

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 223673	Invoice Date: 08/17/2018 10:36:03 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$74.75	201806381	BERWICK BORO
	Grantor - STOGDALE, ANTHONY K		08/17/18 10:36:05 AM	
	Grantee - LAKEVIEW LOAN SERVICING LLC			
	Consideration - \$3,003.21			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$14.50		
	RECORDING FEES - RECORDER	\$14.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	<b>\$74.75</b>		
	<b>PAYMENTS</b>			
	CHECK: 8268 - SHERIFF	\$72.75		
	CHECK: 8270 - SHERIFF	\$2.00		
	<b>TOTAL PAYMENTS</b>	<b>\$74.75</b>		
	<b>AMOUNT DUE</b>	<b>\$74.75</b>		
	PAYMENT ON INVOICE	(\$74.75)		
	<b>BALANCE DUE ON INVOICE</b>	<b>\$0.00</b>		

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

LAKEVIEW LOAN SERVICING, LLC VS ANTHONY STOGDALE

NO. 15-2018 ED

NO. 452-2017 JD

DATE/TIME OF SALE: MAY 2, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2944.32

POUNDAGE - 2% OF BID \$ 58.89

TRANSFER TAX - 2% OF FAIR MKT \$ 7

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3003.21

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

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3003.21

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1653.21

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
LAKEVIEW LOAN SERVICING, LLC

vs.

**Defendant**  
ANTHONY STOGDALE  
AUBREY PAUL  
CHRISTOPHER STOGDALE  
WARREN COVATTA  
CHRISTOPHER STOGDALE  
AUBREY PAUL  
COURTNEY MANN

**Attorney for the Plaintiff:**

PHELAN HALLINAN DIAMOND & JONES LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, May 2, 2018

**Writ of Execution No. :** 2017CV452

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 927 LASALLE STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,470.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$315.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$10.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$220.00

**Total Sheriff Costs** \$2,541.00

## Municipal Costs

Sewer	\$330.57
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**Total Municipal Costs** \$330.57

## Distribution Costs

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

Location of the real estate: 927 LASALLE STREET, BERWICK, PA 18603

## Distribution Costs

Recording Fees		\$72.75
	Total Distribution Costs	\$72.75
Grand Total:		\$2,944.32

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



1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax #: 215-568-7616  
deedinstructions@phelanhallinan.com

August 16, 2018

Office of the Sheriff  
COLUMBIA County Courthouse  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

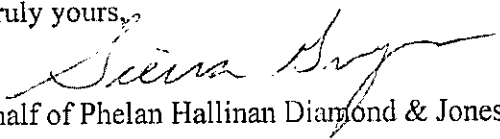
Re: AUBREY PAUL  
WARREN COVATTA  
CHRISTOPHER STOGBALE  
COURTNEY MANN  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
ANTHONY K. STOGBALE, DECEASED  
927 LASALLE STREET, BERWICK, PA 18603-1814  
2017-CV-452

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **LAKEVIEW LOAN SERVICING, LLC**, 3637 SENTARA WAY, VIRGINIA BEACH, VA 23452.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience. Thank you in advance for your cooperation in this matter.

Very truly yours,

  
On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 999755

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

**See Reverse for Instructions**

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name <b>Phelan Hallinan Diamond &amp; Jones, LLP</b>	Telephone Number: <b>215-563-7000</b>
Mailing Address <b>1617 JFK Boulevard, Suite 1400, One Penn Center Plaza</b>	City <b>Philadelphia</b>
State <b>PA</b>	ZIP Code <b>19103</b>

### B. TRANSFER DATA

Date of Acceptance of Document <b>8/16/18</b>	Grantor(s)/Lessor(s) <b>Timothy Chamberlain</b>	Telephone Number: <b>(570) 389-5622</b>	Grantee(s)/Lessee(s) <b>LAKEVIEW LOAN SERVICING, LLC</b>	Telephone Number: <b>(800) 274-6600</b>
Mailing Address <b>PO Box 380, W. Main Street</b>	City <b>Bloomburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>	City <b>VIRGINIA BEACH</b>
State <b>PA</b>	ZIP Code <b>17815</b>	State <b>VA</b>	ZIP Code <b>23452</b>	

### C. REAL ESTATE LOCATION

Street Address <b>927 LASALLE STREET, BERWICK, PA 18603-1814</b>	City, Township, Borough <b>BERWICK BOROUGH</b>
County <b>COLUMBIA</b>	School District <b>BERWICK AREA S.D</b>
Tax Parcel Number <b>04C-01-283</b>	

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration <b>\$ 2,944.32 (winning bid)</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$ 2,944.32</b>
4. County Assessed Value <b>\$ 21292.0</b>	5. Common Level Ratio Factor <b>X 3.91</b>	6. Computed Value <b>= \$83,251.72</b>

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

1a. Amount of Exemption Claimed <b>= \$83,251.72</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
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### 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) Estate File Number \_\_\_\_\_
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.  
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default.  
(Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ \*Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party <b>Sierra Grago</b>	Date <b>8/16/18</b>
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

# INSTRUCTIONS FOR COMPLETING REALTY TRANSFER TAX STATEMENT OF VALUE

## SECTION A

**Correspondent:** Enter the name, address and telephone number of party completing this form.

## SECTION B

**Transfer Data:** Enter the date on which the deed or other document was accepted by the Party(ies). Enter the full names and addresses of all Grantor(s)/Lessor(s) and all Grantee(s)/Lessee(s). Attach additional sheets if necessary.

## SECTION C

**Real Estate Location:** This section identifies the real estate to be transferred. Complete fully, including the tax parcel number where applicable and the county where the statement is to be filed.

## SECTION D

**Valuation Data:** Complete for all transactions

1. **Actual Cash Consideration** - Enter the amount of cash or cash equivalent that the grantor received for the transfer of the real estate.
2. **Other Consideration** - Enter the total amount of non-cash consideration that the grantor received for the transfer of the real estate, such as property and securities. Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
3. **Total Consideration** - Enter the sum of Lines 1 and 2. This will be the total consideration for the purchase of the real estate.
4. **County Assessed Value** - Enter the actual assessed value of the entire real estate, per records of the county assessment office. Do not reduce the assessed value by the grantor's fractional interest in the real estate.
5. **Common Level Ratio Factor** - Enter the common level ratio factor for the county in which the real estate is located. An explanation of this factor is provided below.
6. **Fair Market Value** - Enter the product of Lines 4 and 5.

## SECTION E

**Exemption Data:** Complete only for transactions claiming an exemption.

- 1a. **Amount of Exemption Claimed** - Enter the dollar amount of the total consideration claimed as exempt.
- 1b. **Percentage of Grantor's Interest in Real Estate** - Enter the percentage of grantor's ownership interest in the real estate listed in Part C.
- 1c. **Percentage of Grantor's Interest Conveyed** - Enter the fraction or percentage of grantor's interest in the real estate listed on Line 1b that the grantor conveyed to the grantee. For example, if you indicated on Line 1b that grantor owns a 50 percent tenant in common interest in the real estate and grantor is conveying his entire 50 percent interest to the grantee, then you would enter 100 percent on this line.

2. **Check Appropriate Box for Exemption Claimed** - Boxes are provided for the most common Pennsylvania realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value form.

**Will or Intestate Succession** - A transfer by will for no or nominal consideration, or under the intestate succession laws, is exempt from tax. Provide the name of the decedent and estate file number in the space provided.

**Transfer to a Trust** - A transfer for no or nominal consideration to a trust is exempt from tax when the transfer of the same property would be exempt from tax if the transfer were made directly by the grantor to all the possible (including contingent) beneficiaries. Attach a complete copy of the trust agreement and identify the grantor's relationship to each beneficiary.

**Transfer Between Principal and Agent/Straw Party** - A transfer between an agent/straw party and principal for no or nominal consideration is exempt. Attach a complete copy of the agency/straw party agreement.

**Transfer to the Commonwealth, the United States and Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation.** - If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.

**Transfer from Mortgagor to Holder of a Mortgage in Default** - A transfer from a mortgagor to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide a copy of the mortgage and note, and any documentation evidencing the assignment thereof.

**Corrective Deed** - A deed for no or nominal consideration that corrects or confirms a previously recorded deed but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.

**Statutory Consolidation, Merger or Division** - A document that evidences the transfer of real estate pursuant to the statutory consolidation or merger of two or more corporations (15 Pa. C.S. §1921-1932 or 15 Pa. C.S. §5921-5930) or the statutory division of a nonprofit corporation (15 Pa. C.S. §5951-5957) is exempt from tax. Attach a copy of the articles of consolidation, merger or division.

### Other -

When claiming an exemption other than those listed, you must specify what exemption is claimed. When possible, provide the applicable statutory and regulatory citation. Attach additional pages, if necessary. Attach a copy of supporting documentation.

### COMMON LEVEL RATIO FACTOR

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all non-arm's length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county.

**THIS STATEMENT MUST BE SIGNED BY A RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION.**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

999755

LAKEVIEW LOAN SERVICING, LLC  
vs.  
ANTHONY STOGDALE (et al.)

Case Number  
2017CV452

PROPERTY ADDRESS  
927 LASALLE STREET, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
02/27/2018	Advance Fee	Advance Fee	1708792	\$0.00	\$1,350.00
02/27/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/27/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/27/2018	Crying Sale			\$10.00	\$0.00
02/27/2018	Docketing			\$15.00	\$0.00
02/27/2018	Levy			\$15.00	\$0.00
02/27/2018	Mailing Costs			\$54.00	\$0.00
02/27/2018	Posting Handbill			\$15.00	\$0.00
02/27/2018	Poundage			\$58.89	\$0.00
02/27/2018	Press Enterprise Inc.			\$1,470.00	\$0.00
02/27/2018	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
02/27/2018	Sheriff Automation Fund			\$50.00	\$0.00
02/27/2018	Sheriff's Deed			\$35.00	\$0.00
02/27/2018	Solicitor Services			\$100.00	\$0.00
02/27/2018	Transfer Tax Form			\$25.00	\$0.00
02/27/2018	Web Posting			\$100.00	\$0.00
04/26/2018	Service			\$315.00	\$0.00
04/26/2018	Service Mileage			\$24.00	\$0.00
04/26/2018	Distribution Form			\$25.00	\$0.00
04/26/2018	Copies			\$10.50	\$0.00
04/26/2018	Notary Fee			\$10.00	\$0.00
04/26/2018	Tax Claim Search			\$5.00	\$0.00
04/26/2018	Surcharge			\$220.00	\$0.00
04/26/2018	Sewer			\$330.57	\$0.00
04/26/2018	Recording Fees			\$72.75	\$0.00

**\$3,003.21    \$1,350.00**

<b>TOTAL BALANCE:</b>	<b>\$(1,653.21)</b>
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## Melissa Connor

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**From:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Sent:** Thursday, June 21, 2018 4:09 PM  
**To:** Melissa Connor  
**Subject:** ShowReports.aspx.pdf  
**Attachments:** ShowReports.aspx.pdf

# SHERIFF'S SALE COST SHEET

17-452

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>315.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>10.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>586.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1470.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1720.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>330.57</u>	
WATER 20	\$	
TOTAL *****		\$ <u>330.57</u>

SURCHARGE FEE (DSTE)		\$ <u>220.60</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2944.32

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
LAKEVIEW LOAN SERVICING, LLC

**COLUMBIA COUNTY**

PH # 999755

**DEFENDANT**

AUBREY PAUL, in her capacity as Heir of ANTHONY K. STOGDALE, Deceased  
WARREN COVATTA, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased  
CHRISTOPHER STOGDALE, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased  
COURTNEY MANN, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY K. STOGDALE, DECEASED

SERVICE TEAM/ spl  
COURT NO.: 2017-CV-452

SERVE COURTNEY MANN, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased AT:  
3123 PARKER DR  
LANCASTER, PA 17601-1640

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: May 2, 2018

Previous Successful Service

**SERVED**

Served and made known to COURTNEY MANN, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased, Defendant on the 20 day of March, 20 18, at 11:00, o'clock    M., at   , in the manner described below:

- ☐ Defendant personally served.  
☒ Adult family member with whom Defendant(s) reside(s).  
Relationship is Husband Robert Mann  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
☐    an officer of said Defendant's company.  
☐ Other:

Description: Age 47 Height 6-1 Weight 240 Race W Sex M Other Bald

I, Roger Metzger, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 20 March 18

NAME: 

PRINTED NAME: Roger Metzger

TITLE: PA Police Constable

**NOT SERVED**

On the    day of   , 20  , at    o'clock    M., I,   , a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)  
☐ No Answer on    at   ;    at   ;    at     
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown  
☐ Cluster Mail Box ☐ Can't Gain Access

Comments:   

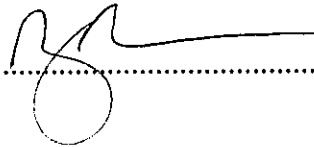
I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY:   

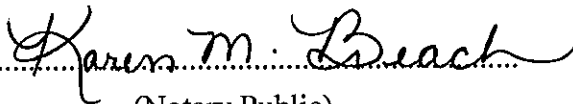
PRINTED NAME:

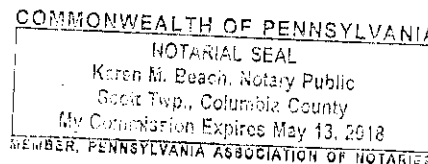
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice April 11, 18, 25, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  


Sworn and subscribed to before me this 25<sup>th</sup> day of April 2018...

.....  
  
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

PHELAN HALLINAN DIAMOND & JONES, LLP  
Robert J. Crawley, Esq., Id. No.319712  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
robert.crawley@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

LAKEVIEW LOAN SERVICING, LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

AUBREY PAUL, in her capacity as Heir of ANTHONY  
K. STOGDALE, Deceased  
WARREN COVATTA, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
CHRISTOPHER STOGDALE, in his capacity as Heir  
of ANTHONY K. STOGDALE, Deceased  
COURTNEY MANN, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER ANTHONY K. STOGDALE, DECEASED

No.: 2017-CV-452

COLUMBIA COUNTY

Defendant


**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.

APR 6 9 2018

Date

By:

  
Robert J. Crawley, Esquire  
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax 215-568-7616

KIM ZIELINSKI  
Legal Assistant

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main St.  
Bloomsburg, PA 17815

Re: LAKEVIEW LOAN SERVICING, LLC VS. AUBREY PAUL, in her capacity as Heir of ANTHONY K. STOGDALE, Deceased, WARREN COVATTA, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased, CHRISTOPHER STOGDALE, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased, COURTNEY MANN, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY K. STOGDALE, DECEASED, COLUMBIA County, No.: 2017-CV-452, No.:

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

\*\*Property is listed for the 05/02/2018 Sheriff Sale.\*\*

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 999755

PHELAN HALLINAN DIAMOND & JONES, LLP  
Robert J. Crawley, Esq., Id. No.319712  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
robert.crawley@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**LAKEVIEW LOAN SERVICING, LLC**  
Plaintiff,

v.

**AUBREY PAUL, in her capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
WARREN COVATTA, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
CHRISTOPHER STOGDALE, in his capacity as  
Heir of ANTHONY K. STOGDALE, Deceased  
COURTNEY MANN, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER ANTHONY  
K. STOGDALE, DECEASED**  
Defendant(s)

**CIVIL DIVISION**

**No.: 2017-CV-452**

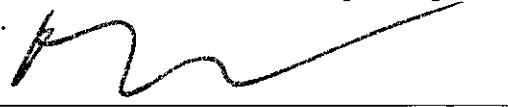
**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY )

SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

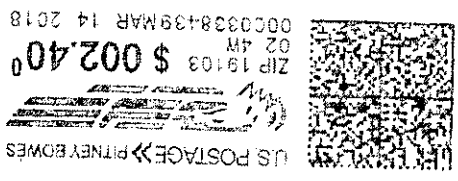
Date: \_\_\_\_\_

  
Robert J. Crawley, Esquire

[illegible]

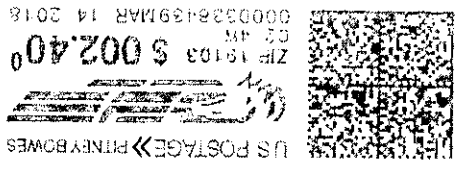


# Certificate of Mailing – Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103	6			
PH # 999755 / RE: AUBREY PAUL (COLUMBIA) / RMS 05/02/2018 SALE / 1021 / Writ Team				
USPS® Tracking Number Firm-specific Identifier				
1. TENANT/OCCUPANT 927 LASALLE STREET			Postage	Fee
BERWICK PA 18603-1814			\$0.47	
FIRST COLUMBIA BANK AND TRUST, CO. 232 EAST STREET			\$0.47	
BLOOMSBURG PA 17815			\$0.47	
FIRST COLUMBIA BANK AND TRUST, CO. C/O COLUMBIA COUNTY HOUSING CORPORATION 700 SAWMILL ROAD			\$0.47	
SUITE 101			\$0.47	
BLOOMSBURG PA 17815			\$0.47	
AUBREY PAUL, IN HER CAPACITY AS HEIR OF ANTHONY K. STOGDALE, DECEASED 927 LASALLE STREET			\$0.47	
BERWICK PA 18603-1814			\$0.47	
WARREN COVATTA, IN HIS CAPACITY AS HEIR OF ANTHONY K. STOGDALE, DECEASED 114 CEMETERY ST			\$0.47	
BERWICK PA 18603-3607			\$0.47	
CHRISTOPHER STOGDALE, IN HIS CAPACITY AS HEIR OF ANTHONY K. STOGDALE, DECEASED 927 LASALLE STREET			\$0.47	
BERWICK PA 18603-1814			\$0.47	

# Certificate of Mailing - Firm

Name and Address of Sender	TAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.		Air Mail
Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103	6				
<p>PH # 999755 / RE: AUBREY PAUL (COLUMBIA) / RMS - 05/02/2018 SALE / 1021 / With Team</p>					
<p>USPS® Tracking Number Firm-specific Identifier</p>					
1.			Postmaster, per (name of receiving employee)		
<p>Address (Name, Street, City, State, and ZIP Code™) COURTNEY MANN, IN HIS CAPACITY AS HEIR OF ANTHONY K. STOGDALE, DECEASED 166 NICOLE ST MARIETTA PA 17547 DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG PA 17815 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675 P.O. BOX 380 Harrisburg PA 17105 INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704 P.O. BOX 380 Pittsburgh PA U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg PA 17108-1754 COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6th Floor, Strawberry Square Dept. #280601 Harrisburg PA 17128</p>			Postage	Fee	
2.				\$0.47	
3.				\$0.47	
4.				\$0.47	
5.				\$0.47	
6.				\$0.47	



**Phelan Hallinan & Schmieg, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
215-320-0007  
Fax: 215-563-7009

Sue Moran  
Legal Assistant, Ext. 1253

Representing Lenders in  
Pennsylvania and New Jersey

March 28, 2018

Office of the **Sheriff**  
**COLUMBIA** County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran  
Enclosure

## AFFIDAVIT OF SERVICE

PLAINTIFF  
LAKEVIEW LOAN SERVICING, LLC

COLUMBIA COUNTY

PH # 999755

DEFENDANT  
AUBREY PAUL, in her capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
WARREN COVATTA, in his capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
CHRISTOPHER STOGDALE, in his capacity as Heir of ANTHONY  
K. STOGDALE, Deceased  
COURTNEY MANN, in his capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER ANTHONY K.  
STOGDALE, DECEASED

SERVICE TEAM/ spl  
COURT NO.: 2017-CV-452

SERVE COURTNEY MANN, in his capacity as Heir of ANTHONY K. TYPE OF ACTION  
STOGDALE, Deceased AT: XX Notice of Sheriff's Sale  
927 LASALLE STREET SALE DATE: May 2, 2018  
BERWICK, PA 18603-1814

SERVED

Served and made known to COURTNEY MANN, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased,  
Defendant on the 12<sup>TH</sup> day of MARCH, 2018, at 1:25, o'clock P. M., at  
527 LASALLE ST. in the manner described below:

☐ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is BROTHER - WARREN COVATTA

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_

Description: Age 38 Height 5'8" Weight 150 Race W Sex M Other BROWN HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy  
of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the  
address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904  
relating to unsworn falsification to authorities.

DATE: 03-12-2018

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby  
state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn  
falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
LAKEVIEW LOAN SERVICING, LLC

**COLUMBIA COUNTY**

PH # 999755

**DEFENDANT**  
AUBREY PAUL, in her capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
WARREN COVATTA, in his capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
CHRISTOPHER STOGDALE, in his capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
COURTNEY MANN, in his capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER ANTHONY K.  
STOGDALE, DECEASED

SERVICE TEAM/spl  
COURT NO.: 2017-CV-452

SERVE AUBREY PAUL, in her capacity as Heir of ANTHONY K.  
STOGDALE, Deceased AT:  
927 LASALLE STREET  
BERWICK, PA 18603-1814

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: May 2, 2018

Previous Successful Service

**SERVED**

Served and made known to AUBREY PAUL, in her capacity as Heir of ANTHONY K. STOGDALE, Deceased,  
Defendant on the 12<sup>TH</sup> day of MARCH, 2018, at 1:25 o'clock P. M., at  
927 LASALLE ST., in the manner described below:  
☐ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is BROTHER - WARREN COVATTA

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_

Description: Age 38 Height 5'-8" Weight 150 Race W Sex M Other BROWN HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy  
of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the  
address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904  
relating to unsworn falsification to authorities.

DATE: 03-12-2018

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby  
state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn  
falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AFFIDAVIT OF SERVICE

PLAINTIFF  
LAKEVIEW LOAN SERVICING, LLC

COLUMBIA COUNTY

PH # 999755

DEFENDANT  
AUBREY PAUL, in her capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
WARREN COVATTA, in his capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
CHRISTOPHER STOGDALE, in his capacity as Heir of ANTHONY  
K. STOGDALE, Deceased  
COURTNEY MANN, in his capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER ANTHONY K.  
STOGDALE, DECEASED

SERVICE TEAM/ spl  
COURT NO.: 2017-CV-452

SERVE CHRISTOPHER STOGDALE, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased AT:  
927 LASALLE STREET  
BERWICK, PA 18603-1814

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: May 2, 2018

Previous Successful Service

SERVED

Served and made known to CHRISTOPHER STOGDALE, in his capacity as Heir of ANTHONY K. STOGDALE,  
Deceased, Defendant on the 12<sup>TH</sup> day of MARCH, 20 18, at 1:25, o'clock P. M., at  
927 LASALLE ST, in the manner described below:

☐ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is BROTHER WARREN COVATTA

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_

Description: Age 38 Height 5'-8" Weight 150 Race W Sex M Other BRN HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy  
of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the  
address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904  
relating to unsworn falsification to authorities.

DATE: 03-12-2018

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby  
state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn  
falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
LAKEVIEW LOAN SERVICING, LLC

**COLUMBIA COUNTY**

PH # 999755

**DEFENDANT**  
AUBREY PAUL, in her capacity as Heir of ANTHONY K. STOGDALE, Deceased  
WARREN COVATTA, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased  
CHRISTOPHER STOGDALE, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased  
COURTNEY MANN, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY K. STOGDALE, DECEASED

SERVICE TEAM/spl  
COURT NO.: 2017-CV-452

SERVE WARREN COVATTA, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased AT:  
927 LASALLE STREET  
BERWICK, PA 18603-1814

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: May 2, 2018

**SERVED**

Served and made known to WARREN COVATTA, in his capacity as Heir of ANTHONY K. STOGDALE, Deceased, Defendant on the 12<sup>TH</sup> day of MARCH, 20 18, at 1:25 o'clock P. M., at

927 LASALLE ST., in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_.

Description: Age 38 Height 5'-8" Weight 150 Race W Sex M Other BRN HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 03-12-2018

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

Phelan Hallinan Diamond & Jones, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103  
215-563-7000  
Main Fax 215-568-7616

Timothy Hines  
Legal Assistant

Representing Lenders in  
Pennsylvania

OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE

Re: . LAKEVIEW LOAN SERVICING, LLC  
v. AUBREY PAUL, in her capacity as Heir of ANTHONY K. STOGDALE,  
Deceased, WARREN COVATTA, in his capacity as Heir of ANTHONY K. STOGDALE,  
Deceased, CHRISTOPHER STOGDALE, in his capacity as Heir of ANTHONY K.  
STOGDALE, Deceased, COURTNEY MANN, in his capacity as Heir of ANTHONY K.  
STOGDALE, Deceased, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER ANTHONY K. STOGDALE, DECEASED  
No.: 2017-CV-452

Dear Sir/Madam:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your  
office.

Thank you for your cooperation.

Sincerely,

Timothy Hines  
cc: Prothonotary of COLUMBIA COUNTY



**PHELAN HALLINAN DIAMOND & JONES, LLP**

Attorney for Plaintiff  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

v.

AUBREY PAUL, in her capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
WARREN COVATTA, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
CHRISTOPHER STOGDALE, in his capacity as  
Heir of ANTHONY K. STOGDALE, Deceased  
COURTNEY MANN, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER ANTHONY K.  
STOGDALE, DECEASED

Defendants

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2017-CV-452  
:

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE  
PURSUANT TO Pa.R.C.P. 430**

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above  
captioned matter were served as follows:

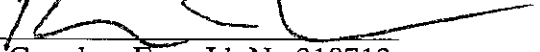
- a. on UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER ANTHONY K. STOGDALE, DECEASED in accordance

with Court Order dated May 18, 2017 by first class mail on March 9, 2018. The property was posted on March 12, 2018;

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

DATE: MAR 29 2018

Phelan Hallinan Diamond & Jones, LLP

By:   
Robert J. Crawley, Esq., Id. No.319712  
Attorney for Plaintiff

**PHELAN HALLINAN DIAMOND & JONES, LLP**

Attorney for Plaintiff  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

v.

AUBREY PAUL, in her capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
WARREN COVATTA, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
CHRISTOPHER STOGDALE, in his capacity as  
Heir of ANTHONY K. STOGDALE, Deceased  
COURTNEY MANN, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER ANTHONY K.  
STOGDALE, DECEASED

Defendants

:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2017-CV-452  
:

**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of Plaintiff's Affidavit of Service of Notice of Sale and Certification of Compliance were served by regular mail on the person(s) on the date listed below:

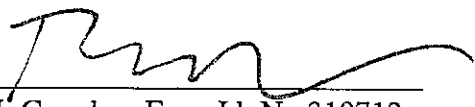
AUBREY PAUL C/O GARRY WAMSER NORTH PENN LEGAL SERVICES, 168 EAST FIFTH STREET BLOOMSBURG, PA 17815	WARREN COVATTA 114 CEMETERY ST BERWICK, PA 18603-3607
WARREN COVATTA 927 LASALLE STREET BERWICK, PA 18603-1814	CHRISTOPHER STOGDALE C/O JOHN MCDANEL 107 REAR EAST SECOND ST BERWICK, PA 18603

COURTNEY MANN  
166 NICOLE ST  
MARIETTA, PA 17547

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
ANTHONY K. STOGDALE, DECEASED  
927 LASALLE STREET  
BERWICK, PA 18603-1814

COURTNEY MANN  
927 LASALLE STREET  
BERWICK, PA 18603-1814

Date: MAR 29 2018

  
Robert J. Crawley, Esq., Id. No.319712  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Robert J. Crawley, Esq., Id. No.319712  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
robert.crawley@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

LAKEVIEW LOAN SERVICING, LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

AUBREY PAUL, in her capacity as Heir of ANTHONY  
K. STOGDALE, Deceased

No.: 2017-CV-452

WARREN COVATTA, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased

COLUMBIA COUNTY

CHRISTOPHER STOGDALE, in his capacity as Heir  
of ANTHONY K. STOGDALE, Deceased

COURTNEY MANN, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER ANTHONY K. STOGDALE, DECEASED

Defendant


**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.

MAR 29 2018

Date

By:

  
Robert J. Crawley, Esquire  
Attorney for Plaintiff

CHRISTOPHER STOGDALE  
COURTNEY MANN  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
ANTHONY K. STOGDALE, DECEASED

FILED  
NOTHONOTARY

2017 MAY 18 A 11:08

17 COURTS OFFICE  
OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

LAKEVIEW LOAN SERVICING, LLC	:	COURT OF COMMON PLEAS
	:	CIVIL DIVISION
vs.	:	
	:	NO. 2017-CV-452
AUBREY PAUL, in her capacity as Heir of	:	
ANTHONY K. STOGDALE, Deceased	:	COLUMBIA COUNTY
WARREN COVATTA, in his capacity as Heir of	:	
ANTHONY K. STOGDALE, Deceased,	:	
CHRISTOPHER STOGDALE, in his capacity as	:	
Heir of ANTHONY K. STOGDALE, Deceased,	:	
COURTNEY MANN, in his capacity as Heir of	:	
ANTHONY K. STOGDALE, Deceased	:	
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,	:	
AND ALL PERSONS, FIRMS, OR	:	
ASSOCIATIONS CLAIMING RIGHT, TITLE OR	:	
INTEREST FROM OR UNDER ANTHONY K.	:	
STOGDALE, DECEASED	:	

ORDER

AND NOW, this 18 day of May, 2017, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of court, it is hereby;

ORDERED that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the Defendant, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY K. STOGDALE,

DECEASED, by publication of the Complaint in accordance with Pa.R.C.P. 430(b)(1); by First Class mail at the mortgaged premises located at 927 LASALLE STREET, BERWICK, PA 18603-1814, and by posting of the mortgaged premises at 927 LASALLE STREET, BERWICK, PA 18603-1814 by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing.

It is further ORDERED and DECREED that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to assure compliance with this court order.

---

BY THE COURT:

1s/ Thomas A James Jr.  
J.



## Certificate of Mailing – Firm

[illegible]

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
LAKEVIEW LOAN SERVICING, LLC

**COLUMBIA COUNTY**

PH # 999755 A

**DEFENDANT**  
AUBREY PAUL, in her capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
WARREN COVATTA, in his capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
CHRISTOPHER STOGDALE, in his capacity as Heir of ANTHONY  
K. STOGDALE, Deceased  
COURTNEY MANN, in his capacity as Heir of ANTHONY K.  
STOGDALE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER ANTHONY K.  
STOGDALE, DECEASED

SERVICE TEAM/ spj  
COURT NO.: 2017-CV-452

SERVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER ANTHONY K.  
STOGDALE, DECEASED AT:

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: May 2, 2018

927 LASALLE STREET  
BERWICK, PA 18603-1814

\*\*Please post property with Notice of Sale in accordance with Court  
Order\*\*

Previous Successful Service

**SERVED**

Served and made known to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY K. STOGDALE, DECEASED, Defendant on the 12<sup>TH</sup> day of MARCH, 20 18 at 1:25 o'clock P. M., at

927 LASALLE  
ST.

in the manner described below:

- ☐ Defendant personally served.
- ☐ Adult family member with whom Defendant(s) reside(s).  
Relationship is \_\_\_\_\_.
- ☐ Adult in charge of Defendant's residence who refused to give name or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.

\_\_\_\_\_ an officer of said Defendant's company.

☒ Other: POSTED THE PROPERTY

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 03-12-2018

NAME: John Neubauer  
PRINTED NAME: JOHN NEUBAUER  
TITLE: PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
- ☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_
- ☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown
- ☐ Cluster Mail Box ☐ Can't Gain Access

Comments: 3/8, 6, 123

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LAKEVIEW LOAN SERVICING, LLC  
vs.  
ANTHONY STOGDALE (et al.)

Case Number  
2017CV452

## SHERIFF'S RETURN OF SERVICE

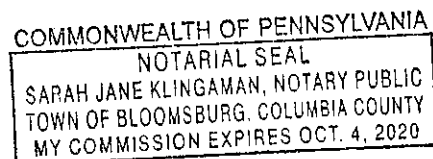
03/27/2018 12:25 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 927 LASALLE STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 27, 2018



NOTARY

Affirmed and subscribed to before me this

27TH day of MARCH, 2018



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LAKEVIEW LOAN SERVICING, LLC  
vs.  
STOGDALE, ANTHONY (et al.)

Case Number  
2017CV452

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 927 LASALLE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-27-18

Time: 12:25

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

(POSTING)

2017CV452

927 LASALLE STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

LAKEVIEW LOAN SERVICING, LLC  
vs.  
STOGDALE, ANTHONY (et al.)

Case Number  
2017CV452

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 15

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: COURTNEY MANN  
Primary Address: 3123 PARKER DRIVE  
LANCASTER, PA 17601

Phone: DOB:

Alternate Address: 927 LASALLE STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-21-18

Time: 14:30

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP Phone: 215-563-7000

### Service Attempts:

Date:	2-28-18	3-13-18				
Time:	0920	10:57				
Mileage:						
Deputy:	8	3				

### Service Attempt Notes:

1. Not Home
2. Homeowner does not know this person
3. No J-net in Columbia County
4. Post Office has no info for forwarding
- 5.
- 6.

MANN, COURTNEY

2017CV452

3123 PARKER DRIVE, LANCASTER, PA 17601

NO EXPIRATION

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

**Pa.R.C.P. 3180-3183 and Rule 3257**

Lakeview Loan Servicing, LLC

vs.

Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale,  
Deceased  
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale,  
Deceased  
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K.  
Stogdale, Deceased  
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale,  
Deceased  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or Interest From or Under  
Anthony K. Stogdale, Deceased  
Commonwealth of Pennsylvania:

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-452

2018-ED-15

COLUMBIA COUNTY

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 property (specifically described property below):

PREMISES: 927 Lasalle Street, Berwick, PA 18603-1814  
(See Legal Description attached)

Judgment Amount	\$94,596.53
Interest From 01/12/2018 to 02/19/2018 (at \$15.55 per diem)	\$606.45
Total	\$95,202.98
Interest from 02/20/2018 at \$15.55 per diem	
Costs to be added	\$ _____
Writ Total	\$ _____

Barbara N. Williams 188  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated 2/23/2018  
(SEAL)

PH # 999755

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

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Lakeview Loan Servicing, LLC

vs.

Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased  
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Deceased  
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdale, Deceased  
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Deceased  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or  
Under Anthony K. Stogdale, Deceased

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs

---

Office of Judicial Support

Judg. Fee

Cr.

Sat.

*Re: Q AN*

Phelan Hallinan Diamond & Jones, LLP  
Robert H. Crawley, Esq., Id. No. 319712  
Attorney for Plaintiff

Address where papers may be served:

Aubrey Paul  
927 LASALLE STREET  
BERWICK, PA 18603-1814

Warren Covatta  
927 LASALLE STREET  
BERWICK, PA 18603-1814

1154 6TH AVE, APT 6,  
BERWICK, PA 18603

MINOR DEFENDANT #1  
927 LASALLE STREET  
BERWICK, PA 18603-1814

C/O JOHN MCDANIEL ESQ, GAL.,  
007 E 2ND ST REAR,  
BERWICK, PA 18603-4826

Courtney Mann  
927 LASALLE STREET  
BERWICK, PA 18603-1814

3123 PARKER DR,  
LANCASTER, PA 17601-1640

Unknown Heirs, Successors, Assigns, and All Persons, Firms,  
or Associations Claiming Right, Title or Interest From or  
Under Anthony K. Stogdale, Deceased  
927 LASALLE STREET  
BERWICK, PA 18603-1814



Lakeview Loan Servicing, LLC	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: 2017-CV-452
	:	
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased	:	COLUMBIA County
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Deceased	:	
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdale, Deceased	:	
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Deceased	:	
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony K. Stogdale, Deceased	:	
	:	
Defendant(s)	:	

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Aubrey Paul in Her Capacity as Heir of Anthony K. Stogdale, Deceased  
927 LASALLE STREET  
BERWICK, PA 18603-1814**

**Warren Covatta in His Capacity as Heir of Anthony K. Stogdale, Deceased  
927 LASALLE STREET  
BERWICK, PA 18603-1814**

**1154 6TH AVE, APT 6,  
BERWICK, PA 18603**

**MINOR DEFENDANT #1 in His Capacity as Heir of Anthony K. Stogdale, Deceased  
927 LASALLE STREET  
BERWICK, PA 18603-1814**

**C/O JOHN MCDANIEL ESQ, GAL,  
107 E 2ND ST REAR,  
BERWICK, PA 18603-4826**

**Courtney Mann in His Capacity as Heir of Anthony K. Stogdale, Deceased  
927 LASALLE STREET  
BERWICK, PA 18603-1814**

**3123 PARKER DR,  
LANCASTER, PA 17601-1640**

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or  
Interest From or Under Anthony K. Stogdale, Deceased  
927 LASALLE STREET  
BERWICK, PA 18603-1814**

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

Your house (real estate) at **927 Lasalle Street, Berwick, PA 18603-1814** is scheduled to be sold at the Sheriff's Sale on May 2, 2018 at 9 AM in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$94,596.53** obtained by **Lakeview Loan Servicing, LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

### **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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

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 on page two 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 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 price bid by calling **215-563-7000**.
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 **215-563-7000**.
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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.

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

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

**North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815**

**Telephone (570) 784-8760  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
PO Box 186  
Harrisburg, PA 17108  
  
Telephone (800) 692-7375**

### LEGAL DESCRIPTION

ALL THOSE CERTAIN lots, pieces or parcels of land lying and being situate on the Westerly side of LaSalle Street, between Poplar and North Streets, in George E. Sponsler's Addition to the Borough of Berwick, County of Columbia and State of Pennsylvania, separately bounded and described as follows to-wit:

#### PARCEL NUMBER ONE

BEGINNING on the Westerly side of LaSalle Street at corner of Lot Number 7, Section 24; thence in a Northerly direction along the Westerly side of LaSalle Street, a distance of 40 feet to corner of Lot Number 9, Section 24; thence in a Westerly direction, parallel with North Street, a distance of 140 feet to an alley; thence in a Southerly direction, along the said alley, a distance of 40 feet to corner of Lot Number 7 Section 24 aforesaid; thence in an Easterly direction, along the same, and parallel with North Street, a distance of 140 feet to the Westerly side of LaSalle Street, the place of beginning.

Being Lot Number 8 Section 24 of George E. Sponsler's Addition to the Borough of Berwick.

#### PARCEL NUMBER TWO

BEGINNING at a point in the Westerly line of LaSalle Street, between Poplar and North Streets, at corner of Lot Number 8 Section 24 above described; thence in a Westerly direction, along the Southerly line of Lot Number 8 Section 24, a distance of 140 feet to the Easterly line of an alley; thence in a Southerly direction, along the Easterly line of said alley, a distance of 20 feet; thence in an Easterly direction, parallel with the first course herein, a distance of 140 feet to the Westerly line of LaSalle Street aforesaid; thence in a Northerly direction, along the Westerly line of LaSalle Street, a distance of 20 feet to the place of beginning.

Being the Northerly one-half of Lot Number 7 Section 24 in George E. Sponsler's Addition.

TITLE TO SAID PREMISES IS VESTED IN ANTHONY K. STOGDALE AND LUCINDA A. STOGDALE, HIS WIFE, by Deed from HOWARD D. BILLIG, JR. AND LINDA BILLIG, HIS WIFE, MONICA A. GENERY AND ANTHONY GENERY, HER HUSBAND AND GREGORY D. BILLIG AND JENNIFER BILLIG, HIS WIFE, Dated 09/24/2008, Recorded 10/01/2008, Instrument No. 200810271.

LUCINDA A. STOGDALE was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of LUCINDA A. STOGDALE's death on or about 02/05/2015, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor ANTHONY K. STOGDALE died on 08/28/2016, and upon information and belief, his surviving heirs are AUBREY PAUL, WARREN COVATTA, CHRISTOPHER STOGDALE, and COURTNEY MANN.

Tax Parcel: 04C-01-283

Premises Being: 927 LASALLE STREET, BERWICK, PA 18603-1814

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2017-CV-452

**Lakeview Loan Servicing, LLC**

v.

**Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased  
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Deceased  
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdale, Deceased  
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Deceased  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming  
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased**

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County,  
Pennsylvania, being

**927 Lasalle Street, Berwick, PA 18603-1814**

**Parcel No. 04C-01-283**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$94,596.53**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

LAKEVIEW LOAN SERVICING, LLC  
Plaintiff

vs.

AUBREY PAUL, in her capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
WARREN COVATTA, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
CHRISTOPHER STOGDALE, in his capacity as  
Heir of ANTHONY K. STOGDALE, Deceased  
COURTNEY MANN, in his capacity as Heir of  
ANTHONY K. STOGDALE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER ANTHONY K.  
STOGDALE, DECEASED

Defendants

: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No.: 2017-CV-452

FILED  
PROTHONOTARY  
2018 MAR 19 P 1:38  
CLERK OF COURTS  
COLUMBIA COUNTY

ORDER

AND NOW, this 17<sup>th</sup> day of March, 2018 the Prothonotary is

ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc  
pro tunc in this case as follows:

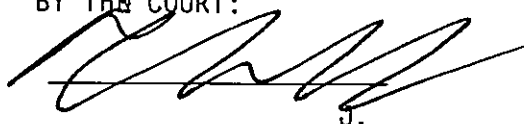
Principal Balance	\$86,012.75
Interest Through April 1, 2018	\$7,490.34
Late Charges	\$136.24
Legal fees	\$4,265.50
Cost of Suit and Title	\$1,189.35
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$360.00
Property Preservation	\$4.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$75.84
Escrow Deficit	\$3,852.53

**TOTAL**

\$104,736.55

Plus interest at six percent per annum.

BY THE COURT:

  
J.

999755

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

REAL ESTATE TAX CERTIFICATION

Date: 03/14/2018

Fee: \$5.00

Cert. NO: 31787

STOGDALE ANTHONY K & LUCINDA A  
927 LASALLE STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20081 -0271  
Location: 927 LASALLE ST  
Parcel Id: 04C-01 -283-00,000

Assessment: 21,292  
Balances as of 03/14/2018

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

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

SHERIFF

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



LAKEVIEW LOAN SERVICING, LLC  
vs.  
STOGDALE, ANTHONY (et al.)

Case Number  
2017CV452

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

15

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** AUBREY PAUL

**Primary Address:** 927 LASALLE STREET  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:** 565 WEST MAIN STREET  
APT#1  
PLYMOUTH, PA 18651

**Phone:**

**Final Service:**

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

**Adult In Charge:** Robert Wothers

**Relation:** Boyfriend

**Date:** 3-13-18

**Time:** 10:57

**Deputy:** 3

**Mileage:**

**Attorney / Originator:**

**Name:** PHELAN HALLINAN DIAMOND & JONES LLP

**Phone:** 215-563-7000

**Service Attempts:**

<b>Date:</b>	2-28-18					
<b>Time:</b>	0920					
<b>Mileage:</b>						
<b>Deputy:</b>	3					

**Service Attempt Notes:**

1. NOT HOME
2. J-net SAME
- 3.
- 4.
- 5.
- 6.

PAUL, AUBREY

2017CV452

927 LASALLE STREET, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

LAKEVIEW LOAN SERVICING, LLC  
vs.  
STOGDALE, ANTHONY (et al.)

Case Number  
2017CV452

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:** 15

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** CHRISTOPHER STOGDALE

**Primary Address:** 927 LASALLE STREET  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:** 565 WEST MAIN STREET  
APT#1  
PLYMOUTH, PA 18651

**Phone:**

**Final Service:**

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

**Adult In Charge:** Robert Wothers

**Relation:** Girlfriends Son

**Date:** 3-13-18

**Time:** 10:57

**Deputy:** 3

**Mileage:**

**Attorney / Originator:**

**Name:** PHELAN HALLINAN DIAMOND & JONES LLP

**Phone:** 215-563-7000

**Service Attempts:**

<b>Date:</b>	2-28-18					
<b>Time:</b>	09:00 AM					
<b>Mileage:</b>						
<b>Deputy:</b>						

**Service Attempt Notes:**

1. NOT AT HOME
- 2.
- 3.
- 4.
- 5.
- 6.

STOGDALE, CHRISTOPHER

2017CV452

927 LASALLE STREET, BERWICK, PA 18603

NO EXPIRATION