS INC vs. DEBORAH A COLE (et al.)

Case Number 2017CV404

#### PROPERTY ADDRESS

22 MIDDLE AVENUE, BLOOMSBURG, PA 17815

#### REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK# DE	BIT	CREDIT
05/16/2017	Advance Fee	Advance Fee	868036 \$6	0.00	\$1,350.00
05/16/2017	Advertising Sale (Newspaper)		\$15	5.00	\$0.00
05/16/2017	Advertising Sale Bills & Copies		\$17	7.50	\$0.00
05/16/2017	Crying Sale		\$10	00.0	\$0.00
05/16/2017	Docketing		\$1:	5.00	\$0.00
05/16/2017	Levy		\$1:	5.00	. \$0,00
05/16/2017	Mailing Costs		\$43	00,8	\$0.00
05/16/2017	Posting Handbill		\$1:	5.00	\$0.00
05/16/2017	Poundage		\$1,978	8.95	\$0.00
05/16/2017	Sheriff Automation Fund		\$50	00.0	\$0.00
05/16/2017	Web Posting		\$100	00.0	\$0.00
06/05/2017	Service		\$180	00.0	\$0.00
06/05/2017	Service Mileage		\$10	0.00	\$0.00
06/05/2017	Copies		\$	6.00	\$0.00
06/05/2017	Notary Fee		\$1	5.00	\$0.00
06/05/2017	Tax Claim Search		\$	5.00	\$0.00
06/05/2017	Surcharge		\$130	0.00	\$0.00
	· · · · · · · · · · · · · · · · · · ·		\$2,61	0.45	\$1,350.00

TOTAL BALANCE: \$(1,260.45)

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

#### REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 05/26/2017

Cert. NO: 27518

COLE CHARLES R & DEBORAH A 22 MIDDLE AVENUE BLOOMSBURG PA 17815

District: MONTOUR TWP Deed: 0274 -0849 Location: 22 MIDDLE AVE Parcel Id:25 -05A-030-00,000

Assessment: 32,924 Balances as of 05/26/2017

YEAR TAX TYPE TAX NO TAX CLAIM TAXES DUE

TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

**COLUMBIA COUNTY SHERIFF** 

ву:	 Per:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

QUICKEN LOANS INC
VS.
DEBORAH A COLE (et al.)

**Case Number** 2017CV404

#### SHERIFF'S RETURN OF SERVICE

05/17/2017 07:57 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW. SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CHARLES R COLE AT 22 MIDDLE AVENUE, BLOOMSBURG, PA 17815.

RISTIÉ RØSPENDOWSKI, DEPUTY

SO ANSWERS.

TIMOTHY Ť. CHAMBERLAIN, SHERIFF

May 18, 2017

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

Affirmed and subscribed to before me this

18TH

day of

MAY

2017

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	LOANS INC		(	Case Number
vs. COLE, DEI	BORAH A (et al.)			2017CV404
	SERVICE (	COVER SHE	ET	
Service De	tails;			
Category:	Real Estate Sale - Sale Notice		Zone	: 54
Manner:	< Not Specified >	Expires:	Warr	ant:
Notes:	SALE DATE & TIME: 08/02/2017 AT 9:00 AN PLAINTIFF NOTICE OF SHERIFF'S SALE AI		GHTS	: :
Serve To:		Final Service	e:	
Name:	DEBORAH A COLE	Served:	Personally · Adult In Cha	arge · Posted · Other
Primary Address:	22 MIDDLE AVENUE BLOOMSBURG, PA 17815	Adult In Charge:	CHOKEES C HUSBACO	OCE
Phone:	DOB:	Relation:	HUSBACO	
Alternate Address:	The second secon	Date:	5/17/17 Time	1957
Phone:	The second secon	Deputy:	455 Miles	age:
Attorney /	Ørlginator:		. Angles	
Name:	KML LAW GROUP, P.C.	Phone:	The second secon	An interest of the second of t
Service At	tempts:	an Ma		
Date:	, , , , , , , , , , , , , , , , , , ,		CARLOS COMMINIONES	
Time:				
Mileage:				The same of the sa
Deputy:	Control of the Contro	e e e e e e e e e e e e e e e e e e e	Carrier and Carrie	
Service At	tempt Notes:			
1.	A the restrictions to the second seco			
2.				
3.				
4.				<u>.</u>
5.				
6.				

COLE, DEBORAH A

017CV404

22 MIDDLE AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

QUICKEN LOANS INC VS. DEBORAH A COLE (et al.)

Case Number 2017CV404

#### SHERIFF'S RETURN OF SERVICE

05/17/2017 07:57 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CHARLES COLE HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DEBORAH A COLE AT 22 MIDDLE AVENUE, BLOOMSBURG, PA 17815.

SO ANSWERS

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 18, 2017

18TH

day of

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG, COLUMBIA COUNTY (M)35:QN,EXF:8E3 CCT, 4, 2020. **NOTARY** Affirmed and subscribed to before me this 2017 MAY

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

int classifysics energy 3 Gb arent, we

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	LOANS INC				Number
vs. COLE, DE	BORAH A (et al.)			2017	CV404
	SERVICE C	OVER SHE	ET		
Service De	The second of th			<b>V</b>	
Category:	Real Estate Sale - Sale Notice			Zone:	56
Manner:	< Not Specified >	Expires:	,	Warrant:	En a management of the second
Notes:	SALE DATE & TIME: 08/02/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RI	GHTS		
	1				
Serve To:		Final Service			in a second
Name:	CHARLES R COLE	Served: €	Personally Ad		and the second second second
Primary Address:	22 MIDDLE AVENUE BLOOMSBURG, PA 17815	Adult In Charge:	CHORLE	s Coxe	
Phone:	DOB:	Relation:	SECF		
Alternate Address:		Date:	5/17/17	Time:	1957
Phone:	Control of the contro	Deputy:	415	Mileage:	AND THE RESERVE AND THE RESERV
Attorney/	Originator:				
Name:	KML LAW GROUP, P.C.	Phone:	The second second second second	and the second second	
Service At	tempts:	Age (			
Date:	A second and a second s			,	
Time:	A STATE OF THE STA			> n n.n.n.n.n.n.n.n.n.n.n.	
Mileage:	The second secon	Section Section 1997	Control of the second		}
Deputy:	A MANAGEMENT OF THE PROPERTY O	per a service of brown about norm	her a annual constant for the constant cons		
Service At	tempt Notes:				
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3.			-		
4.					
5.					
<del></del> 6.					<u> </u>

COLE, CHARLES R

20170740

22 MIDDLE AVENUE, BLOOMSBURG, PA 17815

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 05/18/17

Ad ID: 1106579

Description: COLE SHERIFF SALE Run Dates: 07/12/17 to 07/26/17

Class: Agate Lines:

Blind Box:

186

Account:

Name:

**TIM CHAMBERLAIN - COLUM COUNTY SHER** Company:

Address: PO BOX 380

**BLOOMSBURG, PA 17815** 

(570) 389-5622 Telephone:

Total Ad Cost

\$1,020.48

\$0.00 Amount Paid

**Publication** 

Start

Stop

Cost

Press Enterprise

07/12/17/07/26/17

\$1,020.48

#### SHERIFFS SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2017CV404

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.

#### TAX ID NUMBER(s): 25,06A-030-00,000

Land situated in the Township of Montour in the County of Columbia in the State of PA Land situated in the Township of Montour in the Country of Columbia in the State of FA ALL THAT CERTAIN Piece, Parcel And Tract Of Land Situate in Montour Township, Columbia County, Pennsylvania, According To A Survey Prepared By Orangeville Sur-veying Consultants, Dated Docomber 10, 1975, Bounded And Described As Follows, To-Witt BEGINNING At An Iron Pin Located Along The Southern Side Of Centre Avenue And In Line Of Land Of Rodney D. Mordan, Et Us. Thence Along Land Of Said Morgan, South 48 degrees 40 Minutes O Seconds West, 135.00 Feet To An Iron Pin; Thence Along The Northern Side Of A 20 Foot Alley, South 41 Degrees 20 Minutes O Seconds East, 130.00 Feet To An Iron Pin; These Along Land Of Langs D. Zeisleyf Et Al. North 48. 120,00 Feet To An Iron Pirr, Thence Along Land Of James D. Zeisloft, Et Al, North 48 Degrees 40 Minutes O Seconds East, 130,00 Feet To An Iron Pipe; Thence Along The Southern Side Of Centre Avenue, North 41 Degrees 20 Minutes 0 Seconds West, 120 Feet To An Iron Pipo, The Place Of Beginning.
COMMONLY KNOWN AS: 22 Middle Ave, Bloomsburg, PA 17815

#### PROPERTY ADDRESS: 22 MIDDLE AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25,05A-030-00,000

Seized and taken into execution to be sold as the property of DEBORAH A COLE, CHARLES R COLE in suit of QUICKEN LOANS INC.

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 UNILESS FUNDS ARE AVAILABLE FOR PAYMENT WITH IN THE PRESCRIBED TIME PERIOD. If the successful bidder faults 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

QUICKEN	LOANS INC			Ca	ase Number
vs. COLÉ, DEF	BORAH A (et al.)			2	2017CV404
· · · · · ·	SERVICE CO	OVER SHE	EET		
Service De					
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	4
Manner:	< Not Specified >	Expires:		Warra	nt:
Notes:	SALE DATE & TIME: 08/02/2017 AT 9:00 AM SHERIFF'S SALE BILL			<b></b>	
Serve To:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally	· Adult In Char	ge · Posted · Other
Primary Address:	22 MIDDLE AVENUE BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:			: <u> </u>
Alternate Address:		Date:		Time:	
Phone:		Deputy:	: <u>L</u>	Mileag	ge:
Attorney /	Originator:				
Name:	KML LAW GROUP, P.C.	Phone:			
Service At	tempts:				
Date:					
Time:					
Mileage:					r
Deputy:					
Service At	tempt Notes:				
1.		<u></u>			
2.					
3.					
4.					. <u></u> .,
5.					
6.					

POSTING

2017CV404

22 MIDDLE AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

### SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV404

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.

TAX ID NUMBER(s): 25,05A-030-00,000

Land situated in the Township of Montour in the County of Columbia in the State of PA

ALL THAT CERTAIN Piece, Parcel And Tract Of Land Situate In Montour Township, Columbia County, Pennsylvania, According To A Survey Prepared By Orangeville Surveying Consultants, Dated December 10, 1975, Bounded And Described As Follows, To-Wit: BEGINNING At An Iron Pin Located Along The Southern Side Of Centre Avenue And In Line Of Land Of Rodney D. Mordan, Et Ux, Thence Along Land Of Said Morgan, South 48 degrees 40 Minutes 0 Seconds West, 135.00 Feet To An Iron Pin; Thence Along The Northern Side Of A 20 Foot Alley, South 41 Degrees 20 Minutes 0 Seconds East, 120.00 Feet To An Iron Pin; Thence Along Land Of James D. Zeisloft, Et Al, North 48 Degrees 40 Minutes 0 Seconds East, 130.00 Feet To An Iron Pipe; Thence Along The Southern Side Of Centre Avenue, North 41 Degrees 20 Minutes 0 Seconds West, 120 Feet To An Iron Pipe, The Place Of Beginning.

COMMONLY KNOWN AS: 22 Middle Ave, Bloomsburg, PA 17815

PROPERTY ADDRESS: 22 MIDDLE AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25,05A-030-00,000

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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 failts 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 agiainst 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: KML LAW GROUP, P.C. PHILADELPHIA, PA TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

QUICKEN LOANS INC.						
635 Woodward Avenue						
Detroit, MI 48226	In the Court of Common Pleas of					
	Columbia Coun	ity				
vs.						
DEBORRAII A. COLE						
CHARLES R. COLE	No. 2017-CV-4	04				
22 Middle Avenue						
Bloomsburg, PA 17815	2017-E	0 c-0.				
	WRIT OF EXE	CUTION				
	(MORTGAGE FOR	RECLOSURE)				
	Ì	•				
Commonwealth of Pennsylvania:						
County of Columbia						
To the Sheriff of Columbia County, Pennsylvania						
To satisfy the judgment, interest and costs in a following described property:	the above matter you are directed to levy	upon and sell the				
PREMISES: 22 Middle Avenue Bloomsburg, PA 178	15					
See Exhibit	'A" attached					
	AMOUNT DUE	\$96,903.06				
	Monthly Interest From 5/13/2017 Through Date of Sale					
	(Costs to be added)					
Dated: 5 15 3017	Prothonotary, Common Pleas Court	wetti				

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

of Columbia County, Pennsylvania

Deputy

TAX ID NUMBER(s): 25,05A-030-00,000

Land Situated in the Township of Montour in the County of Columbia in the State of PA

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BEGINNING At An Iron Pin Located Along The Southern Side Of Centre Avenue And In Line Of Land Of Rodney D. Morgan, Et Ux, Thence Along Land Of Said Morgan, South 48 Degrees 40 Minutes 0 Seconds West, 135.00 Feet To An Iron Pin; Thence Along The Northern Side Of A 20 Foot Alley, South 41 Degrees 20 Minutes 0 Seconds East, 120.00 Feet To An Iron Pin; Thence Along Land Of James D. Zeisloft, Et Al, North 48 Degrees 40 Minutes 0 Seconds East, 130.00 Feet To An Iron Pipe; Thence Along The Southern Side Of Centre Avenue, North 41 Degrees 20 Minutes 0 Seconds West, 120 Feet To An Iron Pipe, The Place Of Beginning.

COMMONLY KNOWN AS: 22 Middle Ave, Bloomsburg, PA 17815

## No. 2017-CV-404

## IN THE COURT OF COMMON PLEAS

QUICKEN LOANS INC.

V.S

22 Middle Avenue Bloomsburg, PA 17815 DEBORRAH A. COLE and CHARLES R. COLE Mortgagor(s)

WRIT OF EXECUTION

(Mortgage Foreclosure)

\$96,903.06

INTEREST from REAL DEBT

COSTS PAID:

STATUTORY SHERIFF PROTHY

Office of Judicial Support COSTS DUE PROTHY

Judg. Fee

KML Law Group, P.C. Attorney for Plaintiff

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

25, 05 A - 030 - 00,000 Montour Tup.

#### REAL ESTATE OUTLINE

ED# 2017 ED 56

DATE RECEIVED <u>S-15-</u>	17
DOCKET AND INDEX	17 CV 404
CHECK FOR PROPER WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE	INFO.  X  X  emil
WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR	<u>X</u> CK#_869036
**IF ANY OF ABOVE IS MISSING	G DO NOT PROCEED**
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	TIME 9:00  1ST WEEK 2ND WEEK 3RD WEEK

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	LOANS INC				iumber CV404
COLE, DE	BORAH A (et al.)		·	<u></u>	
Service De	SERVICE C	OVER SHE	:E1		
an illanda ya kanana kasana aras	Real Estate Sale - Sale Notice			Zone:	SIA
Manner:	< Not Specified >	Expires:		Warrant:	
			landa da d	****	L., :
Notes:	SALE DATE & TIME: 08/02/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		IGHTS		
Serve Ta:		Final Servi	: <b>:e:</b>		
Name:	OCCUPANT	Served:	Personally Ad	ult In Charge · F	Posted · Other
Primary	22 MIDDLE AVENUE	Adult In			
Address:	BLOOMSBURG, PA 17815	Charge:	CARLL	B COLL	· · · · · · · · · · · · · · · · · · ·
Phone:	DOB:	Relation:	OWHER	3 COLL -	) 
Alternate Address:	The second secon	Date:	5/17/17	Time:	1957
Phone:		Deputy:	455	Mileage:	
Attorney /	Originator:				
Name:	KML LAW GROUP, P.C.	Phone:			
Service Att	lempts:				
Date:			2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		a canada a
Time:	S CAMPENIA DE CASO DE	humana et	and the second s		
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Deputy:					
Service At	tempt Notes:	Transport Transport			
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OCCUPAN

2017CV404

22 MIDDLE AVENUE, BLOOMSBURG, PA 17815

NO EXTINE

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

QUICKEN vs.	LOANS INC				Number
_	BORAH A (et al.)			2017	7CV404
	SERVICE CO	VER SHE	ET		•
Service De	tails:				
Category:	Real Estate Sale - Sale Notice			Zone:	54
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 R	IGHTS		
Serve To:		Final Servi	ce:		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally Ad	ult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Micheco	& SANTO	<b>/</b>
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Pecepi	102151	
Alternate Address:	The Manual Control of the Control of	Date:	डिशिश	Time:	1255
Phone:		Deputy:	7	Mileage:	\$ 1.1 mm
Attorney /	Originator:				
Name:	KML LAW GROUP, P.C.	Phone:	the second secon		
Service At	tempts:				
Date:	The state of the s	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Time:	En al constant of the second o		anneces commenced from the control of		
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Deputy:	and the second s		**************************************	····	
Service At	tempt Notes:	Marin			mana na mana n
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DOMESTIC RELATIONS OF

2017CV404

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	LOANS INC					Number
vs. COLE, DE	BORAH A (et al.)				201	7CV404
		SERVICE	COVER SHE	EET		
Service De	italis:	A				S. Ar sales of the
Category:	Real Estate Sale - S	ale Notice	. INDEX. P. P		Zone:	54
Manner:	< Not Specified >		Expires:	en en e e en en en en	Warrant:	
Notes:		08/02/2017 AT 9:00 AM OF SHERIFF'S SALE A		HGHTS		
Serve To:			Final Servi	and the second s		
Name:	Bert Leiby		Served:	Personally .	dult In Charge	· Posted · Other
Primary Address:	121 Legion Road Bloomsburg, PA 17	815	Adult In Charge:	Bost	LEBY	Association and the second of
Phone:	570-356-7765	DOB:	Relation:	JELF		
Alternate Address:	3	en en managen en e	Date:	5/17/17	Time:	2008
Phone:	to the second se	The state of the s	Deputy:	55	Mileage:	a commence and the contract of
Attorney /	Originator:					
Name:	KML LAW GROUP, F	P.C.	Phone:	State of the state	AMMARIA AMMARIA AMMARIA	a sa sa sancara care asa.
Service At	tempts:					
Date:	As seen consiste was to a second of the				**************************************	224
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Deputy:	. more and manufacture agree and		<u>م</u> د المدالة المالية ا			
Service At	tempt Notes:					
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121 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

#### In the Court of Common Pleas of Columbia County

OLUCIEN LOANS INC		<del></del>		
QUICKEN LOANS INC. 635 Woodward Avenue Detroit, MI 48226			:	
	Plaintiff		No. 2017-CV-404	TILES
DEBORRAH A. COLE	vs.	IOHMEN JOHN		JOENO LARY
CHARLES R. COLE (Mortgagor(s) and Record Owner	r(s))			1 2011 15 P 12: 18
22 Middle Avenue Bloomsburg, PA 17815				CE COURTS OFFICE OF COLUMBIA. P
proofisourg, 171 17013	Defendant(s)			at X 65 COFA <b>UDIA∗ •</b>
	PRAECIPE FOR	JUDGMENT		
THIS LAW FIRM IS A OWED TO OUR CLIENT. ANY OF COLLECTING THE DEBT.	DEBT COLLECTOR AND INFORMATION OBTAIN	O WE ARE ATTEMPTING NED FROM YOU WILL I	F TO COLLECT A 1 BE USED FOR THE	DEBT PURPOSE
Enter the Judgment in fav for want of an Answer.	or of Plaintiff and against DE	EBORRAH A. COLE and C	HARLES R. COLE b	y default
	Assess damages as follows:			\$96,903.06
	Debt			
	Monthly Interest from 5/13.	/2017 to Date of Sale		
	Total			
	(Assessment of Damages at	ttached)		
I CERTIFY THAT FOREGOIN BE DUE IN THE COMPLAINT	G ASSESSMENT OF DAM AND IS CALCULABLE A	MAGES IS FOR SPECIFII AS A SUM CERTAIN FRO	ED AMOUNTS ALL OM THE COMPLAI	EGED TO NT.
l certify that written notice of the is to be entered and to his attorney filing of this praecipe. A copy of the	of record, if any, after the dene notice is attached. R.C.P.	efault occurred and at least to	he party against whon en days prior to the da	n judgment te of the
	By:	LAW GROUP, P.C.		
	<del></del>	el McKeever Pa. ID 56129		
		ee Pa. ID 78020 Fein Pa. ID 82628		
		as Puleo Pa. ID 27615		
		Jenkins Pa. ID 306588 L. Oflazian Pa. ID 312912		
		ew K. Fissel Pa. ID 314567		
		ca A. Solarz Pa. ID 315936		
	<del></del>	C. Viggiano Pa. ID 320864 n B. Karl Pa. ID 88209		
		ew J. McCielland Pa. ID 319482		
		neys for Plaintiff		
AND NOW \\ QUICKEN LOANS INC. and aga and damages assessed in the sum	inst DEBORRAH A. COLE	noy 2017, Ju- and CHARLES R. COLE b we certification.	dgment is entered in f by default for want of	avor of an Answer
		Bulius Prothonotary	N. Selvettel	MT

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

QUICKEN LOANS INC. 635 Woodward Avenue Detroit, MI 48226

Plaintiff

No. 2017-CV-404

VS.

DEBORRAH A. COLE CHARLES R. COLE (Mortgagors and Record Owner(s)) 22 Middle Avenue Bloomsburg, PA 17815

Defendant(s)

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

#### NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

T<del>ami Kline</del> Prothonotary

By: Balvara N. Selvetta mT

Deputy

If you have any questions concerning the above, please contact:

KML Law Group, P.C.

Suite 5000 – BNY Independence Center 701 Market Street Philadelphia, PA 19106 215-627-1322 KML Law Group, P.C. Suite 5000 - BNY Independence Center 701 Market Street Philadelphia, PA 19106 215-627-1322 Attorney for Plaintiff QUICKEN LOANS INC. IN THE COURT OF COMMON PLEAS 635 Woodward Avenue Detroit, MI 48226 of Columbia County Plaintiff VS. CIVIL ACTION LAW DEBORRAH A. COLE ACTION OF MORTGAGE FORECLOSURE CHARLES R. COLE (Mortgagor(s) and Record owner(s)) 22 Middle Avenue No. 2017-CV-404 Bloomsburg, PA 17815 Defendant(s) ORDER FOR JUDGMENT Please enter Judgment in favor of QUICKEN LOANS INC., and against DEBORRAH A. COLE and CHARLES R. COLE for failure to file an Answer in the above action within (20) days from the date of service of the Complaint, in the sum of \$96,903.06. Bv: KML LAW GROUP, P.C. Michael McKeever Pa. ID 56129 Lisa Lee Pa. ID 78020 David Fein Pa. 1D 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** I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is QUICKEN LOANS INC. 635 Woodward Avenue Detroit, MI 48226 and that the name(s) and last known address(es) of the Defendant(s) is/are DEBORRAH A. COLE, 22 Middle Avenue Bloomsburg, PA 17815 and CHARLES R. COLE, 22 Middle Avenue Bloomsburg, PA 17815; 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

#### ASSESSMENT OF DAMAGES

#### TO THE PROTHONOTARY:

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

Principal Balance	\$92,651.78
Monthly Interest from 09/01/2010	6
through 05/12/2017	\$2,316.32
Late Charges	\$202.51
Pro Rata MIP/PMI	\$178.24
Escrow Advance	\$1,624.67
Suspense	(\$110.46)
Recoverable Balance	\$40.00
	\$96,903.06
	BV: MM
	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

AND NOW, this \5 day of May

, 2017 damages are assessed as above.

2017-CV-404/167155FC

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

KML Law Group, P.C. Suite 5000 - BNY Independence Center 701 Market Street		THONOTARY
Philadelphia, PA 19106 215-627-1322		61 74Y 15 P 12:19
Attorney for Plaintiff		COURTS OFFICE
QUICKEN LOANS INC.		OF COLUMBIA. PA
635 Woodward Avenue Detroit, MI 48226	:	IN THE COURT OF COMMON PLEAS
vs.	Plaintiff	of Columbia County
DEBORRAH A. COLE		CIVIL ACTION – LAW
CHARLES R. COLE  Mortgagor(s) and Record Owner(s) 22 Middle Avenue		ACTION OF MORTGAGE FORECLOSURE
Bloomsburg, PA 17815	Defendant(s)	No. 2017-CV-404
		2017-ED-56
		•

#### PRAECIPE FOR WRIT OF EXECUTION

TO THE	PROT	HONO	TARY	;
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Issue Writ of Execution in the above matter:

Amount Due	\$96,903,06
Monthly Interest from 5/13/2017 to Date of Sale at 3.7500%	
(Costs to be added)	

By: MRJ
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. Offazian Pa. ID 312912
Matthew K. Fissel Pa. ID 314567
Rebecca A. Solarz Pa. ID 315936
Nora C. Viggiano Pa. ID 320864
Attorneys for Plaintiff

## No. 2017-CV-404

# IN THE COURT OF COMMON PLEAS

QUICKEN LOANS INC.

vs.

DEBORRAH A. COLE and CHARLES R. COLE (Mortgagor(s) and Record Owner(s)) 22 Middle Avenue Bloomsburg, PA 17815 PRAECIPE FOR WRIT OF EXECUTION (Mortgage Foreclosure)

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

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

QUICKEN LOANS INC. 635 Woodward Avenue Detroit, MI 48226	In the Court of Common Ple Columbia County	eas of
VS.		
DEBORRAH A. COLE CHARLES R. COLE 22 Middle Avenue Bloomsburg, PA 17815	No. 2017-CV-404  2017 - E.D -  WRIT OF EXECUT  (MORTGAGE FORECT	TION
Commonwealth of Pennsylvania:		
County of Columbia		
To the Sheriff of Columbia County, Pennsylvania		
To satisfy the judgment, interest and costs in th following described property:	e above matter you are directed to levy upor	n and sell the
PREMISES: 22 Middle Avenue Bloomsburg, PA 1781	5	
See Exhibit "A	A" attached	
	AMOUNT DUE	\$96,903.06
	Monthly Interest From 5/13/2017 Through Date of Sale	
	(Costs to be added)	
Dated: 5152017	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania  Deputy	Hi villo

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2020 No. 2017-CV-404

IN THE COURT OF COMMON PLEAS

QUICKEN LOANS INC.

Š

DEBORRAH A, COLE and CHARLES R, COLE

Mortgagor(s) 22 Middle Avenuc Bloomsburg, PA 17815

WRIT OF EXECUTION (Mortgage Foreclosure)

REAL DEBT

PROTHY INTEREST from COSTS PAID:

\$96,903.06

SUBRIFF STATUTORY COSTS DUE PROTHY

Office of Judicial Support Judg. Fee Cr. Sat.

KML Law Group, P.C. Attorney for Plaintiff

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	LOANS INC	· <u>"</u>			Case	Number
vs. COLE, DE	BORAH A (et al.)					7CV404
		SERVIC	E COVER SHE	———— ЕТ		
Service De	etails:					
Category:	Real Estate Sale - S	ale Notice	· · · · · · · · · · · · · · · · · · ·	i isan sa	Zone:	59
Manner:	< Not Specified >		Expires:	The second of th	Warrant:	
Notes:	SALE DATE & TIME: PLAINTIFF NOTICE		O AM E AND DEBTOR'S RIG	ЭНТЅ		:
Serve To:		· · · · · · · · · · · · · · · · · · ·	Final Servic	e:		
Name:	Columbia County Ta	ax Office	Served:	Personally - Ag	dult in Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 178	815	Adult In Charge:	LIZ WHI		
Phone:	570-389-5649	DOB:	Relation:	Tax cu	ert	
Alternate Address:	***	ne meneramento de la companya de la	Date:	5/16/17	Time:	1251
Phone:	The second support of the second seco	one was a sure massion er a sure	Deputy:	7	Mileage:	
Attorney /	Originator:		:		\$ 16 m	
Name:	KML LAW GROUP, F	P.C.	Phone:			
Service At	tempts:					
Date:					7,000	
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Service At	tempt Notes:			7		· · · · · · · · · · · · · · · · · · ·
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COLUMBIA COUNTY TAX C

2017CV404

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

QUICKEN LOANS INC. 635 Woodward Avenue

Detroit, MI 48226

IN THE COURT OF COMMON PLEAS

of Columbia County

Plaintiff

vs.

CIVIL ACTION - LAW

DEBORRAH A. COLE CHARLES R. COLE

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

22 Middle Avenue

Bloomsburg, PA 17815

Defendant(s)

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-404

2017-ED-56

#### **AFFIDAVIT PURSUANT TO RULE 3129**

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

22 Middle Avenue Bloomsburg, PA 17815

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

DEBORRAH A. COLE 22 Middle Avenue Bloomsburg, PA 17815

CHARLES R. COLE 22 Middle Avenue Bloomsburg, PA 17815

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

DEBORRAH A. COLE 22 Middle Avenue Bloomsburg, PA 17815

CHARLES R. COLE 22 Middle Avenue Bloomsburg, PA 17815 THOMOTARY

THOMOTARY

THOMOTARY

THOMOTARY

THOMOTARY

THOMOTARY

THOMOTARY

THOMOTARY

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

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

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

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

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

- 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 22 Middle Avenue Bloomsburg, PA 17815

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

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 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

#### IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

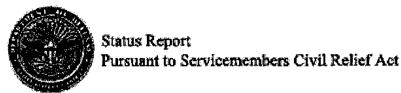
QUICKEN LOANS INC.	Plaintiff	
VS.	1 100.002	
DEBORRAH A. COLE CHARLES R. COLE		NO. 2017-CV-404
	Defendant/s)	

#### <u>VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL</u> 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 (<a href="https://www.dmdc.osd.mil/appi/scra/scraHome.do">https://www.dmdc.osd.mil/appi/scra/scraHome.do</a>) for the following individual(s): DEBORRAH A. COLE, has a last known residence of 22 Middle Avenue, Bloomsburg, PA 17815. 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.

KML LAW GROUP, P.C.  Michael McKeever Pa. ID 56129	
<del></del>	
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	



SSN: XXX-XX-

Birth Date:

Last Name: COLE

First Name: DEBORRAH

Middle Name: A

Active Duty Status As Of: May-12-2017

	1 4 4 7 23 24 1	**************************************		
	On Active Duty On Ac	tive Duty Status Date		
Active Duty Start Date	Active Duty End Oate	Status	Service Component	
NA NA	JINA S LA S	No No	NA NA	
This response reflects the includuals active duly status based on the Active Dury Status Date				
		THE RESERVE THE VIOLENCE OF		

	3-9-1-1-1			
Sparkers and the first of the second	Left Active Duty Wi	thin 357 Days of Active Duty S	telus Date	
Active Duty Start Date	Active Duty End Date	48 65 65 65 65 65 65 65 65 65 65 65 65 65	Status	Service Component
NA NA	* A KENA	an Addition	No 2	NA NA
This response reflects where the inclinidual left active duty status within 357, days preceding the Active Duty Status Data				

	#4.447.4 Ave. #4.44	The Control of Management of the Control of the Con		
	The Mainber of His/Her Unit Was Notified of a Futur	e Cell-Up to Active Duty on Active Duty Status Dale	A CONTRACTOR OF THE STATE OF TH	
Order Notification Start Date	Order Notification End Date	Status	Service Component	
NA NA	NA NA	No.	NA.	
This response reflects whether the individual or histing trainiting 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 Sallors' 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 [eft 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 emoneous information will cause an erroneous certificate to be provided.

Certificate ID: H52C5963852B180

IN THE COU	JRT OF COMMON PLEAS OF C	OLUMBIA COUNTY, PENNSYLVANIA		
QUICKEN LOANS INC.	Plaintiff			
DEBORRAH A. COLE CHARLES R. COLE	Defendant(s)	NO. 2017-CV-404		
VERIFICATION O	F NON-MILITARY SERVICE RELIEF ACT AS	E UNDER THE SERVICEMEMBERS CIVIL AMENDED		
1. The undersi	gned attorney with KML Law G	roup, P.C., as the representative for the Plaintiff in		
the above entitled matt	er, does hereby state to the best of	of his/her information and belief, as follows:		
2. That an inq	uiry has been made with the De	fense 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 indiv	vidual(s): CHARLES R. COLE,	has a last known residence of 22 Middle Avenue,		
Bloomsburg, PA 178	315. The following information	n was used to search the DMDC (check all that		
apply):				
X Last Na	me			
<u>X</u> First Na	me			
X Social S	ecurity 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.

C.D.I. 1704 Potenting to data.		
Date 5 11 1	By: MM NED 1	
	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	



SSN: XXX-XX-

Birth Date:

Last Name: COLE

First Name: CHARLES

Middle Name: R

Active Duty Status As Of: May-12-2017

On Active Duty On Active Duty Status Date				
Active Duty Start Date	Active Duty End Date	Stalus	Service Component	
NA NA	NA.	Na N	NA NA	
This response reflects the individuals' active duty status based on the Active Duty, Status Date				

		for James 1981 in the Line of Live	C. C 9-555-763	
The second secon	Left Active Duty With	hin 367 Days of Active Duty Stat		
Active Duty Start Date	Active Duty End Date	This was the was fill	Status	Service Component
NA NA	NA L		No.	NA
This response reflects where the individual left source duty status within 367, days preceding the Active Duty Status Date				

	1. Ka ( ) ( ) [ 1	. restricts in the page 3	
A STATE OF THE STA	The Member or His/Her Link Was Notified of a Future	e Call-Un to Active Duty on Active Duty Status Date	
Order Nollification Start Date	Order Notification End Date	Status	Service Component
NA NA	NA THE REST	No No	NA
This response reflects whether the individual or his/her until his received early notification to report for sollive 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 Saitors' 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: J5V8J8B3H5FEG40

#### KML Law Group, P.C.

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

QUICKEN LOANS INC. 635 Woodward Avenue Detroit, MI 48226

Plaintiff

IN THE COURT OF COMMON PLEAS

of Columbia County

VS.

CIVIL ACTION - LAW

DEBORRAH A. COLE CHARLES R. COLE Mortgagor(s) and Record Owner(s) 22 Middle Avenue Bloomsburg, PA 17815

ACTION OF MORTGAGE FORECLOSURE

Defendant(s)

Docket No. 2017-CV-404

2017-ED-56

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: COLE, CHARLES R.

**CHARLES R. COLE** 

22 Middle Avenue Bloomsburg, PA 17815

Your house at 22 Middle Avenue, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Avenue, Bloomsburg, PA to enforce the court judgment of \$96,903.06 obtained by QUICKEN LOANS INC. 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 QUICKEN LOANS INC., 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 <a href="mailto:homeretention@kmllawgroup.com">homeretention@kmllawgroup.com</a> (KML File Number 167155FC). Para informacion en espanol puede communicarse 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.
- 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.

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

# In the Court of Common Pleas of Columbia County

QUICKEN LOANS INC. 635 Woodward Avenue Detroit, MI 48226				FILED
Detroit, WII 48226		Plaintiff		No. 2017-CN-4040 TARY
DEBORRAH A. COLE	VS.			211 411 15 P 12 18
CHARLES R. COLE (Mortgagor(s) and Record Own 22 Middle Avenue	er(s))			AN OF COURTS OFFICE
Bloomsburg, PA 17815				
•		Defendant(s)		
		PRAECIPE FOR JUDG	<u>MENT</u>	
THIS LAW FIRM IS A OWED TO OUR CLIENT. ANY OF COLLECTING THE DEBT	Y INFORM	OLLECTOR AND WE A MATION OBTAINED F	ARE ATTEMPTIN ROM YOU WILL	G TO COLLECT A DEBT BE USED FOR THE PURPOSE
Enter the Judgment in far for want of an Answer.	vor of Plair	ntiff and against DEBORR	tAH A. COLE and C	CHARLES R. COLE by default
	Assess d	amages as follows:		\$96,903.06
	Debt			
	Monthly	Interest from 5/13/2017 to	o Date of Sale	
	Total			
	(Assessn	nent of Damages attached)	)	
I CERTIFY THAT FOREGOD BE DUE IN THE COMPLAINT				
I certify that written notice of the is to be entered and to his attorney filing of this praecipe. A copy of t	y of record,	if any, after the default of	iled or delivered to to courred and at least t	the party against whom judgment en days prior to the date of the
		By: KML LAW G	POTE PC	<u>f</u> <u>:</u>
			ever Pa. ID 56129	
		Lisa Lee Pa. ID		
		David Fein Pa. Thomas Pulco F		
		Jill P. Jenkins P		
			m Pa. ID 312912	
		/Matthew K. Fis	sel Pa. ID 314567 arz Pa. ID 315936	
		Nora C. Viggia		
		Lauren B. Karl		
		Matthew J. Mcc Attorneys for	Clelland Pa. ID 319482	
	6	Λιωτική στο του του του του του του του του του τ	_	demont is entered in favor of
AND NOW \(\frac{1}{2}\) QUICKEN LOANS INC. and again and damages assessed in the sum	<u>ت</u> ainst DEBC of \$96,903	DRRAH A. COLE and CH .06 as per the above certif	ARLES R. COLE 1	adgment is entered in favor of by default for want of an Answer
_			^	N SelvetilmT
			Prothonotary	A 10 CONTINUE

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

QUICKEN LOANS INC. 635 Woodward Avenue Detroit, MI 48226

Plaintiff

No. 2017-CV-404

vs.

DEBORRAH A. COLE CHARLES R. COLE (Mortgagors and Record Owner(s)) 22 Middle Avenue Bloomsburg, PA 17815

Defendant(s)

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

#### NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

Tami Kline Prothonotary

By: Ballaca N. Selveti mr

Deputy

If you have any questions concerning the above, please contact;

KML Law Group, P.C.

Suite 5000 – BNY Independence Center 701 Market Street Philadelphia, PA 19106 215-627-1322

KML Law Group, P.C. Suite 5000 - BNY Independence Center 701 Market Street Philadelphia, PA 19106 215-627-1322 Attorney for Plaintiff QUICKEN LOANS INC. 635 Woodward Avenue IN THE COURT OF COMMON PLEAS Detroit, MI 48226 Plaintiff of Columbia County VS. CIVIL ACTION LAW DEBORRAH A. COLE CHARLES R. COLE ACTION OF MORTGAGE FORECLOSURE (Mortgagor(s) and Record owner(s)) 22 Middle Avenue Bloomsburg, PA 17815 No. 2017-CV-404 Defendant(s)

#### ORDER FOR JUDGMENT

Please enter Judgment in favor of QUICKEN LOA	NS INC., and against DEBORRAH A. COLE and
CHARLES R. COLE for failure to file an Answer in the abo	
the Complaint, in the sum of \$96,903,06.	

By: KML LAW GROUP, P.C. Michael McKeever Pa. ID 56129 Lisa Lee Pa. ID 78020 David Fein Pa. ID 82628 Thomas Puleo Pa. fD 27615 Jill P. Jenkins Pa, ID 306588 / Alyk L. Oflazian Pa. ID 312912 Matthew K. Fissel Pa. ID 314567 Rebecca A. Solarz Pa. 1D 315936 Nora C. Viggiano Pa. 1D 320864 Attorneys for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is QUICKEN LOANS INC. 635 Woodward Avenue Detroit, MI 48226 and that the name(s) and last known address(es) of the Defendant(s) is/are DEBORRAH A. COLE, 22 Middle Avenuc Bloomsburg, PA 17815 and CHARLES R. COLE, 22 Middle Avenue Bloomsburg, PA 17815:

ploomsourg, FA 17615,
Ву: / _ / /
KML LAW GROÚP, P.C.
Michael McKeever Pa. ID 56129
Lisa Lee Pa. ID 78020
David Fein Pa. ID 82628
Thomas Pulco Pa. 1D 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. 1D 320864
Attorneys for Plaintiff
<del>-</del>

#### ASSESSMENT OF DAMAGES

#### TO THE PROTHONOTARY:

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

Principal Balance	\$92,651.78
Monthly Interest from 09/01/2016	
through 05/12/2017	\$2,316.32
Late Charges	\$202.51
Pro Rata MIP/PMI	\$178.24
Escrow Advance	\$1,624.67
Suspense	(\$110.46)
Recoverable Balance	\$40.00

\$96,903.06

Ву:\_\_\_

KML LAW GROUP, P.C.

\_Michael McKcever 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

AND NOW, this 15 day of Moy, 2017 damages are assessed as above.

Barbara N Silvetti mt

2017-CV-404/167155FC

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

KML Law Group, P.C. Suite 5000 - BNY Independence Center 701 Market Street Philadelphia, PA 19106 215-627-1322 Attorney for Plaintiff FILED COTHIONOTARY 2011 MAY 15 P 12: 19

er no oguats office

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

IN THE COURT OF COMMON PLEAS

VS.

of Columbia County

DEBORRAH A. COLE CHARLES R. COLE

Mortgagor(s) and Record Owner(s)

22 Middle Avenue Bloomsburg, PA 17815 CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Defendant(s)

No. 2017-CV-404

2017-ED-56

#### PRAECIPE FOR WRIT OF EXECUTION

#### TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due	
	\$96,903.06
Monthly Interest from	
5/13/2017 to Date of	
Sale at 3.7500%	
(Costs to be added)	

By: M. K. J.
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

# No. 2017-CV-404 IN THE COURT OF COMMON PLEAS

QUICKEN LOANS INC.

VS.

DEBORRAH A. COLE and CHARLES R. COLE (Mortgagor(s) and Record Owner(s)) 22 Middle Avenuo Bloomsburg, PA 17815 PRAECIPE FOR WRIT OF EXECUTION (Mortgage Foreclosure)

KML Law Group, P.C. Attorney for Plaintiff

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

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

QUICKEN LOANS INC. 635 Woodward Avenue Detroit, MI 48226  vs.	In the Court of Common in Columbia County		
75.			
DEBORRAH A. COLE CHARLES R. COLE	No. 2017-CV-404		
22 Middle Avenue Bloomsburg, PA 17815	2017-ED-56		
moonisoulg, 174 17015	WRIT OF EXECT (MORTGAGE FORE		
Commonwealth of Pennsylvania:	I		
County of Columbia			
To the Sheriff of <u>Columbia</u> County, Pennsylvania			
To satisfy the judgment, interest and costs in the following described property:	he above matter you are directed to levy up	oon and sell the	
PREMISES: 22 Middle Avenue Bloomsburg, PA 1781	15		
See Exhibit ".	A" attached		
	AMOUNT DUE	\$96,903.06	
	Monthly Interest From 5/13/2017 Through Date of Sale		
	(Costs to be added)		
Dated: 5 15 2011	Prothonotary, Common Pleas Court	du	
	of Columbia County, Pennsylvania	mind On	
	Deputy The Line of	DA KARACA	

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2020 No. 2017-CV-404

IN THE COURT OF COMMON PLEAS

QUICKEN LOANS INC.

Š

CHARLES R. COLE
Mortgagor(s)

22 Middle Avenue Bloomsburg, PA 17815 DEBORRAH A. COLE and

(Mortgage Foreclosure)

REAL DUBT

INTEREST from COSTS PAID:

PROTHY

COSTS DUE PROTHY Office of Judicial Support SHERIFF STATUTORY

Judg. Fee

KML Law Group, P.C. Attorney for Plaintiff

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

WRIT OF EXECUTION

\$96,903.06

**TAX ID NUMBER**(s): 25,05A-030-00,000

Land Situated in the Township of Montour in the County of Columbia in the State of PA

**ALL THAT CERTAIN** Piece, Parcel And Tract Of Land Situate In Montour Township, Columbia County, Pennsylvania, According To A Survey Prepared By Orangeville Surveying Consultants, Dated December 10, 1975, Bounded And Described As Follows, To-Wit:

BEGINNING At An Iron Pin Located Along The Southern Side Of Centre Avenue And In Line Of Land Of Rodney D. Morgan, Et Ux, Thence Along Land Of Said Morgan, South 48 Degrees 40 Minutes 0 Seconds West, 135.00 Feet To An Iron Pin; Thence Along The Northern Side Of A 20 Foot Alley, South 41 Degrees 20 Minutes 0 Seconds East, 120.00 Feet To An Iron Pin; Thence Along Land Of James D. Zeisloft, Et Al, North 48 Degrees 40 Minutes 0 Seconds East, 130.00 Feet To An Iron Pipe; Thence Along The Southern Side Of Centre Avenue, North 41 Degrees 20 Minutes 0 Seconds West, 120 Feet To An Iron Pipe, The Place Of Beginning.

COMMONLY KNOWN AS: 22 Middle Ave, Bloomsburg, PA 17815

## KML LAW GROUP, P.C.

SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMILAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

May 12, 2017 Docket #2017-CV-404

# **ATTENTION: COLUMBIA COUNTY SHERIFF**

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

**DEBORRAH A. COLE and CHARLES R. COLE** will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

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

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVIC	E INSTRUCTIONS			
PLAINTIFF/S/ QUICKEN LOANS INC		COURT NUMBER 2017-CV-404		
DEFENDANT/S/ DEBORRAH A. COLE	and CHARLES R. COLE	1 —	TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE DEBORRAH A. COLE & CHARLES R. COLE			
AT	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 22 Middle Avenue, Bloomsburg, PA 17815			
SPECIAL INSTRUCTIONS	OR OTHER INFORMATION THAT WILL ASSIS	T IN EXPEDITING SERVICE:		
PLEASE POST				
SIGNATURE OF ATTORNE KML Law Gro	up, P.C.	TELEPHONE NUMBER (215) 825-6344	DATE May 12, 2017	
ADDRESS OF ATTORNEY				
KML Law Gro Suite 5000 – N 701 Market St	Mellon Independence Center reet			

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

QUICKEN LOANS INC.

635 Woodward Avenue

Detroit, MI 48226

Plaintiff

of Columbia County

IN THE COURT OF COMMON PLEAS

vs.

DEBORRAH A. COLE CHARLES R. COLE

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

22 Middle Avenue

Bloomsburg, PA 17815

Defendant(s)

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-404

2017-ED-56

#### AFFIDAVIT PURSUANT TO RULE 3129

OUICKEN LOANS INC., Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

> 22 Middle Avenue Bloomsburg, PA 17815

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

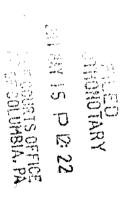
DEBORRAH A. COLE 22 Middle Avenue Bloomsburg, PA 17815

CHARLES R. COLE 22 Middle Avenue Bloomsburg, PA 17815

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

DEBORRAH A. COLE 22 Middle Avenue Bloomsburg, PA 17815

CHARLES R. COLE 22 Middle Avenue Bloomsburg, PA 17815



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

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

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

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

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

- 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 22 Middle Avenue Bloomsburg, PA 17815

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

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

167155

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	<u></u>				
•	LOANS INC				Case Number
	vs. DEBORAH A COLE (et al.)				2017CV404
_		SHERIF	S RETURN OF	SERVICE	
04/03/2017	REQUESTED CO A PERSON REPR	IMPLAINT IN MOF	RTGAGE FORECLOSU MSELVES TO BE CHA	JRE (CIMF) BY HAN ARLES COLE, WHO	TO LAW, SERVED THE NDING A TRUE COPY TO ACCEPTED AS "ADULT LOOMSBURG, PA 17815.
				MICHAEL E	Beyer, DEPUT
04/03/2017	REQUESTED CO TRUE COPY TO	MPLAINT IN MOF A PERSON REPR		JRE (CIMF) BY "PE LVES TO BE THE D	TO LAW, SERVED THE RSONALLY" HANDING A BEFENDANT, TO WIT:
				MICHAEL E	hael Beyone BEYER, DEPUTY
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April 04, 201	17		:	TIMOTHY	CHAMBERLAIN, SHERIFF
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				NOTA SARAH JANE KLIN	TH OF PENNSYLVANIA  ARIAL SEAL  GAMAN, NOTARY PUBLIC BURG, COLUMBIA COUNTY
Affirmed as	d subscribed to bef	ore me this	NOTARY	MY COMMISSION	NEXPIRES OCT. 4, 2020
Allirmed and 4TH	d subscribed to ber day of	APRIL	. 2017	80. 1	V0.

(c) CountySelts Shoulf, Valeosott, Inc.

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

QUICKEN LOANS INC. 635 Woodward Avenue Detroit, MI 48226

DEBORRAH A. COLE

CHARLES R. COLE

Plaintiff

VS.

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

NO. 2017-CV-404

2017-ED-56

Mortgagor(s) and Record Owner(s)
22 Middle Avenue
Bloomsburg, PA 17815

Defendant(s)

#### **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: MMAIN
KML LAW GROUP, P.C.
Michael McKeever Pa. ID 56129
Lisa Lee Pa. 1D 78020
David Fein Pa. 1D 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. 1D 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

QUICKEN LOANS INC. 635 Woodward Avenue

Detroit, MI 48226

Plaintiff

vs.

DEBORRAH A. COLE CHARLES R. COLE Mortgagor(s) and Record Owner(s)

22 Middle Avenue Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

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2017-ED-56

# **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: MXJ
KML ŁAW GROUP, P.C.
Michael McKeever Pa. ID 56129
Lisa Lee Pa. 1D 78020
David Fein Pa. ID 82628
Thomas Puleo Pa. ID 27615
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Lauren B. Karl Pa. 1D 88209
Matthew J. McClelland Pa. ID 319482
Attorneys for Plaintiff

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

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900 MARKET STREET

US SMALL BUSINESS

**ADMINISTRATION** 

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KML LAW GROUP, P.C.

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

F-RSTRUST

800.220.BANK / firstrust.com

3-7380/2360

05/12/2017

PAY TO THE ORDER OF

SHERIFF OF COLUMBIA COUNTY

ONE THOUSAND THREE HUNDRED FIFTY AND XX/100~

Sheriff's Office PO Box 380

Bloomsburg PA, 17815

167155/ Cole

MEMO

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

ⅎ

AUTHORIZED SIGNATURE

DOLLARS
Security features. Details on back.

\$ \*\* 1,350.00

OB : 108670365; 486083800\* ...5 5 2 8 0 0 0 0