

March 8, 2018

Timothy T. Chamberlain Sheriff of Columbia County Court House-P.O. BOX 380 Bloomsburg, Pa 17815

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

NO: 2017-CV-452

Dear Timothy:

The amount due on the sewer account #128524 for the property located at 927 LaSalle Street Berwick, Pa through June 30, 2018 is \$330.57.

Please feel free to contact me with any questions that you may have.

Sincerely.

Hearing Impaired 7 Authority Clerk "BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Tax Notice 2018 County & Municipality BERWICK BORO MAKE CHECKS PAYABLE TO:	FOR: COLUMBIA COU	inty ASSESSMENT	MILLS	DATE 03/01/2018 LESS DISCOUNT	_	ILL NO. 6200 INCL PENALTY
BERWICK BOROUGH TAX COLLECTOR 1615 LINCOLN AVENUE BERWICK PA 18603 HOURS:MON, TUE, THUR: 9:30 AM - 4 PM CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS	GENERAL SINKING FIRE LIGHT BORO RE	21,292	11.385 1.25 1.25 1.25 14.1	20.86 26.09	21.29 26.62 26.62	23.42 2 27.95 2 27.95
NO PERSONAL CHECKS AFTER DEC.1, 2018 PHONE:570-752-7442	The discount & penalty have been calculated for your convenience	PAY THIS AN	TNUON	604.82 April 30 If paid on or before	617.16 June 30 If paid on or before	June 30
STOGDALE ANTHONY K & L 927 LASALLE STREET BERWICK PA 18603		Discount Penalty PARCEL: 04 927 LASALLI	2 % 10 % C-01 -283-		to Ja	is tax returned courthouse on: nuary 1, 2019
If you desire a receipt; send a self-addressed stamped enve		.1928 Acres	Buil otal Assess	Ų.	3,360 17,932 21,292	FILE COPY

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	V LOAN SERVICING, LLC E, ANTHONY (et al.)				Number CV452
Service De	SERVICE C		ET		
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 AN	D DEBTOR'S R	IGHTS	SZRVE	70T Q
Serve To:					
Name: /	FIRST COLUMBIA BANK AND TRUST CO.	Served:	Personally Adu	ılt In Charge	Posted · Other
Primary Address:	CORPORATION	Adult In Charge:	ل وومر	OHNSON	
Phone:	700 SAWMILL ROAD  Brancoure & DOB:	Relation:	CHICA	MONA	PIER
Alternate Address:		Date:	3/9/18	Time:	11:14
Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:	a de la composiçõe de l	ر در		
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service Att	empts:			7	
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Time:					
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Deputy:					
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FIRST COLUMBIA BANK AI

2017CV452

C/O COLUMBIA COUNTY HOUSING CORPORATION, 700 NO EXPIRATION

and the second

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	LOAN SERVICING, LLC		Case Number
vs. STOGDAL	E, ANTHONY (et al.)		2017CV452
	SERVICE	COVER SHEET	
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Category:	Real Estate Sale - Sale Notice	The second secon	Zone:
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 05/02/2018 AT 9:00 AI PLAINTIFF NOTICE OF SHERIFF'S SALE A	VI ND DEBTOR'S RIGHTS	Zone: Warrant:
Serve To:		Final Service:	
Name:	BERWICK SEWER AUTHORITY	Served: Personally	· Adult In Charge · Posted · Other
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	Adult In Charge: Kell	Moreis
Phone:	DOB:	Relation: Se	Cremay
Alternate Address:		Date: 2-29-	g Time: 0928
Phone:		Deputy: 8	Mileage:
Attorney /	Originator:	en e	And the second s
Name:	PHELAN HALLINAN DIAMOND & JONES LI	LF <b>Phone:</b> 215-563-70	000
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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	E, ANTHONY (et al.)			2017	CV452	_
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Category:	Real Estate Sale - Sale Notice			Zone:	18	ىر O
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Serve To:		Final Servi	ice:	7		20
Name:	Connie C. Gingher	Served:	Personally Adu	ılt In Charge ·	Posted · Other	2017CV452
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	Adult In Charge:				/452
Phone:	570-752-7442 <i>DOB:</i>	Relation:	1.,			
Alternate Address:		Date:	Z-28-18	Time:	1067	161
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Attorney /	Originator:		*. · · · · · · · · · · · · · · · · · · ·	en g C	2	1615 LINCOLN
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000			Z N
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	/ LOAN SERVICING, LLC				Number
vs. STOGDAL	E, ANTHONY (et al.)			2017	7CV452
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Serve To:		Final Servi	ce:		
Name:	WARREN COVATTA	Served:	Personally · Adu	It In Charge ·	Posted · Other
Primary Address:	1154 6TH AVE MOVES APT#6 BERWICK, PA 18603	Adult In Charge:	3		
Phone:	DOB: 04/02/1984	Relation:		georg t to anglessAttens was 1 see a	
Alternate Address:	114 CEMETERY STREET BERWICK, PA 18603	Date:	2-28-18	Time:	1340
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Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		- 11 Process we we
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COVATTA, WARREN

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

# 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

County of Columbia

Anthony K. Stogdale, Deceased Commonwealth of Pennsylvania:

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	\$

Dated 0 03 0018 (SEAL)

PH# 999755

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

**COURT OF COMMON PLEAS** 

CIVIL DIVISION

NO.: 2017-CV-452

3018 - ED - 15

**COLUMBIA COUNTY** 

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

No.: 2017-CV-452

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Lakeview Loan Servicing, LLC

S.

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

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

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Sat.

Address where papers may be served: ubrey Paul 927 LASALLE STREET BERWICK, PA 18603-1814

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

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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, C107 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

#### **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

Lakeview Loan Servicing, LLC

COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

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vs.

NO.: 2017-CV-452

Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale,

Deceased

2018 - ED - 15 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 mm 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: <u>215-563-7000 x1230.</u>
- 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 <u>215-563-7000</u>.
- 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

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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

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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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy



SERVICE COVER SHEET  Service Details: Category: Real Estate Sale - Sale Notice	LAKEVIEW vs.	LOAN SERVICING, LLC				Number
Service Details:  Category: Real Estate Sale - Sale Notice  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: Domestic Relations Office of Columbia Cot Served: Personally Adult in Charge—Posted Primary 11 WEST MAIN STREET Adult in Charge: Alternate Address: 2ND FLOOR Bloomsburg, PA 17815  Phone: Dob: Relation: Cuttle Address: Phone: Date: Deputy: A Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts:  Date: Time: Mileage: Deputy: Service Attempt Notes:  1. 2.		E, ANTHONY (et al.)			2017	
Category: Real Estate Sale - Sale Notice  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: Final Service:  Name: Domestic Relations Office of Columbia Cou Served: Personally Adult in Charge Posted Adult in Charge: 2ND FLOOR Charge: Posted Charge: 2ND FLOOR Bloomsburg, PA 17815  Phone: DOB: Relation: Cutrul  Alternate Address:  Phone: Deputy: I Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts:  Deputy: Service Attempt Notes:  1. 2.		SERVICE CO	VER SHE	ET		
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: Final Service:  Name: Domestic Relations Office of Columbia Cou Served: Personally Adult in Charge Posted Primary  11 WEST MAIN STREET Adult in Charge: Charge: Phone:  2ND FLOOR Charge: Phone: DOB: Relation:  Alternate Address: Date: Phone: Deputy: Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts:  Deputy: Service Attempt Notes:  1. 2.	Service De	tails:	*		, m.y.	
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Primary 11 WEST MAIN STREET Adult In Charge: 2ND FLOOR Bloomsburg, PA 17815  Phone: DOB: Relation: CLEKE  Atternate Address: Date: 2/21/18 Time: LA Mileage:  Phone: Deputy: LA Mileage:  Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes:  1. 2.	Serve To:		Final Servi	ce:		
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Attorney / Originator:  Name: PHELAN HALLINAN DIAMOND & JONES LLF Phone: 215-563-7000  Service Attempts:  Date:			Date:	3/37/18	Time:	1417
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Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2.	Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	and the second s	
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DOMESTIC RELATIONS OF

2017CV452

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

LAKEVIEW LOAN SERVICING, LLC Case Number VS. 2017CV452 STOGDALE, ANTHONY (et al.) SERVICE COVER SHEET Service Details: Zone: Category: Real Estate Sale - Sale Notice Warrant: < Not Specified > Manner: SALE DATE & TIME: 05/02/2018 AT 9:00 AM Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: Serve To: Personally Adult In Charge · Posted · Other Served: Columbia County Tax Office Name: Adult In PO Box 380 Primary Charge: Bloomsburg, PA 17815 Address: Relation: DOB: Phone: 570-389-5649 Time: Alternate Date: Address: Mileage: Deputy: Phone: Attorney / Originator: 215-563-7000 PHELAN HALLINAN DIAMOND & JONES LLF Phone: Name: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 6.

COLUMBIA COUNTY TAX C

2017CV452

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRAT

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	LOAN SERVICING, LLC		Case Number	/
vs. STOGDAL	E, ANTHONY (et al.)		2017CV452	
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Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	RIGHTS	
Serve To:		Final Servi	ice:	
Name:	First Columbia Bank and Trust Co.	Served:	Personally · Adult In Charge · Posted · Other	:
Primary Address:	232 East Street Bloomsburg, PA 17815	Adult In Charge:	Macyla Thomas	, ,
Phone:	(570) 784-440 <i>DOB:</i>	Relation:	Cast SELU REJS	- <i>*</i>
Alternate Address:		Date:	2/27/18 Time: 1430	
Phone:		Deputy:	Mileage:	)
Afforney /	Originator:	and the second		
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	
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# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2017CV452

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, MAY 02, 2018 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 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 PROPERTY ADDRESS: 927 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-283

Seized and taken into execution to be sold as the property of ANTHONY STOGDALE, AUBREY PAUL, CHRISTOPHER STOGDALE, WARREN COVATTA, CHRISTOPHER STOGDALE, AUBREY PAUL, COURTNEY MANN in suit of LAKEVIEW LOAN SERVICING, LLC.

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

Attorney for the Plaintiff: PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	V LOAN SERVICING, LLC				Number 7CV452
STOGDAL	E, ANTHONY (et al.)			<u> </u>	
	SERVICE CO	VER SH	EET	r	a no tora
Service De	The second secon	ja sa		<b>.</b>	
Category:	Real Estate Sale - Sale Notice			Zone:	\$
Manner:	< Not Specified >	Expires:	Lancon with	Warrant:	
Notes:	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To:		Final Serv	iće:		
Name:	AUBREY PAUL	Served:	Personally · A	Adult In Charge	Posted Other
Primary Address:	C/O NORTH PENN LEGAL SERVICES 168 EAST FIFTH STREET	Adult In Charge:	Gally	Warnses	
Phone:	BLOOMSBURG, PA 17815 DOB:	Relation:			,
Alternate Address:	OCC Comp	Date:	2-27-1	7 Time:	1050
Phone:	UNAM	Deputy:	<i>TC</i>	Mileage:	
Attorney /	Originator:	gers et	green and the second	e e e e e e e e e e e e e e e e e e e	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-700	0	
Service A	ttemots:	· • • • • • • • • • • • • • • • • • • •	- <u>y</u>	ngaha saha s	
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PAUL, AUBREY

2017CV452

2/O NORTH PENN LEGAL SERVICES, 168 EAST FIFTH S1 NO EXPIRATION

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

Lakeview Loan Servicing, LLC	COURT OF COMMON PLEAS
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.	CIVIL DIVISION  NO.: 2017-CV-452 $AO 18 - ED - 15$ COLUMBIA COUNTY
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:	
County of Columbia	

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)

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

Dated 0/03/00/8 (SEAL)

PH # 999755

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	/ LOAN SERVICING, LLC E, ANTHONY (et al.)				Number CV452
	SERVICE	COVER SHE	ET		
Service De	tails:	المراضية المراضية المراضية			# "
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 05/02/2018 AT 9:00 AI PLAINTIFF NOTICE OF SHERIFF'S SALE A	M ND DEBTOR'S R	IGHTS		1
Serve To:		Final Servi	ce:	pg 15 " · · ·	A CONTRACTOR OF THE PROPERTY O
Name:	CHRISTOPHER STOGDALE	Served:	Personally · Adu	ılt In Charge ·	Posted · Other
Primary Address:	C/O JOHN MCDANEL, ESQ. 107 REAR EAST SECOND STREET BERWICK, PA 18603	Adult In Charge:	John Mcdanal		
Phone:	DOB:	Relation:	Esquire		j
Alternate Address:	E CONTRACTOR CONTRACTO	Date:	3-1-18	Time:	10(13
Phone:		Deputy:	3	Mileage:	
Attorney /	Originator:	y y e	and the second s		and the state of t
Name:	PHELAN HALLINAN DIAMOND & JONES L	LF Phone:	215-563-7000		
Service At	tempts:	13. sage North Production	**** ** ** ** ** ** ** ** ** ** ** ** *		
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Service A	ttempt Notes:	¥			المالية المالي مناطقة المالية
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STOGDALE, CHRISTOPHEI C/O JOHN MCDANEL, ESQ., 107 REAR EAST SECOND ST NO EXPIRATION

## REAL ESTATE OUTLINE

15 - 3018 ED#<u>2318</u>

DATE RECEIVED  DOCKET AND INDEX  2-33-18  2-31-18	₹
CHECK FOR PROPER WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR**IF ANY OF ABOVE IS MISSING	CK# 1768792
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	Muy 2- 18 TIME 0900  1ST WEEK 2ND WEEK 3RD WEEK

Lakeview Loan Servicing, LLC

**PLAINTIFF** 

COURT OF COMMON PLEAS

CIVIL DIVISION

V.

CASE NO. 2017-CV-452

**COLUMBIA COUNTY** 

AUBREY PAUL, IN HER CAPACITY AS HEIR OF

ANTHONY K. STOGDALE, DECEASED

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

DEFENDANT(S)

## **AFFIDAVIT PURSUANT TO RULE 3129.1**

LAKEVIEW LOAN SERVICING, LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 927 LASALLE STREET, BERWICK, PA 18603-1814.

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

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

CHRISTOPHER STOGDALE, 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,

927 LASALLE STREET, BERWICK, PA 18603-1814

DECEASED

3123 PARKER DR, LANCASTER, PA 17601-1640

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, 927 LASALLE STREET, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE

BERWICK, PA 18603-1814

OR INTEREST FROM OR UNDER ANTHONY K. STOGDALE, DECEASED

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

Address (if address cannot be reasonably ascertained, please so indicate)

**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

CHRISTOPHER STOGDALE, 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, 927 LASALLE STREET, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY K. STOGDALE, DECEASED

BERWICK, PA 18603-1814

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: Address (if address cannot be Name reasonably ascertained, please indicate)

NONE.

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

> Name Address (if address cannot be

reasonably ascertained, please indicate)

FIRST COLUMBIA BANK AND TRUST, CO. 700 SAWMILL ROAD C/O COLUMBIA COUNTY HOUSING CORPORATION

SUITE 101

**BLOOMSBURG, PA 17815** 

FIRST COLUMBIA BANK AND TRUST, CO.

232 EAST STREET **BLOOMSBURG, PA 17815** 

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

Address (if address cannot be Name

reasonably ascertained, please indicate)

NONE.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

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 (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

927 LASALLE STREET BERWICK PA, 18603

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 HARRISBURG, PA 17105

✓ INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA

ET8 WALNUT STREET, SUITE 220 PO BOX 11754

FEDERAL BUILDING

HARRISBURG, PA 17108-1754

COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQUARE DEPT. #280601 HARRISBURG, PA 17128

DEPARTMENT OF HUMAN SERVICES
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM

P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486

AUBREY PAUL

ANTHONY K. STOGDALE

C/O GARRY WAMSER, ESQUIRE

NORTH PENN LEGAL SERVICES 168 EAST FIFTH STREET BLOOMSBURG, PA 17815

CHRISTOPHER STOGDALE C/O JOHN MCDANEL, ESQUIRE

107 REAR EAST SECOND ST BERWICK, PA 18603

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

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

COURTNEY MANN, IN HIS CAPACITY AS HEIR OF ANTHONY K. STOGDALE, DECEASED

3123 PARKER DR, LANCASTER, PA 17601-1640

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

Date: 2/21/2018

Phelan Hallinan Diamond & Jones, LLP
Robert & Crawley, Esq., Id. No.319712
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

PHELAN HALLINAN DIAMOND & JONES, LLP Robert L. 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

NO. 2017-CV-452

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

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

COLUMBIA COUNTY

2018 - ED - 15

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.

2/21/2018

Rv

Date

Robert & Crawley, Esq., Id.

No.319712

Attorney for Plaintiff

**COURT OF COMMON PLEAS** Lakeview Loan Servicing, LLC

**PLAINTIFF** 

CIVIL DIVISION

V. CASE NO. 2017-CV-452

AUBREY PAUL, IN HER CAPACITY AS HEIR OF

ANTHONY K. STOGDALE, DECEASED

WARREN COVATTA, IN HIS CAPACITY AS HEIR OF COLUMBIA COUNTY

ANTHONY K. STOGDALE, DECEASED

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

DEFENDANT(S)

## AFFIDAVIT PURSUANT TO RULE 3129.1

LAKEVIEW LOAN SERVICING, LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 927 LASALLE STREET, BERWICK, PA 18603-1814.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

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, 927 LASALLE STREET,

AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY

K. STOGDALE, DECEASED

BERWICK, PA 18603-1814

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

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, 927 LASALLE STREET, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY K. STOGDALE, DECEASED

BERWICK, PA 18603-1814

Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: 3. Address (if address cannot be Name

reasonably ascertained, please indicate)

NONE.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

FIRST COLUMBIA BANK AND TRUST, CO. C/O COLUMBIA COUNTY HOUSING CORPORATION

700 SAWMILL ROAD SUITE 101 **BLOOMSBURG, PA 17815** 

FIRST COLUMBIA BANK AND TRUST, CO.

232 EAST STREET **BLOOMSBURG, PA 17815** 

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

## **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 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

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

<u>927 Lasalle Street, Berwick, PA 18603-1814</u> <u>Parcel No. 04C-01-283</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$94,596.53

**Attorneys for Plaintiff** 

Phelan Hallinan Diamond & Jones, LLP

# SHERIFF'S RETURN

<u>Lakeview Loan Servicing, LLC</u> Plaintiff	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
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	No.: 2017-CV-452 ISSUED
Associations Claiming Right, Title or Interest From or Under Anthony	
K. Stogdale, Deceased	
Defendants	
NOW,20I,	High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of Count	ty, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.	
Defendants alleged address is	
	Sheriff, Columbia County, Pennsylvania
	Ву
	Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now,	20, at	O'Clock m., served the within			
upon	·	at			
		by handing to			
		a true and correct copy of the original Notice of			
Sale and made known to		the contents thereof.			
Sworn and Subscribed before me		So Answers,			
this					
day of	20				
		BY:			
Notary Public	Sheriff				
	, See return endorsed hereon by Sheriff of				
		County, Pennsylvania, and made a part of this			
return					
		So Answers,			
		Sheriff			
		Deputy Sheriff			

## SHERIFF'S DEPARTMENT

SHERIFF SERVICE		INSTRUCTIONS: Please type or print legibly, insur			
		of all copies. Do not detach any copies.			
Expiratio					
Plaintiff Lakeview Loan Servicing, LLC			No.: 2017-CV-452		
Defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased			Type or Writ of Complaint EXECUTION/NOTICE OF SALE		
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdare,			EXECUTION	JICE OF SALE	
Christopher Stogdale, in His Capacity as Heir of Anthony K. S	togdale, Decease	ed			
Courtney Mann, in His Capacity as Heir of Anthony K. Stogda					
Unknown Heirs, Successors, Assigns, and All Persons, Firms,		Claiming			
Right, Title or Interest From or Under Anthony K. Stogdale, D					
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.,	TO SERVICE OR DES	CRIPTION OF	PROPERTY TO BE LEV	IED, ATTACHED OR SALE.	
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State 927 Lasalle Street Berwick, PA 18603-1814	and Zip Code)				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASS	SIST IN EXPEDITIN	NG SERVICE			
PLEASE POST THE PREMISES WITH THE SHERIFF'S	S HANDRILL C	FSALE			
NOW,, 20, I, Sheriff of COLUMBIA Con			Sheriff of		
County, to execute the within and make return thereof according to law.					
	Sheriff o	f COLUMBIA	A County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIN	VER OF WATCHM	AN — Any d	eputy sheriff levying up	on or attaching any	
property under within writ may leave same without a watchman, in custo	dy of whomever is f	ound in posse	ssion, after notifying pe	rson of levy or	
attachment without liability on the part of such deputy or sheriff to any p sheriff's sale thereof.	laintiff herein for any	y loss, destruc	tion or removal of any s	such property before	
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant		Telephone Number Date		Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bo Philadelphia, PA 19103-1814		(215)56	3-7000		
SPACE BELOW FOR USE OF SHER	IFF ONLY —	DO NO	WRITE BELC	W THIS LINE	
PLAINTIFF			Court Number		
RETURNED:					
AFFIRMED and subscribed to before me this day	SO ANSWER			Date	
	Signature of D	ep. Sheriff			
of20	<u></u>	1 100			
	Signature of S	heriff		Date	
	Sheriff of				

## SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTE	UCTIONS: Please typ	pe or print legibly, insuring		
PROCESS RECEIPT and AFFIDAVIT OF RETU			ty of all copies. Do not detach any copies.		
	Expira	tion date			
Plaintiff Laboratory Laboratory LLC		No.: 2017-CV-452			
Lakeview Loan Servicing, LLC					
Defendant		Type or Writ of Comp			
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Decea	EXECUTION/NO	OTICE OF SALE			
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, De MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdale, De					
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, De					
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Ass		g			
Right, Title or Interest From or Under Anthony K. Stogdale, Decease					
SERYE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SER	VICE OR DESCRIPTION	OF PROPERTY TO BE LEVI	IED, ATTACHED OR SALE.		
AT  AUBREY PAUL  ADDRESS (Street or RED. Apartment No. City. Boro. Two. State and Zin.		· · · · · ·			
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip  927 Lasalle Street Berwick, PA 18603-1814	Code)				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN	EXPEDITING SERV	ICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.		A 01 - 101 - 1			
NOW,, 20, I, Sheriff of COLUMBIA County, P. County, to execute the within and make return thereof according to law.	A do hereby deputize	the Sheriff of			
	Sheriff of COLUN	IBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF	F WATCHMAN — A	ny deputy sheriff levying upo	on or attaching any		
property under within writ may leave same without a watchman, in custody of w					
attachment without liability on the part of such deputy or sheriff to any plaintiff is sheriff's sale thereof.	nerein for any loss, de	struction or removal of any s	such property before		
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant		hone Number	Date		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		)563-7000			
SPACE BELOW FOR USE OF SHERIFF O	ONLY — DO N	OT WRITE BELO	W THIS LINE		
PLAINTIFF		Court Number			
DOWN IN LINE					
RETURNED:  AFFIRMED and subscribed to before me this day S	O ANSWERS		Date		
	ignature of Dep. Sheri	ff	Date		
	ignature of Dept. Sheri				
of20			Date		
	ignature of Sheriff		Date		
S			Date		

SHERIFF SERVICE				pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE				not detach any copies.
Plaintiff		Expiratio	n date No.: 2017-CV-452	·
Lakeview Loan Servicing, LLC			140 2017-6 7-432	
Defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, De Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or A Right, Title or Interest From or Under Anthony K. Stogdale, Dece	Deceased . Stogdale, De Deceased Associations C		Type or Writ of Com EXECUTION/N	plaint OTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S WARREN COVATTA ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and	SERVICE OR DESC	CRIPTION OF	PROPERTY TO BE LEV	IED, ATTACHED OR SALE.
927 Lasalle Street Berwick, PA 18603-1814				<del></del>
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	G SERVICE	· · · · · · · · · · · · · · · · · · ·	
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW. 20 I Sheriff of COLUMBIA County	y, PA do hereby d	leputize the	Sheriff of	
County, to execute the within and make return thereof according to law.	•			
	Sheriff of	COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody cattachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	of whomever is for	and in posses	ssion, after notifying pe	rson of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plai		Telephone	Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	fendant vard, Suite 1400	(215)56	3-7000	
SPACE BELOW FOR USE OF SHERIF	FONLY —	DO NOT	WRITE BELC	W THIS LINE
PLAINTIFF		,	Court Number	
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of De		***************************************	Date
of20				
	Signature of Sho	eriff	H	Date
	Sheriff of			

SHERIFF SERVICE	II.	NSTRUC'	TIONS: Please ty	pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETU				not detach any copies.
	E	xpiration		•
Plaintiff			No.: 2017-CV-452	
Lakeview Loan Servicing, LLC				
Defendant			Type or Writ of Com	
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Dece			EXECUTION/N	OTICE OF SALE
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, D		,		
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Standard Marine Marin		eased		
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, D Unknown Heirs, Successors, Assigns, and All Persons, Firms, or As		imina		
Right, Title or Interest From or Under Anthony K. Stogdale, Decease		aiming		
		IDTION OF	DO ODED MALTO DE LEVI	IDD ATTACKED OF CALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SEL WARREN COVATTA	RVICE OR DESCR	IPTION OF I	PROPERTY TO BE LEV	IED, ATTACHED OR SALE.
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zi	in Codo)			
1154 6TH AVE, APT 6, BERWICK, PA 18603	ip Code)			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	NEVDEDITING	CEDVICE		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	N EXPEDITING	SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW,, 20, I, Sheriff of COLUMBIA County,	PA do hereby de	putize the S	heriff of	
County, to execute the within and make return thereof according to law.				
	Sheriff of C	OLUMBIA	County, Penna.	
NOTE ONLY ADDITIONAL DEPOSITIONAL N.D. WAIVED O	DE MATCHINAAN	ī Amerida	musta athani 66 Inamain na ma	an ar attachina any
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER Of property under within writ may leave same without a watchman, in custody of				
attachment without liability on the part of such deputy or sheriff to any plaintiff				
sheriff's sale thereof.				
Signature of Attorney or other Originator requesting service on behalf of XX Plaint	iff	Telephone	Number	Date
Defe	ndant	•		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevan Philadelphia, PA 19103-1814	rd, Suite 1400	(215)563	3-7000	
SPACE BELOW FOR USE OF SHERIFF	ONLY — I	O NOT	WRITE BELO	W THIS LINE
PLAINTIFF STREET BEES W FOR USE OF STREET.	OIGHT I	701101	Court Number	, , , , , , , , , , , , , , , , , , ,
Management of the second of th				
RETURNED:				
	CO ANGWEDO			Dete
	SO ANSWERS Signature of Den	. Sheriff		Date
	SO ANSWERS Signature of Dep	. Sheriff		Date
of20	Signature of Dep			
				Date Date
	Signature of Dep			
	Signature of Dep			

SHERRIT S DE			
SHERIFF SERVICE			pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN		<del></del>	not detach any copies.
	Expiration		
Plaintiff		No.: 2017-CV-452	
Lakeview Loan Servicing, LLC			
Defendant		Type or Writ of Comp	plaint
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased		EXECUTION/NO	
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Deceas	ed		
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogd			
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Deceas			
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associa	tions Claiming		
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased			
SERVE / NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE	OR DESCRIPTION OF	PROPERTY TO BE LEV	IED, ATTACHED OR SALE.
MINOR DEFENDANT #1			
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code	)		
927 Lasalle Street Berwick, PA 18603-1814		***	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXP	EDITING SERVICE	 E.	<u></u>
SERVE DEFENDANT WITH THE NOTICE OF SALE.		01	
NOW,, 20, I, Sheriff of COLUMBIA County, PA do County, to execute the within and make return thereof according to law.	hereby deputize the	Sheriff of	
_			<u> </u>
	heriff of COLUMBI	A County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WA	TCHMAN — Any d	leputy sheriff levying up	on or attaching any
property under within writ may leave same without a watchman, in custody of whome	ever is found in posse	ession, after notifying pe	erson of levy or
attachment without liability on the part of such deputy or sheriff to any plaintiff herei	n for any loss, destru	ction or removal of any	such property before
sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephor	ne Number	Date
Defendant		.a. =000	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Sui Philadelphia, PA 19103-1814	te 1400   (215)56	63-7000	
SPACE BELOW FOR USE OF SHERIFF ON	LY — DO NO	T WRITE BELO	W THIS LINE
PLAINTIFF	- 10	Court Number	
RETURNED:	Novena		Date
All Indvice and Subscribed to belote me this and	NSWERS ture of Dep. Sheriff		Date
Signa	tare of Dep. Bliefff		
of20	0.01 100		
Signa	ture of Sheriff		Date
Sheri	ff of		

SHERIFF SERVICE	INSTRU	CTIONS: Please type	e or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN		y of all copies. Do n	ot detach any copies.
	Expirati		
Plaintiff		No.: 2017-CV-452	
Lakeview Loan Servicing, LLC			<u> </u>
Defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Decease MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdale, Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Decease Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associate	ale, Deceased ed	Type or Writ of Compl EXECUTION/NO	
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased	nons cuming		
SERYE ( NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE	OR DESCRIPTION	F PROPERTY TO BE LEVIE	ED, ATTACHED OR SALE.
MINOR DEFENDANT #1	OK DESCRIPTION		<u> </u>
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  C/O JOHN MCDANIEL ESQ, GAL, 107 E 2ND ST REA	) AR, B <u>ERWICK</u>	, PA 18603-4826	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXP	EDITING SERVI	E.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,	hereby deputize th	e Sheriff of	
S	heriff of COLUMI	IA County, Penna.	
TO THE OF THE OWNER OF WALKER OF WA	TCHMANI An	denuty sheriff levying und	on or attaching any
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WA property under within writ may leave same without a watchman, in custody of whome attachment without liability on the part of such deputy or sheriff to any plaintiff hereis sheriff's sale thereof.	ever is follad in bo:	session, after notitying bei	SOIL OF ICA A OF
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Teleph	one Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Sui	ite 1400 (215)	563-7000	
SPACE BELOW FOR USE OF SHERIFF ON	LY — DO N	OT WRITE BELO	W THIS LINE
PLAINTIFF		Court Number	
RETURNED:			
AFFIRMED and subscribed to before me this day SO A	ANSWERS ature of Dep. Sheri	Ĩ	Date
of 20 Signs	ature of Sheriff		Date
Sher	iff of		

PROCESS RECEIPT and AFFIDAVIT OF RETU				be or print legibly, insuring
TROCESS RECEIFT and AFFIDAVIT OF RETO				not detach any copies.
	E	xpiration		
Plaintiff Lakeview Loan Servicing, LLC		] ]	No.: 2017-CV-452	
Defendant A. D.			Type or Writ of Comp	
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Dece			EXECUTION/NO	TICE OF SALE
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, D MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K.				
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, D		eased		
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or As		imina		
Right, Title or Interest From or Under Anthony K. Stogdale, Decease		ammig		
SERVE / NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE		IDTION OF D	DODEDTY TO DE LEVI	ED ATTACHED OD CALE
COURTNEY MANN	RVICE OR DESCR	artion of Fi	ROPERTT TO BE LEVI.	ED, ATTACHED OR SALE.
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zi	ip Code)			_
927 Lasalle Street Berwick, PA 18603-1814	. ,			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	N EXPEDITING	SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW, 20 , I, Sheriff of COLUMBIA County.	PA do hereby de	putize the Sh	eriff of	· · · · · · · · · · · · · · · · · · ·
County, to execute the within and make return thereof according to law.				
	Sheriff of C	OLUMBIA (	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER O	F WATCHMAN	I — Any deni	uty sheriff levying und	on or attaching any
property under within writ may leave same without a watchman, in custody of				
attachment without liability on the part of such deputy or sheriff to any plaintif	f herein for any lo	oss, destructio	on or removal of any s	uch property before
sheriff's sale thereof.				
Signature of Attorney or other Originator requesting service on behalf of XX Plaint		Telephone N	Number	Date
Defe ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva:		(215)562	7000	
Philadelphia, PA 19103-1814		(215)563-		
SPACE BELOW FOR USE OF SHERIFF	ONLY — I		WRITE BELO	W THIS LINE
DI AINITIEE				
PLAINTIFF		'	Court Number	
			Court Number	
		'	Court Number	
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RETURNED:  AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep		Court Number	Date
RETURNED:  AFFIRMED and subscribed to before me this day  of 20	Signature of Dep	o. Sheriff	Court Number	Date
RETURNED:  AFFIRMED and subscribed to before me this day  of 20		o. Sheriff	Court Number	Date
RETURNED:  AFFIRMED and subscribed to before me this day  of 20	Signature of Dep	o. Sheriff	Court Number	
RETURNED:  AFFIRMED and subscribed to before me this day  of 20	Signature of Dep	o. Sheriff	Court Number	

SHERIFF SERVICE	INS	TRUCTIONS: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETU	JRN read	lability of all copies. Do not detach any copies.
	Exp	piration date
Plaintiff		No.: 2017-CV-452
Lakeview Loan Servicing, LLC		
Defendant		Type or Writ of Complaint
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Dece		EXECUTION/NOTICE OF SALE
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, De		
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. S		sed
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, De		
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Assight, Title or Interest From or Under Anthony K. Stogdale, Decease		ning
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SER		TION OF PROPERTY TO BE LEWISD, ATTACHED OF SALE
COURTNEY MANN	VICE OR DESCRIP	TION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip	Code)	
3123 PARKER DR, LANCASTER, PA 17601-1640		
		CDUIGE
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN	N EXPEDITING SE	ERVICE.
SERVE DEFENDANT WITH THE NOTICE OF SALE.		
NOW,, 20, I, Sheriff of COLUMBIA County, I	A do hereby deput	tize the Sheriff of
County, to execute the within and make return thereof according to law.		
	Sheriff of COL	LUMBIA County, Penna.
NORTH ONE IN A PRINCE PLE COLUMNIC OF THE COUNTY OF THE COLUMNIC OF THE COLUMN	E W. ( MCI W. ( ) )	4 1 201
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER O property under within writ may leave same without a watchman, in custody of v		
attachment without liability on the part of such deputy or sheriff to any plaintiff	herein for any loss,	, destruction or removal of any such property before
sheriff's sale thereof.		
Signature of Attorney or other Originator requesting service on behalf of XX Plainti	ff To	elephone Number Date
_ Defer	ndant	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevar Philadelphia, PA 19103-1814	d, Suite 1400   (2	215)563-7000
SPACE BELOW FOR USE OF SHERIFF	ONLY — DC	NOT WRITE RELOW THIS LINE
PLAINTIFF PLAINTIFF	ONET DO	Court Number
RETURNED:		
	SO ANSWERS	Date
	Signature of Dep. S	Sheriff
of 20		
	Signature of Sheriff	f Date
	Chariff of	
	Sheriff of	
l de la companya de		

SHERIFF SERVICE			pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETUR			not detach any copies.
	Expira	ion date	······································
Plaintiff Lakeview Loan Servicing, LLC		No.: 2017-CV-452	
Defendant	•	Type or Writ of Comp	
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Decease		EXECUTION/NO	OTICE OF SALE
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Dec MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Sto			
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Dec			
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Asso			
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERV	ICE OR DESCRIPTION	OF PROPERTY TO BE LEV	IED, ATTACHED OR SALE.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AN			
RIGHT, TITLE OR INTEREST FROM OR UNDER		<u>TOGDALE, DECEA</u>	SED
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip C  927 Lasalle Street Berwick, PA 18603-1814	Code)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN	EVDEDITING CEDVI	CE	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN	EXPEDITING SERV	CE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.		- m - c	
NOW,, 20, I, Sheriff of COLUMBIA County, PA	do hereby deputize i	ne Sheriff of	
County, to the title in the county and the county of the c	CI -: CCOLUNA	DIA County Down	
		BIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF	WATCHMAN — An	y deputy sheriff levying up	on or attaching any
property under within writ may leave same without a watchman, in custody of wh attachment without liability on the part of such deputy or sheriff to any plaintiff h	omever is found in po erein for any loss, des	ssession, after notifying per	erson of levy or such property before
sheriff's sale thereof.	010111 101 1111 1010, 400		Same property extens
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telepl	one Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard,	4	563-7000	
Philadelphia, PA 19103-1814			
SPACE BELOW FOR USE OF SHERIFF O	ONLY — DO N		OW THIS LINE
PLAINTIFF		Court Number	
RETURNED:			
	O ANSWERS gnature of Dep. Sheri:	Ŷ	Date
	gnature or Dep. Sheri.	•	
of20	gnature of Sheriff		Date
31	gnature of Shellit		Date
	aniff of		
SI	neriff of		

# To the Sheriff of COLUMBIA County

**Attention: Real Estate Department** 

Please be advised that we will be serving the Notice of Sale on defendant(s) 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 and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony K. Stogdale, Deceased at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Jill Nicholas
Supervisor
Writ Department
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 Ext. 31569
Front Desk: (215) 563-7000 Ext. 31569

Fax: (215) 563-3826

## Phelan Hallinan Diamond & Jones, LLP

One Penn Center Plaza
Philadelphia, PA 19103
Phone - 215-563-7000
Fax - 215-563-3826

Jill Nicholas Ext. 31569 Representing Lenders in Pennsylvania

February 20, 2018

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

RE: Lakeview Loan Servicing, LLC

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

No.: 2017-CV-452

Action in Mortgage Foreclosure

Premises: 927 Lasalle Street, Berwick, PA 18603-1814

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for

All of the necessary documents are enclosed, including Certificates of Compliance for the Writ of Execution and Affidavit Pursuant to rule 3129.1, together with my check to your order, and the check to the order of the Sheriff in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Praecipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly, JIN / JKK for Phelan Hallinan Diamond & Jones, LLP

Attorneys for Plaintiff

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

Lakeview Loan Servicing, LLC Plaintiff

V.

CIVIL DIVISION

NO.: 2017-CV-452

2018 - ED - 15

**COURT OF COMMON PLEAS** 

**COLUMBIA** County

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

Defendant(s)

## **CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- the mortgage is an FHA Mortgage (X)
- the premises is non-owner occupied ( )
- the premises is vacant ( )
- Act 91 procedures have been fulfilled ( )
- Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:

· Pari Phelan Hallinan Diamond & Jones, LLP Robert E. Crawley, Esq., Id. No.319712

Attorney for Plaintiff

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

Attorneys for Plaintiff

Lakeview	Loan	Servicing,	LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

215-563-7000

: NO.: 2017-CV-452

Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased

:

Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale,

**COLUMBIA** County

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

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony K. Stogdale, Deceased

Defendant(s)

### CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- (X) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- ( ) Act 91 procedures have been fulfilled
- at ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:

Phelan Hallinan Diamond & Jones, LLP Robert & Crawley, Esq., Id. No.319712

Attorney for Plaintiff

· Pri

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

Attorneys for Plaintiff

Lakeview Loan Servicing, LLC

Plaintiff

COURT OF COMMON PLEAS

:

CIVIL DIVISION

:

:

: NO.: 2017-CV-452

**COLUMBIA County** 

Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale,

Deceased

v.

215-563-7000

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)

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- (X) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- ( ) Act 91 procedures have been fulfilled
- at ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:

Phelan Hallinan Diamond & Jones, LLP

Robert E. Crawley, Esq., Id. No.319712

Attorney for Plaintiff

### SHORT DESCRIPTION

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

## Lakeview Loan Servicing, LLC

 $\mathbf{v}$ .

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

### **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

PHELAN HALLINAN DIAMOND & JONES, LLP

Robert L. Crawley, Esq., Id. No.319712

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

robert.crawley@phelanhallinan.com

215-563-7000

Lakeview Loan Servicing, LLC

COLUMBIA County

CIVIL DIVISION

NO.: 2017-CV-452

Attorney for Plaintiff

COURT OF COMMON PLEAS

VS.

Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale,

Audrey Paul, in Her Capacity as Heir of Anthony K. Stoguate,

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

## **VERIFICATION OF NON-MILITARY SERVICE**

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that the defendant Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Deceased is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (c) that the defendant MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdale, Deceased's Social Security Number is not available because he is not the borrower on the loan, and thus, we are unable to determine whether or not MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdale, Deceased is in military service.
- (d) that the defendant Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Deceased's Social Security Number is not available because he is not the borrower on the loan, and thus, we are unable to determine whether or not Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Deceased is in military service.
- (e) that the defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony K. Stogdale, Deceased's Social Security Number is not available

because she is not the borrower on the loan, and thus, we are unable to determine whether or not Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony K. Stogdale, Deceased is in military service.

- (f) that defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased is over 18 years of age and resides at 927 Lasalle Street, Berwick, PA 18603-1814.
- (g) that defendant Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Deceased is over 18 years of age and resides at 927 Lasalle Street, Berwick, PA 18603-1814 and 1154 6th Ave, Apt 6, Berwick, PA 18603.
- (h) that defendant MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdale, Deceased resides at 927 Lasalle Street, Berwick, PA 18603-1814 and C/O John Mcdaniel Esq, Gal, 107 E 2nd ST Rear, Berwick, PA 18603-4826.
- (i) that defendant Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Deceased is over 18 years of age and resides at 927 Lasalle Street, Berwick, PA 18603-1814 and 3123 Parker Dr, Lancaster, PA 17601-1640.
- (j) that defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony K. Stogdale, Deceased is over 18 years of age and resides at 927 Lasalle Street, Berwick, PA 18603-1814.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP Robert & Crawley, Esq., Id. No.319712 Attorney for Plaintiff To the Sheriff of COLUMBIA County

**Attention: Real Estate Department** 

Please be advised that we will be serving the Notice of Sale on defendant(s) 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 and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or

Associations Claiming Right, Title or Interest From or Under Anthony K. Stogdale, Deceased at

any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Jill Nicholas

Supervisor

Writ Department

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Automated Attendant: (215) 320-0007 Ext. 31569

Front Desk: (215) 563-7000 Ext. 31569

Fax: (215) 563-3826

# SHERIFF'S RETURN

<u>Lakeview Loan Servicing, LLC</u> Plaintiff	IN THE COURT OF COMM OF COLUMBIA COU
vs.	No.: 2017-CV-452
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	ISSUED
K. Stogdale, Deceased	
Defendants	
NOW,20I,	High Sheriff of Columbia County.
hereby deputize the Sheriff of Cour	nty, Pennsylvania, to execute this Writ. Th
made at the request and risk of the Plaintiff.	
Defendants alleged address is	
	Sheriff, Columbia County, Pen
	By Deputy Sheriff
	Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now,	20, at	O'Clock m., served the within
upon		at
		by handing to
		a true and correct copy of the original Notice of
Sale and made known to		the contents thereof.
Sworn and Subscribed before me		So Answers,
this		
day of	20	
		BY:
Notary Public		Sheriff
		20, See return endorsed hereon by Sheriff of
		County, Pennsylvania, and made a part of this
return		
		So Answers,
		Sheriff
		Deputy Sheriff

	73 70 70 73 73 7		
SHERIFF SERVICE	INSTRUC	TIONS: Please type	or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN		of all copies. Do no	of detach any copies.
	Expiration		
Plaintiff		No.: 2017-CV-452	
Lakeview Loan Servicing, LLC			
Defendant		Type or Writ of Comple	aint
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased		EXECUTION/NO	
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Decease	d		
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdam, Becease, MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdam, Becease, Because, Beca	le Deceased		
MINOR DEPENDANT #1, ill ris Capacity as Tiell of Anthony V. Stoodale, Decease	d		
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Decease	u iona Claimina		
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associat	ions Claiming		
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased			
SERVE ( NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OF	R DESCRIPTION OF	PROPERTY TO BE LEVIE	D, ATTACHED OR SALE.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND A	<u>LL PERSONS,</u>	<u>FIRMS, OR ASSOC</u>	CIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER AN	<u>THONY K. ST</u>	<u>OGDALE, DECEAS</u>	ED
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)			
927 Lasalle Street Berwick, PA 18603-1814			
	EDITING CERVICE	<del>-</del>	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXP	DITING SERVICE	3.	
CONTRACTOR AND AND AND AND ADDRESS OF CALL			
NOW. , 20_, I, Sheriff of COLUMBIA County, PA do	hereby denutize the	Sheriff of	
NOW,, 20, I, Sheriff of COLUMBIA County, PA do County, to execute the within and make return thereof according to law.	norcely deputize the		
•			
SI	eriff of COLUMBI	A County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WA	CHMAN — Any	leputy sheriff levying upo	n or attaching any
annually under within writ may leave same without a watchman, in custody of whome	ver is found in poss	ession, after notitying per	son of levy of
attachment without liability on the part of such deputy or sheriff to any plaintiff herein	for any loss, destru	ction of removal of any st	ich property defore
sheriff's sale thereof.			
G: A very State of the Originator requesting service on hehalf of XX Plaintiff	Telenho	ne Number	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant	Telepho	ne Number	Date
Defendant	-		Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit	e 1400 (215)5	63-7000	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit	e 1400 (215)5	63-7000	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	e 1400 (215)5	63-7000	
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ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ON PLAINTIFF  RETURNED:  APELIPMED and subscribed to before me this.  APELIPMED and subscribed to before me this.	c 1400 (215)5  LY — DO NO  SSWERS	T WRITE BELO Court Number	
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	TO LOCATE LA	TONG DI	as an animt logible, incoming
SHERIFF SERVICE	INSTRUC	TIONS: Please ty	pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN			not detach any copies.
	Expiration		
Plaintiff		No.: 2017-CV-452	
Lakeview Loan Servicing, LLC			
Defendant	. 1"	Type or Writ of Com	
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased		EXECUTION/N	OTICE OF SALE
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Decease	ed		
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogda	le. Deceased		
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Decease	d		
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associate	ions Claiming		
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased			
SERVE ( NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OF	OD DESCRIPTION O	E PROPERTY TO BE LEV	VIED ATTACHED OR SALE
	ok deserti flori o	TROTERTI TO BE BE	
COURTNEY MANN			
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 3123 PARKER DR, LANCASTER, PA 17601-1640			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPI	EDITING SERVIC	E.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW. , 20 , I, Sheriff of COLUMBIA County, PA do	hereby deputize the	Sheriff of	
County, to execute the within and make return thereof according to law.			
	eriff of COLUMBI	A County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WA	ГСНМАN — Any	deputy sheriff levying u	pon or attaching any
property under within writ may leave same without a watchman, in custody of whome attachment without liability on the part of such deputy or sheriff to any plaintiff herein	ver is found in poss	ession, after notifying p	erson of levy or
attachment without liability on the part of such deputy or sheriff to any plaintiff nerein	TOT ADVIOSS DESITE	iction of removal of any	Such property before
the same of the sa	101 411) 1055, 40511		
sheriff's sale thereof.	101 411, 1025, 00211		
sheriff's sale thereof.		ne Number	Date
sheriff's sale thereof.  Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant	Telepho	ne Number	
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant  ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit	Telepho		
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant  ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814	Telepho (215)5	ne Number 63-7000	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant  ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814	Telepho (215)5	ne Number 63-7000	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI	Telepho (215)5	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telepho e 1400 (215)5 LY — DO NO	ne Number 63-7000 OT WRITE BELO	Date OW THIS LINE
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this day SO AN	Telepho (215)5 LY — DO NO	ne Number 63-7000 OT WRITE BELO	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this day SO AN	Telepho e 1400 (215)5 LY — DO NO	ne Number 63-7000 OT WRITE BELO	Date OW THIS LINE
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telepho (215)5 LY — DO NO	ne Number 63-7000 OT WRITE BELO	Date OW THIS LINE
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this day SO At Signat of	Telepho (215)5 LY — DO NO	ne Number 63-7000 OT WRITE BELO	Date OW THIS LINE
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this day SO At Signat of	Telepho (215)5 LY — DO NO  SSWERS ure of Dep. Sheriff	ne Number 63-7000 OT WRITE BELO	Date  Date  Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telepho (215)5 LY — DO NO  SSWERS ure of Dep. Sheriff ure of Sheriff	ne Number 63-7000 OT WRITE BELO	Date  Date  Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suit Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONI PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this day SO At Signat of	Telepho (215)5 LY — DO NO  SSWERS ure of Dep. Sheriff ure of Sheriff	ne Number 63-7000 OT WRITE BELO	Date  Date  Date

SHERIFF SERVICE				pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RET				not detach any copies.
	E	Expiratio		
Plaintiff Lakeview Loan Servicing, LLC		į	No.; 2017-CV-452	
Defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Dece Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, D MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, D Unknown Heirs, Successors, Assigns, and All Persons, Firms, or As	Deceased Stogdale, Dec Deceased Ssociations Cl		Type or Writ of Com EXECUTION/N	plaint OTICE OF SALE
Right, Title or Interest From or Under Anthony K. Stogdale, Decear SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE COURTNEY MANN		RIPTION OF	PROPERTY TO BE LEV	TIED, ATTACHED OR SALE.
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Z  927 Lasalle Street Berwick, PA 18603-1814	ip Code)			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	N EXPEDITING	SERVICE	•	
NOW,	PA do hereby de	eputize the S	Sheriff of	
	Sheriff of C	COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintif sheriff's sale thereof.	whomever is fou	nd in posses	ssion, after notifying pe	erson of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plaint	tiff endant	Telephone	Number .	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva Philadelphia, PA 19103-1814		(215)56	3-7000	
SPACE BELOW FOR USE OF SHERIFF	ONLY — I	DO NO	T WRITE BELO	OW THIS LINE
PLAINTIFF			Court Number	
			<u> </u>	
RETURNED:				
	SO ANSWERS Signature of Dep	o. Sheriff		Date
of20				
	Signature of She	eriff		Date
	Sheriff of			

<u> </u>		TARREST ON TO THE	
SHERIFF SERVICE		UCTIONS: Please typ	be or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETUR		lity of all copies. Do r	of detach any copies.
	Expira	tion date	
Plaintiff		No.: 2017-CV-452	
Lakeview Loan Servicing, LLC			
Defendant		Type or Writ of Comp	laint
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Decease	ed	EXECUTION/NO	TICE OF SALE
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Dece	eased		
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Sto	gdale. Deceased		
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Dece	eased		
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Assor	ciations Claimin	σ	
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased		7	
Right, Title of Interest Front of Order Anthony R. Diograms, Become	CE OR DESCRIPTION	OF DRODERTY TO BE LEVI	ED ATTACHED OR SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVE	CE OR DESCRIPTION	OF PROPERTY TO BE LEVE	ED, ATTACIBE ON STEEL
MINOR DEFENDANT #1			
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip C	ode) DEAD DEDWAC	V DA 18603-4826	
C/O JOHN MCDANIEL ESQ, GAL, 107 E 2ND ST F			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN E	EXPEDITING SERV	ICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.	J. L. maker J	the Chariff of	<u> </u>
NOW,	ao nereny deputize	the sheriff of	
County, to execute the within and make return thereof according to law.	_		
	Sheriff of COLUN	IBIA County, Penna.	
	arragen (12)	to the state of th	an or attaching ony
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF	WATCHMAN — A	ny deputy sheriff levying up	on or attaching any
property under within writ may leave same without a watchman, in custody of whattachment without liability on the part of such deputy or sheriff to any plaintiff he	omever is iound in p	ossession, after notifying po	such property before
attachment without liability on the part of such deputy of sheriff to any plantiff he	arem for any loss, de	struction of removal or any .	property care
sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telej	hone Number	Date
Defend	ant		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard,	Suite 1400   (21:	5)563-7000	
Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF C	NI V — DO N	OT WRITE BELO	W THIS LINE
	NUI - DOI	Court Number	
PLAINTIFF		00000	
DETI IDNED:			
RETURNED:  ACCIDINED and subscribed to before me this day St	O ANSWERS		Date
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ZHEKIEE ZEKVIL E	INSTRUC	TIONS: Please type or print legibly, insuring
SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		of all copies. Do not detach any copies.
PROCESS RECEIFT and AFTIDAVIT OF RETORE	Expiratio	
Plaintiff	<u> </u>	No.: 2017-CV-452
Lakeview Loan Servicing, LLC		
		Type or Writ of Complaint
Defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased	i.	EXECUTION/NOTICE OF SALE
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Decea	ised	
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stog	dale. Deceased	
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Decea	ised	
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associ	ations Claiming	
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased	J	
SERVE ( NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVIC	E OR DESCRIPTION OF	PROPERTY TO BE LEVIED, ATTACHED OR SALE
MINOR DEFENDANT #1		
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Cod	de)	
927 Lasalle Street Berwick, PA 18603-1814		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EX	PEDITING SERVICE	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EX	a librario dia vici	•
SERVE DEFENDANT WITH THE NOTICE OF SALE.		
NOW 20 , I, Sheriff of COLUMBIA County, PA	do hereby deputize the	Sheriff of
County, to execute the within and make return thereof according to law.		
	Sheriff of COLUMBI	A County, Penna.
OF DVIDOUS AND WANTED OF W	ATCHRANI America	onuty chariff lauging upon or attaching any
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF W property under within writ may leave same without a watchman, in custody of whom	AICHMAN — Any t mever is found in noss	ession after notifying person of levy or
attachment without liability on the part of such deputy or sheriff to any plaintiff her	ein for any loss, destru	ction or removal of any such property before
sheriff's sale thereof.	•	
	20 1 .1	- Novel - Doto
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff		e Number Date
Defendar	nt	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S Philadelphia. PA 19103-1814	uite 1400 (215)56	53-7000
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF OF	uite 1400 (215)56	73-7000 T WRITE BELOW THIS LINE
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ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF OF PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this day SO	nt uite 1400 (215)50  NLY — DO NO  ANSWERS	73-7000 T WRITE BELOW THIS LINE
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ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S. Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF OF PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this	ANSWERS nature of Sheriff	T WRITE BELOW THIS LINE  Court Number  Date

SHERIFF SERVICE		CTIONS: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURE		ty of all copies. Do not detach any copies.
D1 1 100	Expirati	on date No.: 2017-CV-452
Plaintiff Lakeview Loan Servicing, LLC		No.: 2017-C V-432
Defendant		Type or Writ of Complaint
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Decease	ed	EXECUTION/NOTICE OF SALE
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Dece		
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stog	gdale, Deceased	
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Dece		
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Assoc	ciations Claiming	
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased		<u> </u>
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE WARREN COVATTA	CE OR DESCRIPTION (	OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Co	ode)	
1154 6TH AVE, APT 6, BERWICK, PA 18603	···	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EX	XPEDITING SERVIC	CE.
SERVE DEFENDANT WITH THE NOTICE OF SALE.		
NOW,, 20, I, Sheriff of COLUMBIA County, PA	do hereby deputize th	e Sheriff of
County, to execute the within and make return thereof according to law.		
	Sheriff of COLUME	IA County, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF W	VATCHMAN — Anv	deputy sheriff levying upon or attaching any
property under within writ may leave same without a watchman, in custody of who	mever is found in pos	session, after notifying person of levy or
attachment without liability on the part of such deputy or sheriff to any plaintiff her	rein for any loss, destr	uction or removal of any such property before
sheriff's sale thereof.		_
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff		one Number Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S		563-7000
Philadelphia, PA 19103-1814		
SPACE BELOW FOR USE OF SHERIFF OF	NLY — DO NO	
PLAINTIFF		Court Number
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of20	nature of Sheriff	Date
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She	eriff of	

SHERIFF SERVICE	I .		ONS: Please typ		
PROCESS RECEIPT and AFFIDAVIT OF RETURN		piration of		ilot detaett da	<del>J vopius</del>
Plaintiff	1		o.; 2017-CV-452		
Lakeview Loan Servicing, LLC					
Defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Decease Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Dec MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Sto Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Dec Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Asso Right, Title or Interest From or Under Anthony K. Stogdale, Deceased	ceased ogdale, Deceas ceased ociations Clain	nsed	ype or Writ of Comp XECUTION/NO		ALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERV		TION OF PR	OPERTY TO BE LEVI	IED, ATTACHED	OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip of 927 Lasalle Street Berwick, PA 18603-1814	Code)				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN	EXPEDITING SE	ERVICE.	-		<del></del>
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW, , 20 , I, Sheriff of COLUMBIA County, PA	A do hereby depu	utize the She	riff of		
County, to execute the within and make return thereof according to law.					
	Sheriff of COL	LUMBIA C	ounty, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF property under within writ may leave same without a watchman, in custody of whattachment without liability on the part of such deputy or sheriff to any plaintiff his sheriff's sale thereof.	nomever is found	in possessio	n, after notifying pe	rson of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	f T	Telephone N	umber	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Philadelphia, PA 19103-1814		(215)563-	7000		
SPACE BELOW FOR USE OF SHERIFF (	DNLY — DO	O NOT	WRITE BELC	W THIS I	INE
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					<del></del>
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	O ANSWERS ignature of Dep. S	Sheriff		I	Date
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AFFIRMED and subscribed to before me this day Street Stree					Date Date
AFFIRMED and subscribed to before me this day Sign Sign Sign Sign Sign Sign Sign Sign	ignature of Dep. S				

SHERIFF SERVICE		TRUCTIONS: Please type o	r print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETU		ability of all copies. Do not o	detach any copies.
- PA - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Exp	iration date No.: 2017-CV-452	
Plaintiff Lakeview Loan Servicing, LLC		No.: 2017-CV-432	
Defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Dece Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, De MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. S Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, De Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Ass Right, Title or Interest From or Under Anthony K. Stogdale, Decease	eceased Stogdale, Deceas eceased sociations Claim		
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SER	RVICE OR DESCRIPT	TION OF PROPERTY TO BE LEVIED, A	ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zij 927 Lasalle Street Berwick, PA 18603-1814	p Code)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN			
PLEASE POST THE PREMISES WITH THE SHERIFF'S HAD NOW,, 20, I, Sheriff of COLUMBIA County, P	NDBILL OF SA A do hereby deputi	ALE. ze the Sheriff of	
County, to execute the within and make return thereof according to law.			· · · · · · · · · · · · · · · · · · ·
	Sheriff of COL	UMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER O property under within writ may leave same without a watchman, in custody of vattachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	whomever is found i	n possession, after notifying person	of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plainti Defer		elephone Number Da	te
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevar Philadelphia, PA 19103-1814	d, Suite 1400 (2	215)563-7000	rite F
SPACE BELOW FOR USE OF SHERIFF	ONLY — DO		THIS LINE
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	SO ANSWERS Signature of Dep. Si	heriff	Date
of20	Signature of Sheriff		Date
	Sheriff of		

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Plaintiff Lakeview Loan Servicing, LLC			No.: 2017-CV-452		
Defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Decea Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, De MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. S Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, De Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Ass Right, Title or Interest From or Under Anthony K. Stogdale, Decease	eceased Stogdale, Dece eceased sociations Cla		Type or Writ of Comp EXECUTION/NO	olaint OTICE OF S	ALE
SERYE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SER AUBREY PAUL		RIPTION OF	PROPERTY TO BE LEVI	IED, ATTACHED	O OR SALE.
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip  927 Lasalle Street Berwick, PA 18603-1814					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN	N EXPEDITING	SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW,, 20, I, Sheriff of COLUMBIA County, P. County, to execute the within and make return thereof according to law.	PA do hereby de	putize the S	Sheriff of		
	Sheriff of C	OLUMBIA	County, Penna.		
			•		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER Of property under within writ may leave same without a watchman, in custody of wattachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	whomever is four	nd in posses	sion, after notifying pe	rson of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plainti	iff	Telephone	Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814		(215)56	3-7000		
SPACE BELOW FOR USE OF SHERIFF	ONLY — I	OO NOT	WRITE BELO	W THIS I	LINE
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RETURNED:					
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	o. Sheriff		I	Date
of20					
	Signature of She	eriff		I	Date
	Sheriff of			<b>!</b>	

SHERIFF SERVICE		INSTRUCTIONS: Please ty readability of all copies. Do	pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RET	~~~	Expiration date	not detach any copies.
Plaintiff		No.: 2017-CV-452	
Lakeview Loan Servicing, LLC			
Defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Dec Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, I MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, I Unknown Heirs, Successors, Assigns, and All Persons, Firms, or A	Deceased Stogdale, De Deceased ssociations C	eceased	nplaint OTICE OF SALE
Right, Title or Interest From or Under Anthony K. Stogdale, Decea			WED AREA CHED OF CALL
AT  NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE AUBREY PAUL ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Z 927 Lasalle Street Berwick, PA 18603-1814	iip Code)		VIED, AT FACHED OR SALE.
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITIN	G SERVICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW, , 20 , I, Sheriff of COLUMBIA County,	PA do hereby	deputize the Sheriff of	
County, to execute the within and make return thereof according to law.			
	Sheriff of	COLUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plainting sheriff's sale thereof.  Signature of Attorney or other Originator requesting service on behalf of XX Plain	whomever is fo ff herein for any	ound in possession, after notifying p	erson of levy or
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva	endant	(215)563-7000	Date
Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF	ONLY —	DO NOT WRITE BEL	OW THIS LINE
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RETURNED:			
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	orginal and or 12	op. Silvini	
of20	Signature of Si	heriff	Date
	Sheriff of		

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	SERVICE	readability	of all copies. Do not detach any copies.
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		Expiratio	No.: 2017-CV-452
Plaintiff			No.: 2017-C V-432
Lakeview Loan Servicing, LLC	<u></u>		
Defendant			Type or Writ of Complaint
Aubrey Paul, in Her Capacity as Heir of An	thony K. Stogdale, Deceased		EXECUTION/NOTICE OF SALE
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 A	All Persons, Firms, or Association	ns Claiming	
Right, Title or Interest From or Under Anth	ony K. Stogdale, Deceased		
SERVE ( NAME OF INDIVIDUAL, COMPANY	CORPORATION, ETC., TO SERVICE OR	DESCRIPTION OF	PROPERTY TO BE LEVIED, ATTACHED OR SALE.
WARREN COVATTA	· ·		
	No., City, Boro, Twp., State and Zip Code)	<del></del>	
927 Lasalle Street Berwick,	PA 18603-1814		
\ <del></del>	<del></del>	ITING SERVICE	
SPECIAL INSTRUCTIONS OR OTHER INFORMA	HON THAT WILL ASSIST IN EXPED	TINO SERVICE	
SERVE DEFENDANT WITH THE NO	FICE OF SALE.		<u></u>
NOW , 20 , I, Sh	eriff of COLUMBIA County, PA do he	reby deputize the	Sheriff of
County, to execute the within and make return thereo	f according to law.		
		ff of COLUMBI	A County, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EX	ECUTION: N.B. WAIVER OF WATC	HMAN — Any d	eputy sheriff levying upon or attaching any
manager under within writ mov leave came with	out a watchman in custody of whomever	is found in posse	ession, after notifying person of levy or
attachment without liability on the part of such of	leputy or sheriff to any plaintiff herein fo	r any loss, destru	ction or removal of any such property before
sheriff's sale thereof.			
Signature of Attorney or other Originator requesting s	ervice on hehalf of XX Plaintiff	Telephor	e Number Date
Signature of Attorney or other Originator requesting s	Defendant	•	e Number Date
ADDRESS: One Penn Center at Suburban Station, 1	Defendant	•	Date 53-7000
ADDRESS: One Penn Center at Suburban Station, 1	Defendant 617 John F. Kennedy Boulevard, Suite 1	400 (215)50	53-7000
ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO	Defendant 617 John F. Kennedy Boulevard, Suite 1	400 (215)50	53-7000 T WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1	Defendant 617 John F. Kennedy Boulevard, Suite 1	400 (215)50	53-7000
ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO	Defendant 617 John F. Kennedy Boulevard, Suite 1	400 (215)50	53-7000 T WRITE BELOW THIS LINE
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ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO	Defendant 617 John F. Kennedy Boulevard, Suite 1	400 (215)50	53-7000 T WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO	Defendant 617 John F. Kennedy Boulevard, Suite 1	400 (215)50	53-7000 T WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO	Defendant 617 John F. Kennedy Boulevard, Suite 1	400 (215)50	53-7000 T WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO	Defendant 617 John F. Kennedy Boulevard, Suite 1	400 (215)50	53-7000 T WRITE BELOW THIS LINE
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ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO  PLAINTIFF	Defendant 617 John F. Kennedy Boulevard, Suite 1	400 (215)50	53-7000 T WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO  PLAINTIFF  RETURNED:	Defendant 617 John F. Kennedy Boulevard, Suite 1 R USE OF SHERIFF ONLY	400 (215)50 7 — <b>DO NO</b>	53-7000 T WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO  PLAINTIFF	Defendant 617 John F. Kennedy Boulevard, Suite 1 R USE OF SHERIFF ONLY	400 (215)50 7 — <b>DO NO</b>	T WRITE BELOW THIS LINE  Court Number
ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO  PLAINTIFF  RETURNED: AFFIRMED and subscribed to before me this		400 (215)50 7 — <b>DO NO</b>	T WRITE BELOW THIS LINE  Court Number
ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO  PLAINTIFF  RETURNED:		WERS e of Dep. Sheriff	T WRITE BELOW THIS LINE  Court Number
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ADDRESS: One Penn Center at Suburban Station, 1 Philadelphia, PA 19103-1814  SPACE BELOW FO  PLAINTIFF  RETURNED: AFFIRMED and subscribed to before me this		WERS of Dep. Sheriff	T WRITE BELOW THIS LINE  Court Number  Date

SHERIFF SERVICE	INSTRUC	TIONS: Please typ	e or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN			not detach any copies.
	Expiration		
Plaintiff		No.: 2017-CV-452	
Lakeview Loan Servicing, LLC			
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 MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdale, Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Association		Type or Writ of Comp EXECUTION/NO	
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased		<u>,</u>	
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR D WARREN COVATTA ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 1154 6TH AVE, APT 6, BERWICK, PA 18603			ED, ATTACHED OR SALE.
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDI	ING SERVICE	•	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW , 20 , I, Sheriff of COLUMBIA County, PA do here	by deputize the	Sheriff of	
County, to execute the within and make return thereof according to law.			
Sherif	f of COLUMBIA	County, Penna.	
OF THE CONTROL OF WATCH	DAANI Amerik	anuty chariff launing un	on or attaching any
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCH property under within writ may leave same without a watchman, in custody of whomever attachment without liability on the part of such deputy or sheriff to any plaintiff herein for sheriff's sale thereof.	s found in posse	ssion, after notifying pe	rson of levy of
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephon	e Number	Date
Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 14		53-7000	
Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF ONLY	— DO NO	T WRITE BELO	W THIS LINE
PLAINTIFF	2011	Court Number	_
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AFFIRMED and subscribed to before me this day SO ANSW	of Dep. Sheriff		Date Date
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SHERIFF SERVICE	INSTRUC	CTIONS: Please typ	be or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN			not detach any copies.
	Expiratio	n date	
Plaintiff		No.: 2017-CV-452	
Lakeview Loan Servicing, LLC			
Defendant Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased	-	Type or Writ of Comp EXECUTION/NO	
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Deceased MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stogdale Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associatio	e, Deceased		
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased		PROPERTY TO BE LEVI	IED. ATTACHED OR SALE.
MINOR DEFENDANT #1	DESCRIPTION OF	- TROLEKTT TO BE BEVE	
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  927 Lasalle Street Berwick, PA 18603-1814			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPED	ITING SERVICE	2,	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,, 20, I, Sheriff of COLUMBIA County, PA do he County, to execute the within and make return thereof according to law.	reby deputize the	Sheriff of	
•	riff of COLUMBI	A County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATC property under within writ may leave same without a watchman, in custody of whomeve attachment without liability on the part of such deputy or sheriff to any plaintiff herein for sheriff's sale thereof.	r is found in poss	ession, alter notitying de	STRUIT OF ICAA OF
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant	Telephoi	ne Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite Philadelphia PA 19103-1814		63-7000	
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	re of Dep. Sheriff		
of20	- cfChorier		Date
Signatur	re of Sheriff		Date
Sheriff c	of	<u> </u>	

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SHERIFF SERVICE	INSTRU	CTIONS: Please type or print le	egibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURI		y of all copies. Do not detach a	iny copies.
	Expiration		
Plaintiff		No.: 2017-CV-452	
Lakeview Loan Servicing, LLC			
Defendant	·	Type or Writ of Complaint	
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Decease	d	EXECUTION/NOTICE OF S	SALE
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale, Dece	ased		
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony K. Stog	dale. Deceased		
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale, Dece	ased		
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Assoc	iations Claiming		
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased	J		
SERVE ( NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE	CE OR DESCRIPTION C	F PROPERTY TO BE LEVIED, ATTACHE	D OR SALE.
MINOR DEFENDANT #1	- ·		
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Co			
C/O JOHN MCDANIEL ESQ, GAL, 107 E 2ND ST R	EAR, BERWICK	, PA 18603-4826	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN E.	XPEDITING SERVIC	E.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW. , 20 , I, Sheriff of COLUMBIA County, PA	do hereby deputize the	e Sheriff of	
County, to execute the within and make return thereof according to law.			
	Sheriff of COLUMB	IA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF V	VATCHMAN — Anv	deputy sheriff levying upon or attaching	g any
property under within writ may leave same without a watchman, in custody of who	mever is found in poss	session, after notifying person of levy or	r
attachment without liability on the part of such deputy or sheriff to any plaintiff her	rein for any loss, destr	uction or removal of any such property	before
sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telepho	one Number Date	
Defenda	nt		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S	Suite 1400 (215)5	663-7000	
Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF O	NI V — DO NO	T WRITE BELOW THIS	LINE
PLAINTIFF	MET — DO NO	Court Number	<u> </u>
PLAINTIFF			
RETURNED:			
AFFIRMED and subscribed to before me this day SO	ANSWERS		Date
Sig	nature of Dep. Sheriff		
of20			
	nature of Sheriff		Date
Sh	eriff of		

SHERIFF SERVICE		NSTRUCTIONS: Please type or print legibly, insurir		
PROCESS RECEIPT and AFFIDAVIT OF RI	lability of all copies. Do not detach any copies.			
THOOLSO HESELT TUNGTE TO THE	Expiration date			
Plaintiff	<del></del>	No.: 2017-CV-452		
Lakeview Loan Servicing, LLC				
Defendant		Type or Writ of Complaint		
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, I	Deceased	EXECUTION/NOTICE OF SALE		
Warren Covatta, in His Capacity as Heir of Anthony K. Stogdale	e, Deceased			
MINOR DEFENDANT #1, in His Capacity as Heir of Anthony	K. Stogdale, Dec	ceased		
Courtney Mann, in His Capacity as Heir of Anthony K. Stogdale	e, Deceased			
Unknown Heirs, Successors, Assigns, and All Persons, Firms, o	r Associations Cl	aiming		
Right, Title or Interest From or Under Anthony K. Stogdale, De	ceased			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO COURTNEY MANN	O SERVICE OR DESCI	RIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.		
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State a	and Zip Code)			
927 Lasalle Street Berwick, PA 18603-1814				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASS	IST IN EXPEDITING	SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.	DA d-11	anutiza the Shariff of		
NOW,	unty, PA do nereby de	eputize the sheriff of		
	Sheriff of C	COLUMBIA County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIV	VER OF WATCHMAI	N — Any denuty sheriff levying upon or attaching any		
and a within writing a leave some without a watchman in custor	dy of whomever is for	and in possession, after notifying person of levy or		
attachment without liability on the part of such deputy or sheriff to any pl	aintiff herein for any	loss, destruction or removal of any such property before		
sheriff's sale thereof.				
Signature of Attorney or other Originator requesting service on behalf of XX	Plaintiff	Telephone Number Date		
	Defendant			
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bo	ulevard, Suite 1400	(215)563-7000		
Philadelphia, PA 19103-1814	IFF ONLY —	DO NOT WRITE BELOW THIS LINE		
PLAINTIFF	HT ONLI	Court Number		
PLAINTIFT				
	<del>.</del>			
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RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS			
	Signature of Do	ep. Sneriff		
of20				
VI	Signature of Sh	heriff Date		
	Sheriff of			

SHERIFF SERVICE	1	INSTRUCTIONS: Please type or print legibly, insuring					
		readability of all copies. Do not detach any copies.  Expiration date					
PlaintiffExpira			No.: 2017-CV-452				
Lakeview Loan Servicing, LLC			No.: 2017-0 1-432				
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 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			Type or Writ of Complaint EXECUTION/NOTICE OF SALE				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SEL COURTNEY MANN		RIPTION OF	PROPERTY TO BE LEVI	ED, ATTACHED OR SALE.			
AT  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zi  3123 PARKER DR, LANCASTER, PA 17601-1640	)						
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	N EXPEDITING	SERVICE.					
SERVE DEFENDANT WITH THE NOTICE OF SALE.							
NOW,, 20, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of County, to execute the within and make return thereof according to law.							
	Sheriff of C	COLUMBIA	County, Penna.				
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER Of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	whomever is four	nd in posses	sion, after notifying per	rson of levy or			
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Tel			Number	Date			
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		(215)563-7000					
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LIN							
PLAINTIFF			Court Number	<del></del>			
RETURNED:							
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep			Date			
of20							
	Signature of She	eriff		Date			
	Sheriff of			<u> </u>			

DILKII O DDI					
SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring				
		lability of all copies. Do not detach any copies.			
	Expiratio				
Plaintiff		No.: 2017-CV-452			
Lakeview Loan Servicing, LLC					
Defendant		Type or Writ of Comp EXECUTION/NO			
Aubrey Paul, in Her Capacity as Heir of Anthony K. Stogdale, Deceased	ubrey 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 Association	ns Claiming				
Right, Title or Interest From or Under Anthony K. Stogdale, Deceased	, ,				
SERYE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR	DESCRIPTION OF	PROPERTY TO BE LEV	IED, ATTACHED OR SALE.		
INKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND AL	<u>L PERSONS,</u>	FIRMS, OR ASSC	OCIATIONS CLAIMING		
RIGHT, TITLE OR INTEREST FROM OR UNDER ANTI	<u>łony K. st</u> o	<u>DGDALE, DECEA</u>	SED		
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)					
927 Lasalle Street Berwick, PA 18603-1814					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPED	ITING SERVICE	<del></del>			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EAR ES	111110 02111101	**			
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW 20 I Sheriff of COLUMBIA County, PA do her	reby deputize the	Sheriff of			
County, to execute the within and make return thereof according to law.					
Sher	iff of COLUMBI	A County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATC	HMAN — Any o	leputy sheriff levying up	oon or attaching any		
4	r is found in nosse	ession, after notitying be	SISUR OF ICAA OF		
attachment without liability on the part of such deputy or sheriff to any plaintiff herein fo	r any loss, destru	CHOIL OF TEIRIOVAL OF AITY	such property before		
sheriff's sale thereof.					
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephor	ne Number	Date		
Defendant	400 (315)5	63-7000			
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite I Philadelphia, PA 19103-1814	400 (213)3	03-7000			
SPACE BELOW FOR USE OF SHERIFF ONLY	- DO NO	T WRITE BELO	OW THIS LINE		
PLAINTIFF		Court Number			
Lantin					
DEDITION OF THE PARTY OF THE PA					
RETURNED:  AFFIRMED and subscribed to before me this day SO ANS	WERS	<del></del>	Date		
Signature	e of Dep. Sheriff				
of20	e of Sheriff		Date		
Signatur	on quenn				
Sheriff o	of				
I I					

#### Document Receipt

Trans # 12553 Carrier / service: USPS Server First-Class Mail® 2/27/2018 12:00:00 AM

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TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

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PHILADELPHIA PA 19106

#### Document Receipt

Trans # 12552 Carrier / service: USPS Server First-Class Mail® 2/27/2018 12:00:00 AM

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PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET Tracking #: 71901140006000123737

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PHILADELPHIA PA 19107-4214

#### Document Receipt

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WELFARE

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DEPARTMENT 281230 Tracking #: 71901140006000123713

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COMMONWEALTH OF PA

DEPT 280601 Tracking #: 71901140006000123690

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US DEPT OF JUSTICE ATTY FOR MIDDLE DISTRICT

PO BOX 11754 Tracking #: 71901140006000123683

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PITTSBURGH PA 15222

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COMMONWEALTH OF PA

PO BOX 2675 Tracking #: 71901140006000123669

Doc Ref #: 15ED2018

Postage 5.4200

Columbia County
Columbia County Sheriff

35 West Main Street
PO Box 380
Bloomsburg
PA 17815



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214



Phelan Hallinan Diamond & Jones, LLP One Penn Center Ste 1400 Philadelphia, PA 19103 TD Bank, NA 3-180/360

DATE 2/21/2018 AMOUNT

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

EEG [999755] 927 LASALLE STREET (2017-CV-452)

AUTHORIZED SIGNATURE

"OO1708792" "O36001808" 361508666"

The state of the s