

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
ROBERT M LOVE (et al.)

Case Number  
2018CV86

PROPERTY ADDRESS  
33 WALNUT LANE, MILLVILLE, PA 17846

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
10/02/2018	Advance Fee	Advance Fee	36483	\$0.00	\$1,350.00
10/02/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/02/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/02/2018	Crying Sale			\$10.00	\$0.00
10/02/2018	Docketing			\$15.00	\$0.00
10/02/2018	Levy			\$15.00	\$0.00
10/02/2018	Mailing Costs			\$36.00	\$0.00
10/02/2018	Posting Handbill			\$15.00	\$0.00
10/02/2018	Sheriff Automation Fund			\$50.00	\$0.00
10/02/2018	Web Posting			\$100.00	\$0.00
12/20/2018	Service			\$195.00	\$0.00
12/20/2018	Service Mileage			\$16.00	\$0.00
12/20/2018	Tax Claim Search			\$5.00	\$0.00
12/20/2018	Surcharge			\$140.00	\$0.00
12/20/2018	Copies			\$6.50	\$0.00
12/20/2018	Notary Fee			\$15.00	\$0.00
12/20/2018	Refund	(PAID 12/20/2018)	8418	\$699.00	\$0.00
				\$1,350.00	\$1,350.00

<b>TOTAL BALANCE:</b>	<b>\$0.00</b>
-----------------------	---------------

**Phelan Hallinan Diamond & Jones, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

December 19, 2018

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: FREEDOM MORTGAGE CORPORATION v.  
ROBERT M. LOVE and JODY A. LOVE  
33 WALNUT LANE MILLVILLE, PA 17846-8948  
No.: 2018-CV-86

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for January 30, 2019 due to the following: Bankruptcy.

ROBERT M. LOVE and JODY A. LOVE filed a Chapter 13, Bankruptcy Number 18-05250, on December 14, 2018.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK RALSTON for  
Phelan Hallinan Diamond & Jones, LLP

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

FREEDOM MORTGAGE CORPORATION

Plaintiff

vs.

ROBERT M. LOVE  
JODY A. LOVE

Defendant

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2018-CV-86

ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Kindly enter our appearance as counsel on behalf of the Plaintiff, FREEDOM  
MORTGAGE CORPORATION in the above captioned matter.

Phelan Hallinan Diamond & Jones, LLP

Date: 11/29/18

By: 

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

FILED  
PROTHONOTARY  
2018 NOV 30 P 12:19  
COURT OF COMMON PLEAS  
COLUMBIA COUNTY

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

FREEDOM MORTGAGE CORPORATION

Plaintiff

vs.

ROBERT M. LOVE  
JODY A. LOVE

Defendant

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2018-CV-86

ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Kindly enter our appearance as counsel on behalf of the Plaintiff, FREEDOM  
MORTGAGE CORPORATION in the above captioned matter.

Phelan Hallinan Diamond & Jones, LLP

Date: 11/29/18

By: 

Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROTHONOTARY  
2018 NOV 30 P 12:19  
COUNTY OF COLUMBIA

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

FREEDOM MORTGAGE CORPORATION

Plaintiff

vs.

ROBERT M. LOVE  
JODY A. LOVE

Defendant

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2018-CV-86

CERTIFICATION OF SERVICE

I hereby certify a true and correct copy of the foregoing Entry of Appearance was served by  
regular mail on Defendant(s) on the date listed below:

ROBERT M. LOVE  
33 WALNUT LANE  
MILLVILLE, PA 17846-8948

JODY A. LOVE  
33 WALNUT LANE  
MILLVILLE, PA 17846-8948

Phelan Hallinan Diamond & Jones, LLP

Date: 11/29/18

By: 

Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

FREEDOM MORTGAGE CORPORATION

Plaintiff

v.

ROBERT M. LOVE  
JODY A. LOVE

Defendant

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

No.: 2018-CV-86

COLUMBIA COUNTY

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Date

11/29/18

By:

Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

CLERK OF COURT  
COUNTY OF COLUMBIA

2018 NOV 30 P 12:49

# **RHEAM LAW OFFICE**

533 North Derr Drive  
Lewisburg, Pennsylvania 17837

Telephone: (570) 524-2344

*December 18, 2018*

Robert and Jody Love  
33 Walnut Lane  
Millville, PA 17846

**Re: Bankruptcy**

Dear Mr. and Mrs. Love:

Your Chapter 13 Bankruptcy Petition was filed on **December 14, 2018**, and has been assigned Case Number: **5:18-bk-05250**. Beginning on **January 14, 2018**, and following on the **14<sup>th</sup>** day of each month thereafter for a total period of **60** months, you are required to make monthly payments to the Standing Chapter 13 Trustee in the amount of: **\$1,200.00 per month**. On each payment to the Trustee you must indicate your case number which once again is: **5:18-bk-05250**. Each monthly payment must be mailed to Standing Chapter 13 Trustee Charles J. DeHart, III at the following address:

**Charles J. DeHart, III, Esquire, Standing Chapter 13 Trustee**  
**P.O. Box 7005**  
**Lancaster, PA 17604**

If you fail to maintain current with your monthly payments with Trustee DeHart your bankruptcy case could be dismissed, in which event you will once again be obligated to pay your creditors. You will **not** receive monthly statements from Trustee DeHart, so you must remember to make the monthly payments on your own.

In addition to the payments to the Trustee you will also need to keep making monthly payments to the following creditors:

**Freedom Mortgage:** Mortgage payment in the amount of \$1,432.86.  
**Ally Financial:** Vehicle payment in the amount of \$496.61.  
**Ally Financial:** Vehicle payment in the amount of \$367.76.

The lending institutions listed above will not be sending you monthly statements, so you must remember to send the payments on your own. The payments for these lenders must be received on or before the first day of each month. If you fail to maintain current with your monthly payments you could lose your house and vehicles.

Please contact me if you have any comments or questions regarding the above.

Thank you.

Very truly yours,

DJR/kgb

Daniel J. Rheam, Esq.

**WIEST, MUOLO, NOON, SWINEHART & BATHGATE**

**LAW OFFICES**  
**ESTABLISHED 1965**

ROBERT J. MUOLO  
DAVID D. NOON  
WILLIAM R. SWINEHART  
ROGER V. WIEST, II  
JAMES C. BATHGATE

240-246 MARKET STREET  
P.O. BOX 791  
SUNBURY, PA 17801  
TELEPHONE: (570) 286-7777  
FACSIMILE: (570) 286-8075  
EMAIL: attwiest@ptd.net

MOUNT CARMEL OFFICE  
(570) 339-1935

HERNDON OFFICE  
(570) 758-5544

DIRECT EMAIL: rmuolo@wmnsb.com

ROGER V. WIEST

December 19, 2018

FAX: Columbia County Sherriff's Department  
570-389-5625

RE: US Bankruptcy Court – Robert M. Love  
5 pages total

Very truly yours,

WIEST, MUOLO, NOON, SWINEHART &  
BATHGATE

/s/

Robert J. Muolo

RJM/blm



2002, FMDueD1, FMDueD2, CREDS

**U.S. Bankruptcy Court  
Middle District of Pennsylvania (Wilkes-Barre)  
Bankruptcy Petition #: 5:18-bk-05250-JJT**

*Assigned to:* Judge John J. Thomas  
Chapter 13  
Voluntary  
Asset

*Date filed:* 12/14/2018  
*341 meeting:* 01/28/2019  
*Deadline for filing claims:* 02/22/2019  
*Deadline for filing claims (govt.):* 06/12/2019

***Debtor 1***

**Robert M Love**  
33 Walnut Lane  
Millville, PA 17846  
COLUMBIA-PA  
SSN / ITIN: xxx-xx-8595

represented by **Daniel J. Rheam**  
533 North Derr Drive  
Lewisburg, PA 17837  
570 524-2344  
Fax : 570 524-0944  
Email: [court@drheamlaw.com](mailto:court@drheamlaw.com)

***Debtor 2***

**Jody Ann Love**  
33 Walnut Lane  
Millville, PA 17846  
COLUMBIA-PA  
SSN / ITIN: xxx-xx-9820  
*aka Jody A Love*

represented by **Daniel J. Rheam**  
(See above for address)

***Trustee***

**Charles J DeHart, III (Trustee)**  
8125 Adams Drive, Suite A  
Hummelstown, PA 17036  
717 566-6097

***Asst. U.S. Trustee***

**United States Trustee**  
228 Walnut Street, Suite 1190  
Harrisburg, PA 17101  
717 221-4515

Filing Date	#	Docket Text
12/14/2018	<u>1</u> (87 pgs; 2 docs)	Chapter 13 Voluntary Petition for an Individual . Filing fee due in the amount of \$ 310.00 Filed by Daniel J. Rheam on behalf of Robert M Love, Jody Ann Love. (Attachments: # <u>1</u> Exhibit A) (Rheam, Daniel) (Entered: 12/14/2018)

12/14/2018		Receipt of Voluntary Petition (Chapter 13)(5:18-bk-05250) [misc,volp13a] ( 310.00) filing fee. Receipt number 9066906, amount \$ 310.00. (RE: related document(s)1). (U.S. Treasury) (Entered: 12/14/2018)
12/14/2018	2	Creditor List Uploaded. (There is no image or paper document associated with this entry.) Filed by Daniel J. Rheam on behalf of Jody Ann Love, Robert M Love (RE: related document(s)1). (Rheam, Daniel) (Entered: 12/14/2018)
12/14/2018	<u>3</u> (3 pgs)	Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period for 3 Years. Disposable Income Is Not Determined. Filed by Daniel J. Rheam on behalf of Jody Ann Love, Robert M Love (RE: related document(s)1). (Rheam, Daniel) Modified <i>commitment period</i> on 12/14/2018 (George, Deborah). (Entered: 12/14/2018)
12/14/2018	<u>4</u>	Statement About Your Social Security Numbers (Document is restricted.) Filed by Daniel J. Rheam on behalf of Jody Ann Love, Robert M Love (RE: related document(s)1). (Rheam, Daniel) (Entered: 12/14/2018)
12/14/2018	<u>5</u> (2 pgs)	Certificate of Credit Counseling for Debtor 1 and Debtor 2 Filed by Daniel J. Rheam on behalf of Jody Ann Love, Robert M Love (RE: related document(s) 1). (Rheam, Daniel) (Entered: 12/14/2018)
12/14/2018	<u>6</u> (4 pgs)	Employee Income Records Filed by Daniel J. Rheam on behalf of Jody Ann Love, Robert M Love. (Rheam, Daniel) (Entered: 12/14/2018)
12/14/2018	<u>7</u> (1 pg)	Request for Payment of Ch. 13 Compensation and Expenses (LBF 2016-2(c)) Filed by Daniel J. Rheam on behalf of Jody Ann Love, Robert M Love. (Rheam, Daniel) (Entered: 12/14/2018)
12/14/2018	8	I, Daniel J. Rheam, attorney for debtor(s), hereby certify that on 12/14/2018, Debtor(s) and I executed a Rights and Responsibilities Agreement (L.B.F. 2016-2(a)) in connection with legal services to be rendered in the within case. I further certify that a copy of the fully executed copy is retained in my file. (There is no image or paper document

		associated with this entry.) Filed by Daniel J. Rheam on behalf of Jody Ann Love, Robert M Love. (Rheam, Daniel) (Entered: 12/14/2018)
12/14/2018	<u>9</u> (11 pgs)	Chapter 13 Plan (Includes 1 Motion(s) to Avoid Liens and no Motion(s) to Value Collateral) Filed by Daniel J. Rheam on behalf of Jody Ann Love, Robert M Love (RE: related document(s) <u>1</u> ). (Rheam, Daniel) (Entered: 12/14/2018)
12/14/2018	<u>10</u> (2 pgs)	A Summary of Your Assets and Liabilities and Certain Statistical Information; Filed by Daniel J. Rheam on behalf of Jody Ann Love, Robert M Love (RE: related document(s) <u>1</u> ). (Rheam, Daniel) (Entered: 12/14/2018)
12/14/2018	11	Meeting of Creditors and Appointment of Trustee Charles J DeHart, III (Trustee), with 341(a) meeting to be held on 01/28/2019 at 10:00 AM at Best Western Genetti's Hotel, 77 East Market Street, Wilkes-Barre, PA 18701. Proofs of Claim due by 02/22/2019. Government Proofs of Claim due by 06/12/2019. Objections to Dischargeability due by 03/29/2019. (Docketer, Automatic) (Entered: 12/14/2018)
12/15/2018	<u>12</u> (1 pg)	Request for Notice under 2002 Filed by PRA Receivables Management, LLC. (Smith, Valerie) (Entered: 12/15/2018)
12/17/2018	<u>13</u> (4 pgs; 2 docs)	Notice of Meeting of Creditors and Appointment of Trustee. Request submitted to BNC for mailing (RE: related document(s) <u>11</u> ). (George, Deborah) (Entered: 12/17/2018)
12/18/2018	<u>14</u> (2 pgs)	Notice of Change of Address <i>for Internal Revenue Service</i> Filed by Daniel J. Rheam on behalf of Jody Ann Love, Robert M Love. (Rheam, Daniel) (Entered: 12/18/2018)
12/19/2018	<u>15</u> (2 pgs; 2 docs)	Notice regarding the filing of claim #1 by Debtor on behalf of Daniel Rheam in the amount of \$2500.00. Request submitted to BNC for mailing (Goodling, Joan) (Entered: 12/19/2018)

PACER Service Center			
Transaction Receipt			
12/19/2018 11:02:48			
PACER Login:	wm0666:2755188:0	Client Code:	
Description:	Docket Report	Search Criteria:	5:18-bk-05250-JJT Fil or Ent: filed Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	2	Cost:	0.20

	<b>Request Details</b>	show
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**Personal Property**

Type: Order of Execution <input checked="" type="checkbox"/> <input type="checkbox"/> IFP	Date Opened: 11/6/2018	Status: OPEN
Origin: Local <input checked="" type="checkbox"/>	Date Closed:	
Notes:	Date Received: 11/6/2018	
	Writ Date: 11/6/2018	
	Expiration Date: Select Date	
Reference Number(s)		

**Attorney/Originator**

Name: DOUG D BREWER	Phone: 570-458-5501	Hearing Date: Select Date	Time:
		Sale Date:	Time:
Return To		Payoff:	\$10,801.25
Name: DOUG D BREWER	Phone: 570-458-5501		

**Services**

Date	Type	Serve To	Status
11/6/2018	Levy	JODY LOVE: 33 WALNUT STREET, MILLVILLE, PA 17846	Open Service
11/6/2018	Levy	ROBERT LOVE: 33 WALNUT STREET, MILLVILLE, PA 17846	Open Service

**Request Events**

Date	Category	Description
11/6/2018	Deposit Received	Advance Fee
11/6/2018	Open Request	

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FREEDOM MORTGAGE CORPORATION  
vs.  
ROBERT M LOVE (et al.)

Case Number  
2018CV86

## SHERIFF'S RETURN OF SERVICE

12/14/2018 04:00 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 33 WALNUT LANE, MILLVILLE, PA 17846.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 17, 2018

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

17TH day of DECEMBER, 2018



Plaintiff Attorney: VITTI LAW GROUP, INC, 333 ALLEGHENY AVENUE, SUITE 303, OAKMONT, PA 15139

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FREEDOM MORTGAGE CORPORATION  
vs.  
LOVE, ROBERT M (et al.)

Case Number  
2018CV86

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 33 WALNUT LANE  
MILLVILLE, PA 17846

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:**

12/14

**Time:**

4:00p

**Deputy:**

8

**Mileage:**

**Attorney / Originator:**

**Name:** VITTI LAW GROUP, INC

**Phone:**

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2018CV86

33 WALNUT LANE, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FREEDOM MORTGAGE CORPORATION  
vs.  
ROBERT M LOVE (et al.)

Case Number  
2018CV86

## SHERIFF'S RETURN OF SERVICE

10/17/2018 02:05 PM - DEPUTY CHRIS PRESCOTT, 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: ROBERT M LOVE AT 33 WALNUT STREET, MILLVILLE, PA 17846

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 17, 2018

NOTARY

Affirmed and subscribed to before me this

17TH day of OCTOBER, 2018

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



Plaintiff Attorney: VITI LAW GROUP INC. 393 ALLEGHENY AVENUE SUITE 303 OAKMONT, PA 15139



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FREEDOM MORTGAGE CORPORATION  
vs.  
ROBERT M LOVE (et al.)

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2018CV86

## SHERIFF'S RETURN OF SERVICE

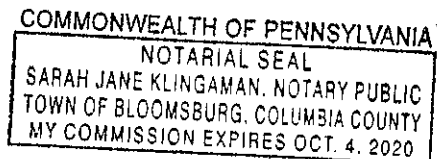
10/17/2018 02:05 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ROBERT LOVE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JODY A LOVE AT 33 WALNUT STREET, MILLVILLE, PA 17846.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


October 17, 2018



NOTARY

Affirmed and subscribed to before me this

17TH day of OCTOBER, 2018



Plaintiff Attorney: VITTI LAW GROUP, INC. 333 ALLEGHENY AVENUE, SUITE 303, OAKMONT, PA 15139

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
LOVE, ROBERT M (et al.)

Case Number  
2018CV86

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	115
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	ROBERT M LOVE
<b>Primary Address:</b>	33 WALNUT STREET MILLVILLE, PA 17846
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally • Adult In Charge • Posted • Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	10-17-18
<b>Time:</b>	1405
<b>Deputy:</b>	7
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> VITTI LAW GROUP, INC	<b>Phone:</b>
-----------------------------------	---------------

### Service Attempts:

	10-3-18	10-17-18				
<b>Date:</b>	10-3-18	10-17-18				
<b>Time:</b>	1130	1315				
<b>Mileage:</b>						
<b>Deputy:</b>	11	7				

### Service Attempt Notes:

1. Not Home
2. NOT HOME - LEFT CAR
- 3.
- 4.
- 5.
- 6.

LOVE, ROBERT M

2018CV86

33 WALNUT STREET, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FREEDOM MORTGAGE CORPORATION  
vs.  
LOVE, ROBERT M (et al.)

Case Number  
2018CV86

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 115

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: JODY A LOVE

Primary Address: 33 WALNUT STREET  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ROBERT LOVE

Relation: HUSBAND

Date: 10-17-18 Time: 1405

Deputy: 7 Mileage:

### Attorney / Originator:

Name: VITTI LAW GROUP, INC

Phone:

### Service Attempts:

Date:	10-17-18					
Time:	1315					
Mileage:						
Deputy:	7					

### Service Attempt Notes:

1. NOT HOME - LEFT CARD

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

LOVE, JODY A

2018CV86

33 WALNUT STREET, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
LOVE, ROBERT M (et al.)

Case Number  
2018CV86

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	115
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	OCCUPANT
Primary Address:	33 WALNUT LANE MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	ROBERT LOVE		
Relation:	OCCUPANT		
Date:	10-17-18	Time:	1405
Deputy:	7	Mileage:	

### Attorney / Originator:

Name:	VITTI LAW GROUP, INC	Phone:	
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### Service Attempts:

Date:	10-3-18	10-17-18				
Time:	1130	1315				
Mileage:						
Deputy:	11	7				

### Service Attempt Notes:

- Not Home
- NOT HOME - LEFT CARD
- 
- 
- 
- 

OCCUPANT

2018CV86

33 WALNUT LANE, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
LOVE, ROBERT M (et al.)

Case Number  
2018CV86

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	115
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Debra Piatt
<b>Primary Address:</b>	211 Beech Glenn Road Benton, PA 17814
<b>Phone:</b>	570-458-6072 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <input checked="" type="checkbox"/> Adult In Charge <input checked="" type="checkbox"/> Posted <input type="checkbox"/> Other <input type="checkbox"/>
<b>Adult In Charge:</b>	
<b>Relation:</b>	DEF
<b>Date:</b>	10-3-18
<b>Time:</b>	1218
<b>Deputy:</b>	11
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> VITTI LAW GROUP, INC	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

PIATT, DEBRA

2018CV86

211 BEECH GLENN ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
LOVE, ROBERT M (et al.)

Case Number  
2018CV86

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

115

Warrant:

### Notes:

SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: PINE TOWNSHIP

Primary Address: 328 WINTSTEEN SCHOOL ROAD  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

FRED GORDNER

Relation:

WORKED

Date:

10-3-18

Time:

1145

Deputy:

11

Mileage:

### Attorney / Originator:

Name: VITTI LAW GROUP, INC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

PINE TOWNSHIP

2018CV86

328 WINTSTEEN SCHOOL ROAD, MILLVILLE, PA 17846 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 10/02/18

Account:

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

SALE	Ad ID:	1149374
	Description:	LOVE ROBERT/JODY
	Run Dates:	01/09/19 to 01/23/19
	Class:	2
	Agate Lines:	216
	Blind Box:	

<b>Total Ad Cost</b>		<b>\$1,308.00</b>		
<b>Amount Paid</b>		<b>\$0.00</b>		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	01/09/19	01/23/19	3	\$1,308.00

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV86

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, JANUARY 30, 2019 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Pine, in the County of Columbia, State of PA:

BEGINNING at an existing stone corner, said stone corner being a common corner of lands now or formerly of J. Robert and Stella D. Albertson, lands now or formerly of Daniel K. and Patricia K. Reiner, lands now or formerly of David R. Blass, and the lands herein described, said stone corner also being the southwest corner of lands herein described; then by lands now or formerly of David R. Blass North 12 degrees 17 minutes 25 seconds East 934.69 feet to a point in the centerline of Township Route No 633; then by the centerline of Township Route No. 633 the following four courses and distances: (1) South 36 degrees 44 minutes 41 seconds East 63.99 feet to a point; (2) South 38 degrees 12 minutes 44 seconds East 72.75 feet to a point; (3) South 39 degrees 12 minutes 43 seconds East 157.82 feet to a point; (4) South 40 degrees 19 minutes 23 seconds East 32.83 feet to a point; then by lands now or formerly of Floyd E. and Anna I. Hulsizer South 31 degrees 39 minutes 13 seconds West 305.29 feet to an existing iron pin; thence by the same South 44 degrees 04 minutes 53 seconds East 272.27 feet to an existing iron pin; then by lands now or formerly of Richard E. and D. Silvia Young South 25 degrees 10 minutes 26 seconds West 287.73 feet to an existing iron pin; then by lands now or formerly of J. Robert and Stella D. Albertson North 79 degrees 20 minutes 40 seconds West 315.52 feet to the place of "BEGINNING". HAVING erected thereon a dwelling known as 33 Walnut Lane, Millville, PA 17846.

TAX Parcel: 29-02-008-02 BEING the same premises which Robert M. Love, a married person, by deed dated January 6, 2009 and recorded February 9, 2009 in the Recorder's Office of Columbia County, Pennsylvania, at Instrument No. 200901025, granted and conveyed unto Robert M. Love and Jody A. Love, Husband and Wife, as Tenants by the Entirety.

PROPERTY ADDRESS: 33 WALNUT LANE, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-02-008-02 Seized and taken into execution to be sold as the property of ROBERT M LOVE, JODY A LOVE in suit of FREEDOM MORTGAGE CORPORATION. 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:  
VITTI LAW GROUP, INC  
OAKMONT, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
LOVE, ROBERT M (et al.)

Case Number  
2018CV86

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

115

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 01/30/2019 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:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: VITTI LAW GROUP, INC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2018CV86

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
LOVE, ROBERT M (et al.)

Case Number  
2018CV86

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 115

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Cot

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Michelle Santor

Relation: Clerk

Date: 10-2-18 Time: 11:58

Deputy: 5 Mileage:

### Attorney / Originator:

Name: VITTI LAW GROUP, INC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2018CV86

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

FREEDOM MORTGAGE CORPORATION  
vs.  
LOVE, ROBERT M (et al.)

Case Number  
2018CV86

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	115
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	Clerk of Courts of Columbia County
Primary Address:	35 West Main Street Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Rosalie Antonietto		
Relation:	Clerk		
Date:	10-2-18	Time:	11:41
Deputy:	5	Mileage:	

### Attorney / Originator:

Name:	VITTI LAW GROUP, INC	Phone:	
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### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CLERK OF COURTS OF CO

2018CV86

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV86

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, JANUARY 30, 2019**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Pine, in the County of Columbia, State of PA:

BEGINNING at an existing stone corner, said stone corner being a common corner of lands now or formerly of J. Robert and Stella D. Albertson, lands now or formerly of Daniel K. and Patricia K. Reiner, lands now or formerly of David R. Blass, and the lands herein described, said stone corner also being the southwest corner of lands herein described; then by lands now or formerly of David R. Blass North 12 degrees 17 minutes 25 seconds East 934.69 feet to a point in the centerline of Township Route No 633; then by the centerline of Township Route No. 633 the following four courses and distances: (1) South 36 degrees 44 minutes 41 seconds East 63.99 feet to a point; (2) South 38 degrees 12 minutes 44 seconds East 72.75 feet to a point; (3) South 39 degrees 12 minutes 43 seconds East 157.82 feet to a point; (4) South 40 degrees 19 minutes 23 seconds East 32.83 feet to a point; then by lands now or formerly of Floyd E. and Anna I. Hulsizer South 31 degrees 39 minutes 13 seconds West 305.29 feet to an existing iron pin; thence by the same South 44 degrees 04 minutes 53 seconds East 272.27 feet to an existing iron pin; then by lands now or formerly of Richard E. and D. Silvia Young South 25 degrees 10 minutes 26 seconds West 287.73 feet to an existing iron pin; then by lands now or formerly of J. Robert and Stella D. Albertson North 79 degrees 20 minutes 40 seconds West 315.52 feet to the place of "BEGINNING".

HAVING erected thereon a dwelling known as 33 Walnut Lane, Millville, PA 17846.

TAX Parcel: 29-02-008-02

BEING the same premises which Robert M. Love, a married person, by deed dated January 6, 2009 and recorded February 9, 2009 in the Recorder's Office of Columbia County, Pennsylvania, at Instrument No. 200901025, granted and conveyed unto Robert M. Love and Jody A. Love, Husband and Wife, as Tenants by the Entirety.

PROPERTY ADDRESS: 33 WALNUT LANE, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-02-008-02

Seized and taken into execution to be sold as the property of ROBERT M LOVE, JODY A LOVE in suit of FREEDOM MORTGAGE CORPORATION.

**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:  
VITTI LAW GROUP, INC  
OAKMONT, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 to 3183 and Rule 3257

Freedom Mortgage Corporation,

vs

Robert M. Love and Jody A. Love

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2018-CV-86 Term 19 E.D.

No. Term 19 A.D.

No. Term 19 J.D.

2018-ED-115

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

\* See attached legal

Amount Due

\$ 155,806.65

Interest from 09/25/18 -01/30/19

\$ 3,252.73

Total

\$ 159,059.38 Plus costs

as endorsed.

Dated 10-01-18  
(SEAL)

Barbara N. Silvette

Prothonotary, Common Pleas Court of  
Columbia County, Penna.

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

No. 2018-CV-86

Term, 19.....E.D.

No. .... Term, 19.....A.D.

No. .... Term, 19.....J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Freedom Mortgage Corporation,  
Plaintiff,

VS

Robert M. Love and Jody A. Love,  
Defendants.

WRIT OF EXECUTION  
(Mortgage Foreclosure)


Costs

Pro. Pd.

Judge Fee

Or.

Sat.

  
Attorney for Plaintiff

Address: 33 Walnut Lane, Millville, PA 17846

Where papers may be served.

# REAL ESTATE OUTLINE

ED # 2018 ED115

DATE RECEIVED 10-1-18  
DOCKET AND INDEX 2018 CU86

## 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>36483</u>

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

SALE DATE Jan 30, 2019 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

**NOTICE OF SHERIFF'S SALE OF  
REAL ESTATE PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL  
PROCEDURE 3129.1**

TO:    Robert M. Love 33 Walnut Lane Millville, PA 17846	Jody A. Love 33 Walnut Lane Millville, PA 17846
--	---

AND:   ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on **January 30, 2019 at 9:00 A.M.**, the following described real estate, of which Robert M. Love and Jody A. Love are owners or reputed owners:

situate in Twp of Pine, Cty of Columbia and Cmwltth of PA. HET a dwg k/a 33 Walnut Lane, Millville, PA 17846. Tax Parcel 29-02-008-02.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of Freedom Mortgage Corporation vs. Robert M. Love and Jody A. Love at 2018-CV-86 in the amount of \$159,059.38.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights you must act promptly.

**YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.**

**NORTH PENN LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
PHONE: 570.784.8760**

**PENNSYLVANIA LAWYER  
REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
PO BOX 186  
HARRISBURG, PA 17108  
PHONE: 800.692.7375**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

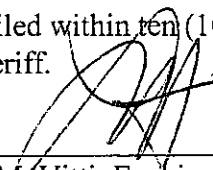
You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the Mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

  
\_\_\_\_\_  
Lois M. Vitti, Esquire  
Attorney for Plaintiff  
333 Allegheny Avenue, Suite 303  
Oakmont, PA 15139  
(412) 281-1725

**\*\* THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

Freedom Mortgage Corporation,	)	
Plaintiff,	)	No. 2018-CV-86
vs	)	
Robert M. Love and Jody A. Love,	)	
Defendants.	)	

**LEGAL DESCRIPTION**

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Pine, in the County of Columbia, State of PA:

BEGINNING at an existing stone corner, said stone corner being a common corner of lands now or formerly of J. Robert and Stella D. Albertson, lands now or formerly of Daniel K. and Patricia K. Reiner, lands now or formerly of David R. Blass, and the lands herein described, said stone corner also being the southwest corner of lands herein described; then by lands now or formerly of David R. Blass North 12 degrees 17 minutes 25 seconds East 934.69 feet to a point in the centerline of Township Route No 633; then by the centerline of Township Route No. 633 the following four courses and distances: (1) South 36 degrees 44 minutes 41 seconds East 63.99 feet to a point; (2) South 38 degrees 12 minutes 44 seconds East 72.75 feet to a point; (3) South 39 degrees 12 minutes 43 seconds East 157.82 feet to a point; (4) South 40 degrees 19 minutes 23 seconds East 32.83 feet to a point; then by lands now or formerly of Floyd E. and Anna I. Hulsizer South 31 degrees 39 minutes 13 seconds West 305.29 feet to an existing iron pin; thence by the same South 44 degrees 04 minutes 53 seconds East 272.27 feet to an existing iron pin; then by lands now or formerly of Richard E. and D. Silvia Young South 25 degrees 10 minutes 26 seconds West 287.73 feet to an existing iron pin; then by lands now or formerly of J. Robert and Stella D. Albertson North 79 degrees 20 minutes 40 seconds West 315.52 feet to the place of "BEGINNING".

HAVING erected thereon a dwelling known as 33 Walnut Lane, Millville, PA 17846.

TAX Parcel: 29-02-008-02

BEING the same premises which Robert M. Love, a married person, by deed dated January 6, 2009 and recorded February 9, 2009 in the Recorder's Office of Columbia County, Pennsylvania, at Instrument No. 200901025, granted and conveyed unto Robert M. Love and Jody A. Love, Husband and Wife, as Tenants by the Entirety.

SEIZED, taken in execution to be sold as the property of Robert M. Love and Jody A. Love, at the suit of Freedom Mortgage Corporation vs Robert M. Love and Jody A. Love. Judgment No. 2018-CV-86

**SHERIFF'S DIRECTIONS**

TO: SHERIFF OF COLUMBIA COUNTY:

RE: Freedom Mortgage Corporation vs Robert M. Love and Jody A. Love

NO: 2018-CV-86

KINDLY: SERVE the Defendant, Jody A. Love, or the Adult Member in charge at the time of service at the address listed below:

33 Walnut Lane  
Millville, PA 17846

ATTORNEY: Lois M. Vitti, Esquire  
333 Allegheny Avenue, Suite 303  
Oakmont, PA 15139  
(412) 281-1725

DATE: 9-28-18

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: \_\_\_\_\_

DATE OF SERVICE: \_\_\_\_\_

PLACE SERVED: \_\_\_\_\_

\*\*\*\*\*

SERVICE NOT MADE DUE TO:

ATTEMPTS MADE:

DATE OF REPORT:

BY: \_\_\_\_\_  
Deputy Sheriff

**NOTICE OF SHERIFF'S SALE OF  
REAL ESTATE PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL  
PROCEDURE 3129.1**

TO:	Robert M. Love	Jody A. Love
	33 Walnut Lane	33 Walnut Lane
	Millville, PA 17846	Millville, PA 17846

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on **January 30, 2019 at 9:00 A.M.**, the following described real estate, of which Robert M. Love and Jody A. Love are owners or reputed owners:

situate in Twp of Pine, Cty of Columbia and Cmwlt of PA. HET a dwg k/a 33 Walnut Lane, Millville, PA 17846. Tax Parcel 29-02-008-02.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of Freedom Mortgage Corporation vs. Robert M. Love and Jody A. Love at 2018-CV-86 in the amount of \$159,059.38.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights you must act promptly.

**NOTICE OF SHERIFF'S SALE OF  
REAL ESTATE PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL  
PROCEDURE 3129.1**

TO: Robert M. Love 33 Walnut Lane Millville, PA 17846	Jody A. Love 33 Walnut Lane Millville, PA 17846
---	---

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on **January 30, 2019 at 9:00 A.M.**, the following described real estate, of which Robert M. Love and Jody A. Love are owners or reputed owners:

situate in Twp of Pine, Cty of Columbia and Cmwltth of PA. HET a dwg k/a 33 Walnut Lane, Millville, PA 17846. Tax Parcel 29-02-008-02.

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The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights you must act promptly.

**YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.**

**NORTH PENN LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
PHONE: 570.784.8760**

**PENNSYLVANIA LAWYER  
REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
PO BOX 186  
HARRISBURG, PA 17108  
PHONE: 800.692.7375**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

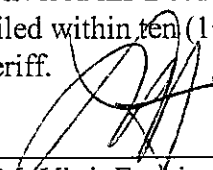
You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the Mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

  
\_\_\_\_\_  
Lois M. Vitti, Esquire  
Attorney for Plaintiff  
333 Allegheny Avenue, Suite 303  
Oakmont, PA 15139  
(412) 281-1725

**\*\* THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

Freedom Mortgage Corporation,	)	
Plaintiff,	)	No. 2018-CV-86
vs	)	
Robert M. Love and Jody A. Love,	)	
Defendants.	)	

**LEGAL DESCRIPTION**

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Pine, in the County of Columbia, State of PA:

BEGINNING at an existing stone corner, said stone corner being a common corner of lands now or formerly of J. Robert and Stella D. Albertson, lands now or formerly of Daniel K. and Patricia K. Reiner, lands now or formerly of David R. Blass, and the lands herein described, said stone corner also being the southwest corner of lands herein described; then by lands now or formerly of David R. Blass North 12 degrees 17 minutes 25 seconds East 934.69 feet to a point in the centerline of Township Route No 633; then by the centerline of Township Route No. 633 the following four courses and distances: (1) South 36 degrees 44 minutes 41 seconds East 63.99 feet to a point: (2) South 38 degrees 12 minutes 44 seconds East 72.75 feet to a point: (3) South 39 degrees 12 minutes 43 seconds East 157.82 feet to a point: (4) South 40 degrees 19 minutes 23 seconds East 32.83 feet to a point; then by lands now or formerly of Floyd E. and Anna I. Hulsizer South 31 degrees 39 minutes 13 seconds West 305.29 feet to an existing iron pin; thence by the same South 44 degrees 04 minutes 53 seconds East 272.27 feet to an existing iron pin; then by lands now or formerly of Richard E. and D. Silvia Young South 25 degrees 10 minutes 26 seconds West 287.73 feet to an existing iron pin; then by lands now or formerly of J. Robert and Stella D. Albertson North 79 degrees 20 minutes 40 seconds West 315.52 feet to the place of "BEGINNING".

HAVING erected thereon a dwelling known as 33 Walnut Lane, Millville, PA 17846.

TAX Parcel: 29-02-008-02

BEING the same premises which Robert M. Love, a married person, by deed dated January 6, 2009 and recorded February 9, 2009 in the Recorder's Office of Columbia County, Pennsylvania, at Instrument No. 200901025, granted and conveyed unto Robert M. Love and Jody A. Love, Husband and Wife, as Tenants by the Entirety.

SEIZED, taken in execution to be sold as the property of Robert M. Love and Jody A. Love, at the suit of Freedom Mortgage Corporation vs Robert M. Love and Jody A. Love. Judgment No. 2018-CV-86

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Freedom Mortgage Corporation,

Plaintiff,

vs.

Robert M. Love and Jody A. Love,

Defendants.

CIVIL DIVISION

NO. 2018-CV-86

**2018-ED-115**  
**AFFIDAVIT ACT 91 CERTIFICATION**

Code MORTGAGE FORECLOSURE

Filed on behalf of  
Plaintiff

Counsel of record for this  
party:

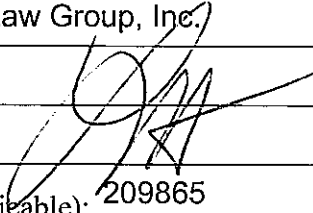
Lois M. Vitti, Esquire  
PA ID #209865

Vitti Law Group, Inc.  
333 Allegheny Avenue, Suite 303  
Oakmont, PA 15139

(412) 281-1725

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Vitti Law Group, Inc.  
Signature:   
Name: Lois M. Vitti  
Attorney No. (if applicable): 209865



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

Freedom Mortgage Corporation,	)	
Plaintiff,	)	No. 2018-CV-86
vs	)	
Robert M. Love and Jody A. Love,	)	2018-ED-115
Defendants.	)	

**LEGAL DESCRIPTION**

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Pine, in the County of Columbia, State of PA:

BEGINNING at an existing stone corner, said stone corner being a common corner of lands now or formerly of J. Robert and Stella D. Albertson, lands now or formerly of Daniel K. and Patricia K. Reiner, lands now or formerly of David R. Blass, and the lands herein described, said stone corner also being the southwest corner of lands herein described; then by lands now or formerly of David R. Blass North 12 degrees 17 minutes 25 seconds East 934.69 feet to a point in the centerline of Township Route No 633; then by the centerline of Township Route No. 633 the following four courses and distances: (1) South 36 degrees 44 minutes 41 seconds East 63.99 feet to a point: (2) South 38 degrees 12 minutes 44 seconds East 72.75 feet to a point: (3) South 39 degrees 12 minutes 43 seconds East 157.82 feet to a point: (4) South 40 degrees 19 minutes 23 seconds East 32.83 feet to a point; then by lands now or formerly of Floyd E. and Anna I. Hulsizer South 31 degrees 39 minutes 13 seconds West 305.29 feet to an existing iron pin; thence by the same South 44 degrees 04 minutes 53 seconds East 272.27 feet to an existing iron pin; then by lands now or formerly of Richard E. and D. Silvia Young South 25 degrees 10 minutes 26 seconds West 287.73 feet to an existing iron pin; then by lands now or formerly of J. Robert and Stella D. Albertson North 79 degrees 20 minutes 40 seconds West 315.52 feet to the place of "BEGINNING".

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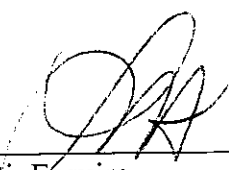
SEIZED, taken in execution to be sold as the property of Robert M. Love and Jody A. Love, at the suit of Freedom Mortgage Corporation vs Robert M. Love and Jody A. Love. Judgment No. 2018-CV-86

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

Freedom Mortgage Corporation,	)	
Plaintiff,	)	No. 2018-CV-86
vs	)	
Robert M. Love and Jody A. Love,	)	2018-ED-115
Defendants.	)	

**AFFIDAVIT OF LAST KNOWN ADDRESS**

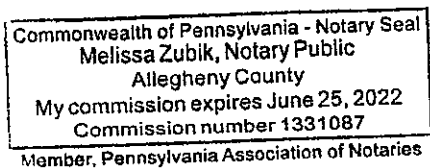
I, Lois M. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendants, Robert M. Love and Jody A. Love, are the owners of the real property located at 33 Walnut Lane, Millville, PA 17846 on which the Plaintiff seeks to execute. That the Defendants' last known address is 33 Walnut Lane, Millville, PA 17846.

  
\_\_\_\_\_  
Lois M. Vitti, Esquire  
Attorney for Plaintiff

SWORN TO and subscribed

before me this 28<sup>th</sup> day of  
September, 2018.

  
\_\_\_\_\_  
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

Freedom Mortgage Corporation, )  
Plaintiff, ) No. 2018-CV-86  
vs )  
Robert M. Love and Jody A. Love, ) 2018-ED-115  
Defendants. )

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

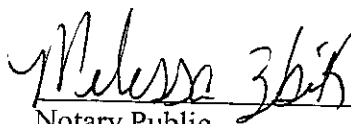
BEFORE me, the undersigned authority, personally appeared Lois M. Vitti, Esquire, who, being duly sworn according to law, deposes and says that he is advised and believes that DEFENDANTS, Robert M. Love and Jody A. Love, are not presently in the active military service of the United States of America and not members of the Army of the United States, United States Navy, the Marine Corps, or the Coast Guard, and not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor engaged in any active military service or duty with any military or naval units covered by the Service Members Civil Relief Act of 2003 formerly known as Soldiers and Sailors Relief Act of 1940 and designated therein as military service, and to the best of this affiant's knowledge is/are not enlisted in military service covered by said act, and that the averments herein set forth, insofar as they are within his knowledge, are correct, and true; and insofar as they are based on information received from others, are true and correct as he verily believes. In the alternative, should the defendant(s) be currently serving in the military the Service Members Relief Act does not apply as the mortgage in question did not originate before the period of the Service Members military service and is secured by a mortgage pursuant to 50 U.S.C. App 533 formerly cited as 50 U.S.C. App 532 (a)(1)(2).

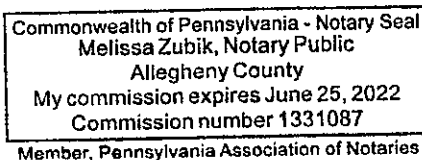
This Affidavit is made under the provisions of the Service Members Civil Relief Act of 2004.

  
Lois M. Vitti, Esquire

SWORN to and subscribed

before me this 28<sup>th</sup> day of September, 2018.

  
Notary Public




IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

Freedom Mortgage Corporation,	)	
Plaintiff,	)	No. 2018-CV-86
vs	)	
Robert M. Love and Jody A. Love,	)	2018-ED-115
Defendants.	)	

**WAIVER OF WATCHMAN / WAIVER OF INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Lois M. Vitti  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Freedom Mortgage Corporation,

Plaintiff,

vs.

Robert M. Love and Jody A. Love,

Defendants.

CIVIL DIVISION

NO. 2018-CV-86

**2018-ED-115**  
**AFFIDAVIT PURSUANT TO RULE**  
**3129.1**

Code MORTGAGE FORECLOSURE

Filed on behalf of  
Plaintiff

Counsel of record for this  
party:

Lois M. Vitti, Esquire  
PA ID #209865

Vitti Law Group, Inc.  
333 Allegheny Avenue, Suite 303  
Oakmont, PA 15139

(412) 281-1725

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

Freedom Mortgage Corporation,	)	
Plaintiff,	)	No. 2018-CV-86
vs	)	
Robert M. Love and Jody A. Love,	)	
Defendants.	)	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Freedom Mortgage Corporation, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 33 Walnut Lane, Millville, PA 17846.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Robert M. Love	33 Walnut Lane Millville, PA 17846
Jody A. Love	33 Walnut Lane Millville, PA 17846

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
-------	---

Same as No. 1 above.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
-------	---

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
Freedom Mortgage Corporation	907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054

5. Name and address of every other person who has any record lien on the property:

Name	Address (Please indicate if this cannot be reasonably ascertained)
None	

6. 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:

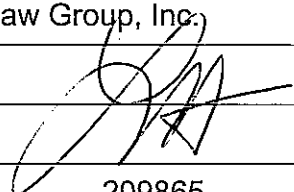
Name	Address (Please indicate if this cannot be reasonably ascertained)
None	

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:

Name	Address (Please indicate if this cannot be reasonably ascertained)
Tax Collector of Pine Township	211 Beech Glen Road Benton, PA 17814
Pine Township	328 Wintersteen School Road Millville, PA 17846
Berkheimer Tax Administrator	50 North Seventh Street Bangor, PA 18013
Commonwealth of PA -DPW	P.O. Box 2675 Harrisburg, PA 17105
Clerk of Courts Criminal/Civil Division	P.O. Box 380 Bloomsburg, PA 17815

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Vitti Law Group, Inc.  
Signature:   
Name: Lois M. Vitti  
Attorney No. (if applicable): 209865



**SHERIFF'S DIRECTIONS**

TO: SHERIFF OF COLUMBIA COUNTY:

RE: Freedom Mortgage Corporation vs Robert M. Love and Jody A. Love

NO: 2018-CV-86

KINDLY: PLEASE Post the Handbill at the address listed below:

33 Walnut Lane  
Millville, PA 17846

ATTORNEY: Lois M. Vitti, Esquire  
333 Allegheny Avenue, Suite 303  
Oakmont, PA 15139  
(412) 281-1725

DATE: 9-28-18

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: \_\_\_\_\_  
DATE OF SERVICE: \_\_\_\_\_  
PLACE SERVED: \_\_\_\_\_

\*\*\*\*\*

SERVICE NOT MADE DUE TO:

ATTEMPTS MADE:  
DATE OF REPORT:

BY: \_\_\_\_\_  
Deputy Sheriff

**SHERIFF'S DIRECTIONS**

TO: SHERIFF OF COLUMBIA COUNTY:

RE: Freedom Mortgage Corporation vs Robert M. Love and Jody A. Love

NO: 2018-CV-86

KINDLY: SERVE the Defendant, Robert M. Love, or the Adult Member in charge at the time of service at the address listed below:

33 Walnut Lane  
Millville, PA 17846

ATTORNEY: Lois M. Vitti, Esquire  
333 Allegheny Avenue, Suite 303  
Oakmont, PA 15139  
(412) 281-1725

DATE: 9-28-18

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: \_\_\_\_\_  
DATE OF SERVICE: \_\_\_\_\_  
PLACE SERVED: \_\_\_\_\_

\*\*\*\*\*

SERVICE NOT MADE DUE TO:

ATTEMPTS MADE:  
DATE OF REPORT:

BY: \_\_\_\_\_  
Deputy Sheriff

## Document Receipt

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Trans #	14277	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

COMMON OF PENNSYLVANIA DPW

P.O. BOX 2675

Tracking #: 71901140006000140024

Doc Ref #: 2018ED115

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14276	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

BERKHEIMER TAX ADMINISTRATOR

50 NORTH SEVENTH STREET

Tracking #: 71901140006000140017

Doc Ref #: 2018ED115

Postage 5.4200

BANGOR PA 18013

## Document Receipt

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Trans #	14275	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000140000

Doc Ref #: 2018ED115

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	14275	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000140000

Doc Ref #: 2018ED115

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	14275	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000140000

Doc Ref #: 2018ED115

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	14274	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000139998

Doc Ref #: 2018ED115

Postage 5.4200

KING OF PA 19406  
PRUSSIA



## Document Receipt

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Trans #	14273	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000139981

Doc Ref #: 2018ED115

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14272	Carrier / service:	USPS Server	First-Class Mail®	10/2/2018 12:00:00 AM
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HARRISBURG PA 17105

**VITTI LAW GROUP INCORPORATED**  
333 ALLEGHENY AVE STE 303  
OAKMONT, PA 15139-2072

36483

DATE 9-28-18

8-9/430  
188


PAY  
TO THE  
ORDER OF


Sherrill of Columbia County

One thousand three hundred fifty and 00/100

\$ 1,350.00

DOLLARS

 PNC  
Bank  
Deposit  
Check or Cash

 **PNCBANK**  
PNC Bank, N.A. 001

FOR Love 106940 (2018-cv-86)

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