



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.

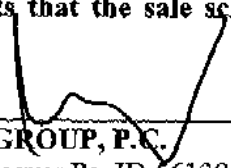
DEBORRAH A. COLE and CHARLES R. COLE
Term No. 2017-CV-404

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, attached is a cost sheet showing a balance due of \$1,260.45.

TX Result Report

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,
OPS:Page Separation TX, MIX:Mixed Original TX, CALL:Manual TX, CSAC:CSAC,
FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction, SP:Special Original,
FCODE:F-code, RTX:Re-TX, RLY:Relay, MEX: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 CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

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@kmlawgroup.com

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380/2360

08/31/2017

PAY TO THE
ORDER OF

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*

6.78 MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

MEMO

167155FC: Cole - 22 Middle Ave



[Signature]
AUTHORIZED SIGNATURE

⑈00875712⑈ ⑆236073801⑆ 80 00082795⑈

Security features Details on back.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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 # | DEBIT | CREDIT |
|------------|---------------------------------|-------------|--------|------------|------------|
| 05/16/2017 | Advance Fee | Advance Fee | 868036 | \$0.00 | \$1,350.00 |
| 05/16/2017 | Advertising Sale (Newspaper) | | | \$15.00 | \$0.00 |
| 05/16/2017 | Advertising Sale Bills & Copies | | | \$17.50 | \$0.00 |
| 05/16/2017 | Crying Sale | | | \$10.00 | \$0.00 |
| 05/16/2017 | Docketing | | | \$15.00 | \$0.00 |
| 05/16/2017 | Levy | | | \$15.00 | \$0.00 |
| 05/16/2017 | Mailing Costs | | | \$48.00 | \$0.00 |
| 05/16/2017 | Posting Handbill | | | \$15.00 | \$0.00 |
| 05/16/2017 | Poundage | | | \$1,978.95 | \$0.00 |
| 05/16/2017 | Sheriff Automation Fund | | | \$50.00 | \$0.00 |
| 05/16/2017 | Web Posting | | | \$100.00 | \$0.00 |
| 06/05/2017 | Service | | | \$180.00 | \$0.00 |
| 06/05/2017 | Service Mileage | | | \$10.00 | \$0.00 |
| 06/05/2017 | Copies | | | \$6.00 | \$0.00 |
| 06/05/2017 | Notary Fee | | | \$15.00 | \$0.00 |
| 06/05/2017 | Tax Claim Search | | | \$5.00 | \$0.00 |
| 06/05/2017 | Surcharge | | | \$130.00 | \$0.00 |
| | | | | \$2,610.45 | \$1,350.00 |

| | |
|----------------|--------------|
| TOTAL BALANCE: | \$(1,260.45) |
|----------------|--------------|

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

REAL ESTATE TAX CERTIFICATION

Date: 05/26/2017

Fee: \$5.00

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 AMOUNT | PENALTY | DISCOUNT | PAID | BALANCE |
|------|------------------------|------------|---------|----------|------|---------|
| | NO TAX CLAIM TAXES DUE | | | | | |

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

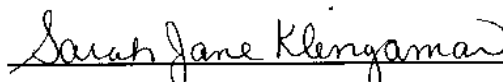
May 18, 2017

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

NOTARY

Affirmed and subscribed to before me this

18TH day of MAY, 2017



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

by Court/Clerk/Deputy Sheriff/Notary Public

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2017CV404

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 56

Warrant:

Serve To:

Name: DEBORAH A COLE
Primary Address: 22 MIDDLE AVENUE
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: CHARLES COLE

Relation: HUSBAND

Date: 5/17/17 **Time:** 1957

Deputy: 485 **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. _____

COLE, DEBORAH A

2017CV404

22 MIDDLE AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV404

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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.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

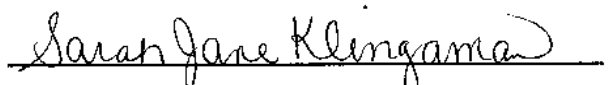
May 18, 2017

NOTARY

Affirmed and subscribed to before me this

18TH day of MAY, 2017

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV404

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 56

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: CHARLES R COLE

Primary Address: 22 MIDDLE AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: SELF

Date: 5/17/17

Time: 1957

Deputy: 495

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. _____

COLE, CHARLES R

2017CV404

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

Account:

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

Ad ID: 1106579
Description: **COLE SHERIFF SALE**
Run Dates: 07/12/17 to 07/26/17
Class: 2
Agate Lines: 186
Blind Box:

Total Ad Cost \$1,020.48
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 | \$1,020.48 |

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. Zelsloft, 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

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 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:
KNIL LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV404

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: (POSTING)

Primary Address: 22 MIDDLE 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. _____
2. _____
3. _____
4. _____
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

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PROPERTY ADDRESS: 22 MIDDLE AVENUE, BLOOMSBURG, PA 17815

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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

vs.

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

In the Court of Common Pleas of
Columbia County

No. 2017-CV-404

2017-ED-56

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:


PREMISES: 22 Middle Avenue Bloomsburg, PA 17815

See Exhibit "A" attached

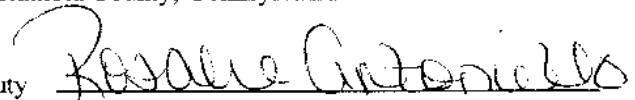
| | |
|---|-------------|
| AMOUNT DUE | \$96,903.06 |
| Monthly Interest From 5/13/2017 Through Date of Sale | |
| (Costs to be added) | |

Dated:

5/15/2017



Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy 

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

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

IN THE COURT OF COMMON PLEAS

QUICKEN LOANS INC.

vs.

DEBORRAH A. COLE and
CHARLES R. COLE

Mortgagor(s)
22 Middle Avenue Bloomsburg, PA 17815

| WRIT OF EXECUTION (Mortgage Foreclosure) | |
|---|-------------|
| REAL DEBT | \$96,903.06 |
| INTEREST from | \$ |
| COSTS PAID: | |
| PROTHY | \$ |
| SHERIFF | \$ |
| STATUTORY | \$ |
| COSTS DUE PROTHY | \$ |
| Office of Judicial Support | |
| Judg. Fee | |
| Cr. | |
| Sat. | |

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

25, 05 A - 030 - 00, 000

Montour Twp.

REAL ESTATE OUTLINE

ED # 2017 ED 54

DATE RECEIVED 5-15-17
DOCKET AND INDEX 2017 CV 404

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> | |
| 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>868036</u> |

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

SALE DATE Aug. 2nd TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV404

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 56

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: OCCUPANT

Primary Address: 22 MIDDLE AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: CHARLES COLE

Relation: OWNER

Date: 5/17/17 Time: 1:57

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. _____

OCCUPANT

2017CV404

22 MIDDLE AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV404

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 56

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 Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

MICHELLE SANTON

Relation:

RECEPTIONIST

Date:

5/16/17

Time:

1255

Deputy:

7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2017CV404

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2017CV404

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 56

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: Bert Leiby

Primary Address: 121 Legion Road
Bloomsburg, PA 17815

Phone: 570-356-7765

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Bert Leiby

Relation:

SELF

Date:

5/17/17

Time:

2008

Deputy:

455

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.

LEIBY, BERT

2017CV404

121 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

In the Court of Common Pleas of Columbia County

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

No. 2017-CV-404

vs.

ATTORNEY COPY

FILED
PROTHONOTARY

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

Defendant(s)

MAY 15 P 12:18

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

PRAECIPE FOR JUDGMENT

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

Enter the Judgment in favor of Plaintiff and against DEBORRAH A. COLE and CHARLES R. COLE by default for want of an Answer.

Assess damages as follows:

\$96,903.06

Debt

Monthly Interest from 5/13/2017 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 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

AND NOW

15

May 2017

Judgment is entered in favor of

QUICKEN LOANS INC. and against DEBORRAH A. COLE and CHARLES R. COLE by default for want of an Answer and damages assessed in the sum of \$96,903.06 as per the above certification.

Burlana N. Silvestri MT
Prothonotary

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: Barbara N. Silvestri 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.
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

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-404

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.

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

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;

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

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

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

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

Bailawa N. Silvestri/MT

Pro Prothy

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
PROTHONOTARY

MAY 15 P 12:19

CLERK OF COURTS OFFICE
HARRISBURG, PA

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

ACTION OF MORTGAGE FORECLOSURE

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: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Ofiazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

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

vs.

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

In the Court of Common Pleas of
Columbia County

No. 2017-CV-404

2017-ED-56

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 22 Middle Avenue Bloomsburg, PA 17815

See Exhibit "A" attached

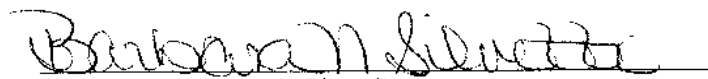
AMOUNT DUE

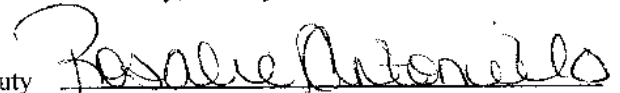
\$96,903.06

Monthly Interest From 5/13/2017
Through Date of Sale

(Costs to be added)

Dated: 5/15/2017


Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy 

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

IN THE COURT OF COMMON PLEAS

QUICKEN LOANS INC.

vs.

DEBORAH A. COLE and
CHARLES R. COLE

Mortgagor(s)
22 Middle Avenue Bloomsburg, PA 17815

WRIT OF EXECUTION
(Mortgage Foreclosure)

| | |
|------------------|-------------|
| REAL DEBT | |
| INTEREST from | \$96,903.06 |
| COSTS PAID: | \$ |
| PROTHY | \$ |
| SHERIFF | \$ |
| STATUTORY | \$ |
| COSTS DUE PROTHY | \$ |

Office of Judicial Support
Judg. Fee
Cr.
Sat.

KML Law Group, P.C.
Attorney for Plaintiff

KML Law Group, P.C.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2017CV404

SERVICE COVER SHEET

Service Details:

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 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: LIZ WHITEN/ONT

Relation: Tax Clerk

Date: 5/16/17

Time: 1251

Deputy: 7

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

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

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

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

FILED
NOTARIAL
MAY 15 P 12:22
CLERK OF COURTS OFFICE
OF COLUMBIA, PA

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.

DATED: 5/12/17

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
____ 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.

DEBORRAH A. COLE
CHARLES R. COLE

Defendant(s)

NO. 2017-CV-404

**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): 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.

Date

5/12/17

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

Birth Date:

Last Name: COLEFirst Name: DEBORRAHMiddle Name: AActive Duty Status As Of: May-12-2017

| 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).

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: H52C5963852B180

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

QUICKEN LOANS INC.

Plaintiff

vs.

DEBORRAH A. COLE

CHARLES R. COLE

Defendant(s)

NO. 2017-CV-404

**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): CHARLES R. 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):

☒ Last Name

☒ First Name

☒ Social Security Number

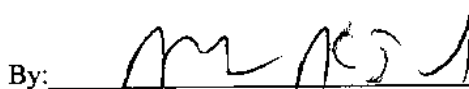
3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

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

Date

5/12/17

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

Birth Date:

Last Name: COLEFirst Name: CHARLESMiddle Name: RActive Duty Status As Of: May-12-2017

| 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.

Michael V. Somento

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: 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

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

ACTION OF MORTGAGE FORECLOSURE

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 Aug 2nd 2017, at 9:00 AM, in Sheriff's Office, Courthouse, 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 homeretention@kmlawgroup.com (KML File Number 167155FC). 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.**

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

Plaintiff

vs.

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

Defendant(s)

FILED
PROTHONOTARY
No. 2017-CV-1004

MAY 15 P 12:18

COUNTY OF COURTS OFFICE
COLUMBIA, PA

PRAECIPE FOR JUDGMENT

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

Enter the Judgment in favor of Plaintiff and against DEBORRAH A. COLE and CHARLES R. COLE by default for want of an Answer.

Assess damages as follows:

\$96,903.06

Debt

Monthly Interest from 5/13/2017 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Ollazian Pa. ID 312912

✓ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

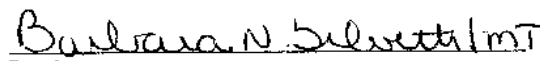
Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

AND NOW 15, May 2017, Judgment is entered in favor of QUICKEN LOANS INC. and against DEBORRAH A. COLE and CHARLES R. COLE by default for want of an Answer and damages assessed in the sum of \$96,903.06 as per the above certification.


Prothonotary

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.

~~Fanni Kline~~
Prothonotary

By: Baibara N. Silevicius/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
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

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-404

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.

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

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;

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Pulco 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 09/01/2016 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

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

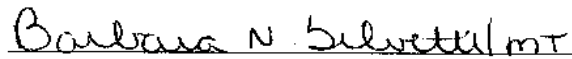
✓ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Attorneys for Plaintiff

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


Pro Prothy

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
PROTHONOTARY
MAY 15 P 12:19
CLERK OF COURTS OFFICE
OF COLUMBIA, PA

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

ACTION OF MORTGAGE FORECLOSURE

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: 

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.

DEBORAH 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

vs.

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

In the Court of Common Pleas of
Columbia County

No. 2017-CV-404

2017-ED-56

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 22 Middle Avenue Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$96,903.06

Monthly Interest From 5/13/2017
Through Date of Sale

(Costs to be added)

Dated:

5/15/2017

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

Deputy

Roxie Antonello

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

IN THE COURT OF COMMON PLEAS

QUICKEN LOANS INC.

vs.

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

| | |
|----------------------------|-------------|
| WRIT OF EXECUTION | |
| (Mortgage Foreclosure) | |
| REAL DEBT | \$96,903.06 |
| INTEREST from | \$ |
| COSTS PAID: | |
| PROTHY | \$ |
| SHERIFF | \$ |
| STATUTORY | \$ |
| COSTS DUE PROTHY | \$ |
| Office of Judicial Support | |
| Judg. Fee | |
| Cr. | |
| Sat. | |

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

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.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

May 12, 2017
Docket #2017-CV-404

ATTENTION: COLUMBIA COUNTY SHERIFF

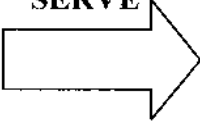
We would like to bring to your attention that defendant(s):

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 SERVICE INSTRUCTIONS | | | |
| PLAINTIFF/S/ QUICKEN LOANS INC. | | COURT NUMBER 2017-CV-404 | |
| DEFENDANT/S/ DEBORRAH A. COLE and CHARLES R. COLE | | TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION | |
| SERVE  AT | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE DEBORRAH A. COLE & CHARLES R. COLE | | |
| | 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 ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL | | | |
| SIGNATURE OF ATTORNEY KML Law Group, P.C. | | TELEPHONE NUMBER (215) 825-6344 | DATE May 12, 2017 |
| ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106 | | | |

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

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

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

FILED
CLERK OF COURT
JAN 15 P 12:22
CLERK OF COURT
COLUMBIA, PA

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:

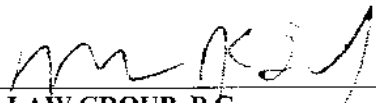
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

DATED: 5/12/17

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
____ 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



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

Case Number
2017CV404

SHERIFF'S RETURN OF SERVICE

04/03/2017 07:11 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CHARLES COLE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DEBORAH A COLE AT 22 MIDDLE AVENUE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

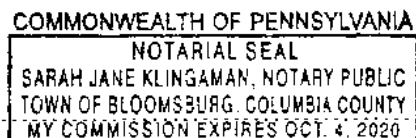
04/03/2017 07:11 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CHARLES R COLE AT 22 MIDDLE AVENUE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 04, 2017



NOTARY

Affirmed and subscribed to before me this

4TH day of APRIL, 2017

Sarah Jane Klingaman

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

(c) CountySuite Sheriff, Telecourt, 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

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

ACTION OF
MORTGAGE FORECLOSURE

NO. 2017-CV-404

2017-ED-56

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. 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

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

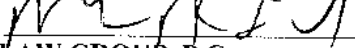
ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-404

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: 
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
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____ 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

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



71901140006000104446

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 10524 | Carrier / service: | USPS Server | First-Class Mail® | 5/16/2017 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

PA DEPT OF PUBLIC WELFARE

ROOM 432

P.O. BOX 2675

Tracking #: 71901140006000104460

Doc Ref #: 2017ED56

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

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|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 10525 | Carrier / service: | USPS Server | First-Class Mail® | 5/16/2017 12:00:00 AM |
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Ship to:

PENNSYLVANIA DEPT OF LABOR & IND

651 BOAS STREET

Tracking #: 71901140006000104477

Doc Ref #: 2017ED56

Postage 5.1300

HARRISBURG PA 17121

Document Receipt

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| Trans # | 10523 | Carrier / service: | USPS Server | First-Class Mail® | 5/16/2017 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000104453

Doc Ref #: 2017ED56

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

| | | | | | |
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| Trans # | 10523 | Carrier / service: | USPS Server | First-Class Mail® | 5/16/2017 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000104453

Doc Ref #: 2017ED56

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 10522 | Carrier / service: | USPS Server | First-Class Mail® | 5/16/2017 12:00:00 AM |
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000104446

Doc Ref #: 2017ED56

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

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|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 10521 | Carrier / service: | USPS Server | First-Class Mail® | 5/16/2017 12:00:00 AM |
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000104439

Doc Ref #: 2017ED56

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

| | | | | | |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
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|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000104439

Doc Ref #: 2017ED56

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

| | | | | | |
|---------|-------|-------------------|-------------|-------------------|-----------------------|
| Trans # | 10520 | Carrier / service | USPS Server | First-Class Mail® | 5/16/2017 12:00:00 AM |
|---------|-------|-------------------|-------------|-------------------|-----------------------|

Ship to:

| | |
|-----------------------|----------------------------------|
| DEPARTMENT OF REVENUE | COMMONWEALTH OF PA |
| DEPARTMENT 281230 | Tracking #: 71901140006000104422 |
| | Doc Ref #: 2017ED56 |
| | Postage 5.1300 |
| HARRISBURG PA 17128 | |

868036

KML LAW GROUP, P.C.

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

FIRSTRUST

800.220.BANK / firstrust.com

3-7380/2360

05/12/2017

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$1,350.00**

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

DOLLARS

Sheriff's Office

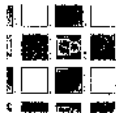
PO Box 380

Bloomsburg PA, 17815

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

MEMO

167155/ Cole



AUTHORIZED SIGNATURE

[Handwritten Signature]

⑈00868036⑈ ⑆23607380⑆ 80 00862795⑈



Security features. Details on back.