

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

NEW PENN FINANCIAL LLC VS ROBERT ACKER & SANDRA MCCABE

NO. 4-2018 ED

NO. 1069-2017 JD

DATE/TIME OF SALE: APRIL 4, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3263.98

POUNDAGE -- 2% OF BID \$ 65.28

TRANSFER TAX -- 2% OF FAIR MKT \$ 7

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3329.26

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Robert Ackers

TOTAL DUE: \$ 3329.26

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1979.26

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 220877	Invoice Date: 04/25/2018 10:27:30 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201802969	BLOOMSBURG TOWN
	Grantor - ACKER, ROBERT A -JR		04/25/18 10:27:35 AM	OF
	Grantee - FEDERAL HOME LOAN MORTGAGE CORP			
	Consideration - \$3,329.26			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8165 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NEW PENN FINANCIAL LLC

vs.

Defendant
ROBERT A ACKER, JR
SANDRA J MCCABE

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

Sheriff's Sale Date: Wednesday, April 4, 2018

Writ of Execution No. : 2017CV1069

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 435 WEST 1ST STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,002.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$300.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$10.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Other	\$33.00
Surcharge	\$210.00

MONTOUR CO

Total Sheriff Costs **\$2,074.50**

Municipal Costs

Sewer \$1,117.73

Total Municipal Costs **\$1,117.73**

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs **\$71.75**

Grand Total: **\$3,263.98**

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

KML LAW GROUP, P.C.
Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

April 5, 2018

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. ROBERT A. ACKER JR. as Administrator of the Estate of Robert A. Acker, Deceased and SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased
Sale Book/Writ No.: /
Docket Number: 2017-CV-0001069-MF
Sale Date: 04/04/2018
Property Address: 435 West 1st Street Bloomsburg, PA 17815

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter.
Please deed the property to:

FEDERAL HOME LOAN MORTGAGE CORPORATION
8200 Jones Branch Drive
McLean, VA 22102-3110

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at postsale@kmlawgroup.com or fax to: 1-267-515-5608. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.
Jonathan A. Orange, Legal Assistant
FC Special Services/Post Sale
215-627-1322 (Direct Phone)
215-627-7734 (Fax)
jorange@kmlawgroup.com

Enclosed: (if applicable)

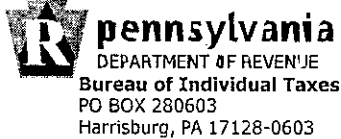
Sheriff's Costs Sheet showing Balance Due of \$ _____

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #171776FC



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name KML Law Group, P.C.		Telephone Number: (215) 627-1322	
Mailing Address 701 Market Street, Suite 5000 BNY Independence Center		City Philadelphia	State PA
		ZIP Code 19106-1532	

B. TRANSFER DATA

Date of Acceptance of Document 4/5/2018			
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY		Telephone Number: 570-389-5622	
Mailing Address Sheriff's Office, PO Box 380		Grantee(s)/Lessee(s) FEDERAL HOME LOAN MORTGAGE CORPORATION	
		Telephone Number: (215) 627-1322	
Mailing Address 8200 Jones Branch Drive,			
City Bloomsburg	State PA	ZIP Code 17815	City McLean
			State VA
			ZIP Code 22102-3110

C. REAL ESTATE LOCATION

Street Address 435 West 1st Street		City, Township, Borough Bloomsburg - Town of Bloomsburg	
County Columbia	School District Bloomsburg Area	Tax Parcel Number 05W-04-012-00.000	

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration =\$3,263.98	2. Other Consideration +0	3. Total Consideration =\$3,263.98
4. County Assessed Value \$24,484.00	5. Common Level Ratio Factor X3.91	6. Computed Value =\$95,732.44

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

1a. Amount of Exemption Claimed \$95,732.44	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) **FREDDIE MAC IS AN EXEMPT CORPORATION.**

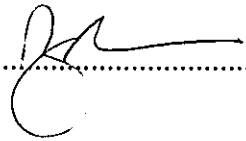
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 4/5/2018
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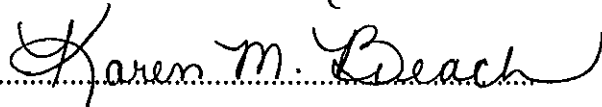
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice March 14, 21, 28, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 28th day of March 2018.

.....

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen M. Beach, Notary Public
Scott Twp., Columbia County
My Commission Expires May 13, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

.....

PRESS → ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 01/18/18

Account:

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

Ad ID: 1127412
Description: ACKER SHERIFF SALE
Run Dates: 03/14/18 to 03/28/18
Class: 2
Agate Lines: 165
Blind Box:

Total Ad Cost \$1,002.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/14/18	03/28/18	3	\$1,002.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1069

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, APRIL 04, 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 TWO CERTAIN lots or pieces of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, being in Josiah Ralston's Addition to said town on West First Street numbered 37 and 39, and bounded on the North by Fishingcreek; on the East by Lot No. 41 feet on the south by extension of First Street; on on the West by lot of Joseph Eck. Each lot being 30 feet in width and extending back to a point in the bed of Fishingcreek.

TAX PARCEL 05W-04-012-00.000

BEING KNOWN AS: 435 West 1st street, Bloomsburg PA 17815

PROPERTY ADDRESS: 435 WEST 1ST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-04-012

Seized and taken into execution to be sold as the property of ROBERT A ACKER, JR, SANDRA J MCCABE in suit of NEW PENN FINANCIAL 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 faults to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE COST SHEET

17-1069

VS. Acker
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>300.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>66.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>10.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>564.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1002.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1252.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>693.04</u>	June 30
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1117.73</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>1117.73</u>

SURCHARGE FEE (DSTE)	\$ <u>210.00</u>	
MISC. <u>Monte Carlo</u>	\$ <u>33.00</u>	
TOTAL *****		\$ <u>33.00</u>

TOTAL COSTS (OPENING BID) \$ 3263.98

KML LAW GROUP, P.C.
SUITE 5000 BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

March 14, 2018

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2017-CV-0001069-MF / 2018-ED-4
ROBERT A. ACKER JR. as Administrator of the Estate of Robert A. Acker,
Deceased and SANDRA J. MCCABE as Administratrix of the Estate of
Robert A. Acker, Deceased

Real Estate Division:

The above case may be sold on April 04, 2018. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Winter Dunn
Legal Assistant

**IN THE COURT OF COMMON PLEAS OF Columbia
COUNTY**

NEW PENN FINANCIAL, LLC D/B/A
SHELLPOINT MORTGAGE SERVICING
75 Beattie Place
Suite 300
Greenville, SC 29601

Plaintiff

vs.

ROBERT A. ACKER JR. as Administrator of
the Estate of Robert A. Acker, Deceased
SANDRA J. MCCABE as Administratrix of the
Estate of Robert A. Acker, Deceased,

Mortgagor(s) and Record Owner(s)

435 West 1st Street
Bloomsburg, PA 17815

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2017-CV-0001069-MF / 2018-ED-4

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129**

CODE:

FILED ON BEHALF OF:

NEW PENN FINANCIAL, LLC D/B/A
SHELLPOINT MORTGAGE SERVICING

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969

KML LAW GROUP, P.C.
Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
3129@kmlawgroup.com
Attorney for Plaintiff

171776FC
CF: 09/22/2017
SD: 04/04/2018
\$61,235.56

NEW PENN FINANCIAL, LLC D/B/A
SHELLPOINT MORTGAGE SERVICING
75 Beattie Place
Suite 300
Greenville, SC 29601

Plaintiff

vs.

ROBERT A. ACKER JR. as Administrator of the
Estate of Robert A. Acker, Deceased
SANDRA J. MCCABE as Administratrix of the
Estate of Robert A. Acker, Deceased

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

435 West 1st Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-0001069-MF / 2018-ED-4

CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Winter Dunn, an employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- () Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Certified mail by Sheriff's Office.
- () Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(i)).
- () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.
- () Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Published in accordance with court order. Copy of publication attached.

Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. Copies of proofs of mailing attached.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: March 14, 2018

Respectfully submitted,

BY: Winter Dunn
Legal Assistant
KML Law Group, P.C.

1

SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNSYLVANIA
253 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) NEW PENN FINANCIAL LLC	2. Docket Number / County 1069-2017 COLUMBIA
2. Defendant(s) ROBERT A. ACKER, JR.	4. Type of Writ or Complaint NOTICE OF SALE

SERVE	5. Name	ROBERT A. ACKER, JR.
AT	6. Address	1629 BLOOM ROAD DANVILLE, PA 17821

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, 2018, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize
the Sheriff of County to execute this Writ and make return thereof
according to law. This deputation being made at the request and risk of the plaintiff.

Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator KML LAW GROUP 701 MARKET STREET PHILADELPHIA, PA 19106	10. Telephone Number	11. Date
12. Signature		

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

Serving Deputy: Shane M Craig	Date Filed 1/18/2018	Expiration
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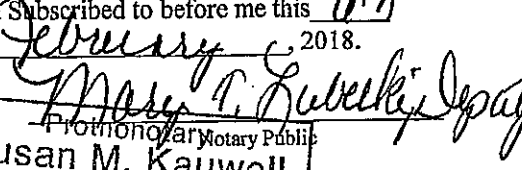
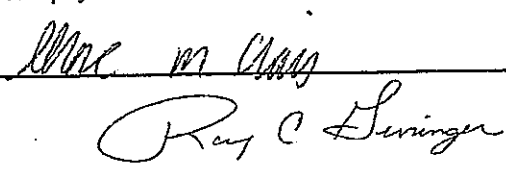
16. Served and made known to **Robert Acker, Jr.**, on the **29th** day of
January 2018, at **10:50 AM**, at **1629 Bloom Road, Danville, PA 17821**
County of Montour Commonwealth of Pennsylvania, in the manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom said Defendant resides. Relationship is .
☐ Agent of person in charge of Defendant's office or usual place of business
☐ Other

FILED PROthonotary &
CLERK OF COURTS OFFICE
MONTOUR COUNTY PA
2018 FEB -6 PM 3:49

Attempts:

Date:									
Mileage:									

Advance \$75.00	Docket \$9.00	Service \$9.00	Mileage \$5.00	Affidavit \$2.50	Notary \$5.00	Surchrg. \$0.00	Misc. \$2.50	Total \$33.00	Refund \$42.00
Sworn and Subscribed to before me this <u>18th</u> Day of <u>February</u> 2018. <div style="border: 1px solid black; padding: 5px; width: fit-content;">Susan M. Kauwell MONTOUR COUNTY My Commission Expires 1st Mon. Jan. 2020</div>					So Answer. Signature of Deputy Sheriff <div style="text-align: center;"> _____ Sheriff <div style="text-align: center;"> _____ SHERIFF OF MONTOUR COUNTY</div></div>				



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE
SERVICING; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2017-CV-0001069-MF

Sheriff's Sale Date: 4/4/2018

v.

ROBERT A. ACKER JR. AS ADMINISTRATOR OF THE ESTATE OF
ROBERT A. ACKER, DECEASED, SANDRA J. MCCABE AS
ADMINISTRATRIX OF THE ESTATE OF ROBERT A. ACKER,
DECEASED; et al.
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served SANDRA J. MCCABE AS ADMINISTRATRIX OF THE ESTATE OF ROBERT A. ACKER, DECEASED the above process on the 13 day of February, 2018, at 9:32 o'clock, PM, at 512 Walnut Street Berwick, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 61-65 Height 5'4 Weight 210 Race WHITE Sex FEMALE Hair BLONDE

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of Pa)

) SS:

County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Denise Hinkle
(Signature of Affiant)

Subscribed and sworn to before me
this 9 day of Mar, 20 18

File Number: 171776FC
Case ID #: 5108825

COMMONWEALTH OF PENNSYLVANIA Notary Public
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Twp, Berks County
My commission expires November 18, 2021

Name and Address of Sender
MIL LAW GROUP, P.C.
SUITE 5000
11 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

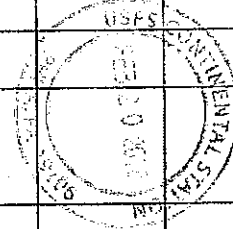
- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional copies
of this bill)
Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due S if C	RD Fee	RR Fee
	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675				COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128				
	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815				INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1001 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222				
	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230				DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486				
	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121				TENANTS/OCCUPANTS 435 West 1st Street Bloomsburg, PA 17815				
	PNC BANK One Financial Parkway Kalamazoo, MI 49009				C. BRIAN CRANE Darr, Pursal, Luschas & Naparstek, LLP 120 West Main Street Bloomsburg, PA 17815				
					CINDY E. KINGSTON 420 West Street Bloomsburg, PA 17815				



U.S. POSTAGE >> PITNEY BOWES
ZIP 19106
02 1W
0001391829 FEB 20, 2018
\$ 004.290



Total Number of Pieces
Listed by Sender

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

US Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

71776FC Columbia County

Sale Date: 04/04/2018

ROBERT A. ACKER JR. as Administrator of the Estate of Robert A. Acker, Deceased & SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING
75 Beattie Place
Suite 300
Greenville, SC 29601

Plaintiff

vs.

ROBERT A. ACKER JR. as Administrator of the Estate of
Robert A. Acker, Deceased
SANDRA J. MCCABE as Administratrix of the Estate of
Robert A. Acker, Deceased
Mortgagor(s) and Record Owner(s)

435 West 1st Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2017-CV-0001069-MF / 2018-ED-4

AFFIDAVIT PURSUANT TO RULE 3129

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

435 West 1st Street
Bloomsburg, PA 17815

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

ROBERT A. ACKER JR. as Administrator of the Estate of Robert A. Acker, Deceased
1629 Bloom Road
Danville, PA 17821

SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased
512 Walnut Street
Berwick, PA 18603

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

ROBERT A. ACKER JR. as Administrator of the Estate of Robert A. Acker, Deceased
1629 Bloom Road
Danville, PA 17821

SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased
512 Walnut Street
Berwick, PA 18603

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

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

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

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

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

PNC BANK
One Financial Parkway
Kalamazoo, MI 49009

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE
TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486


TENANTS/OCCUPANTS
435 West 1st Street
Bloomsburg, PA 17815

C. BRIAN CRANE
Darr, Pursal, Luschas & Naparsteck, LLP
120 West Main Street
Bloomsburg, PA 17815

CINDY E. KINGSTON
420 West Street
Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

DATED: March 14, 2018



KML Law Group, P.C.
BY: Winter Dunn
Legal Assistant

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

**NEW PENN FINANCIAL, LLC D/B/A
SHELLPOINT MORTGAGE SERVICING**
75 Beattie Place
Suite 300
Greenville, SC 29601

Plaintiff

vs.

**ROBERT A. ACKER JR. as Administrator of the
Estate of Robert A. Acker, Deceased
SANDRA J. MCCABE as Administratrix of the
Estate of Robert A. Acker, Deceased**
(Mortgagor and Record Owner)

435 West 1st Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

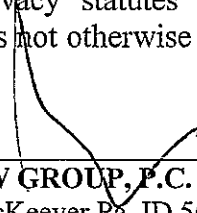
CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2017-CV-0001069-MF

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC
ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies 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 and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 
KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ David Fein Pa. ID 82628
____ Thomas Puleo Pa. ID 27615
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Oflazian Pa. ID 312912
____ Michael J. Clark Pa. ID 202929
____ Matthew K. Fissel Pa. ID 314567
____ ☒ Rebecca A. Solarz Pa. ID 315936
____ Nora C. Viggiano Pa. ID 320864
____ Lauren B. Karl Pa. ID 88209
____ Kevin G. McDonald Pa. ID 203783
Attorneys for Plaintiff

Municipal Authority of the Town of Bloomsburg

Town Hall, 301 E. Second Street, Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.784.1518

March 5, 2018

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

RE: Robert A. Acker, Deceased
435 W. First Street
Bloomsburg PA 17815

DOCKET NO. 2017-CV-0001069-MF

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on 04/04/18. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$1,117.73.

If you require any further information, please contact me at 570-784-5422, 2 or amyseamans@bloomsburgpa.org.

Sincerely,



Amy Seamans
Billing and Collections Coordinator

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NEW PENN FINANCIAL LLC
vs.
ACKER JR, ROBERT A (et al.)

Case Number
2017CV1069

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 435 WEST 1ST STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV1069

435 WEST 1ST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

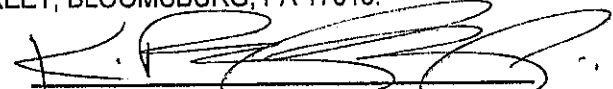


NEW PENN FINANCIAL LLC
vs.
ROBERT A ACKER, JR (et al.)

Case Number
2017CV1069

SHERIFF'S RETURN OF SERVICE

02/27/2018 10:27 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 435 WEST 1ST STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

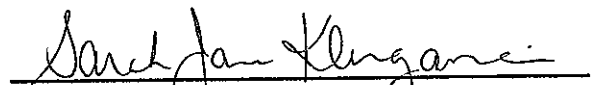
February 27, 2018

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

NOTARY

Affirmed and subscribed to before me this

27TH day of FEBRUARY, 2018



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

SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNSYLVANIA
 253 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) NEW PENN FINANCIAL LLC	2. Docket Number / County 1069-2017 COLUMBIA
2. Defendant(s) ROBERT A. ACKER, JR.	4. Type of Writ or Complaint NOTICE OF SALE

SERVE	5. Name	ROBERT A. ACKER, JR.
AT	6. Address	1629 BLOOM ROAD DANVILLE, PA 17821

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, 2018, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator KML LAW GROUP 701 MARKET STREET PHILADELPHIA, PA 19106	10. Telephone Number	11. Date
12. Signature		

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

Serving Deputy: Shane M Craig	Date Filed 1/18/2018	Expiration
---	-------------------------	------------

16. Served and made known to **Robert Acker, Jr.**, on the **29th** day of **January**, 2018, at **10:50 AM**, at **1629 Bloom Road, Danville, PA 17821**
 County of Montour Commonwealth of Pennsylvania, in the manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom said Defendant resides. Relationship is .
☐ Agent of person in charge of Defendant's office or usual place of business
☐ Other

2018 FEB -6 PM 3:49
 CLERK OF SUPERIOR COURT
 MONTOUR COUNTY PA

Attempts:

Date:

Mileage:

Advance \$75.00	Docket \$9.00	Service \$9.00	Mileage \$5.00	Affidavit \$2.50	Notary \$5.00	Surchrg. \$0.00	Misc. \$2.50	Total \$33.00	Refund \$42.00
--------------------	------------------	-------------------	-------------------	---------------------	------------------	--------------------	-----------------	------------------	-------------------

Sworn and Subscribed to before me this 18th day of February, 2018.

So Answer.

Signature of Deputy Sheriff

Sheriff

SHERIFF OF MONTOUR COUNTY

Notary Public
 Susan M. Kauwell
 MONTOUR COUNTY
 My Commission Expires
 1st Mon. Jan. 2020

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NEW PENN FINANCIAL LLC
vs.
ACKER JR, ROBERT A (et al.)

Case Number
2017CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	Deputize	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	ROBERT A ACKER, JR
Primary Address:	1629 BLOOM ROAD DANVILLE, PA 17821
Phone:	
DOB:	
Alternate Address:	435 WEST 1ST STREET BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

Now, January 18, 2018 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

ACKER JR, ROBERT A

2017CV1069

1629 BLOOM ROAD, DANVILLE, PA 17821

NO EXPIRATION

Montour County Sheriff's Office
253 Mill Street
Danville, Pa. 17821
Telephone: (570) 271-3020
Fax: (570) 271-3037

KML LAW GROUP
701 MARKET STREET
PHILADELPHIA, PA 19106

Date	31-Jan-18
Docket	1069-2017
County	COLUMBIA
Type	NOTICE OF SALE

Receipt# 15182

Plaintiff(s): NEW PENN FINANCIAL LLC

Defendant(s): ROBERT A. ACKER, JR.

[illegible]

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

REAL ESTATE TAX CERTIFICATION

Date: 02/20/2018

Fee: \$5.00

Cert. NO: 31163

ACKER ROBERT A & BEVERLY D
435 WEST FIRST STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20010 -9672
Location: 435 WEST FIRST STREET
Parcel Id:05W-04 -012-00,000

Assessment: 24,484
Balances as of 02/20/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

Tax Notice 2018 County & Municipality

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

TOWN OF BLOOMSBURG
TAX COLLECTOR

TOWN HALL, 301 E SECOND ST
BLOOMSBURG PA 17815

OURS: THURSDAY: 9AM - 4:30PM
FRIDAY: 9AM - 2PM - DURING DISCOUNT
JUNE 27, 28, 29, 30 - 9AM - 2PM

HONE: 570-784-1581

FOR: COLUMBIA County		DATE 03/01/2018		BILL NO. 6867	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	24,484	11.385	273.17	278.75	306.63
SINKING		1	23.99	24.48	26.93
STREET LIGHT		1.2	28.79	29.38	32.32
DEBT SERVICE		1.532	36.76	37.51	41.26
LIBRARY & FIRE		1.8	43.19	44.07	48.48
TOWN RE		11.389	273.27	278.85	306.74
PAY THIS AMOUNT		679.17		693.04	762.36
The discount & penalty have been calculated for your convenience		April 30 If paid on or before		June 30 If paid on or before	June 30 If paid after
YES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED		This tax returned to courthouse on: January 1, 2019			
ACKER ROBERT A & BEVERLY D 435 WEST FIRST STREET BLOOMSBURG PA 17815					
You desire a receipt, send a self-addressed stamped envelope with your payment. THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT					
CITY		TWP			
Discount 2 %		2 %			
Penalty 10 %		10 %			
PARCEL: 05W-04 -012-00,000					
435 W FIRST ST					
.2052 Acres		Land		5,364	
		Buildings		19,120	
Total Assessment				24,484	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NEW PENN FINANCIAL LLC
vs.
ACKER JR, ROBERT A (et al.)

Case Number
2017CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: right; margin-top: 10px;">@ CCSC</div>		

Serve To:

Name:	SANDRA J MCCABE
Primary Address:	512 WALNUT STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	435 WEST 1ST STREET BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally - Adult In Charge - Posted - Other		
Adult In Charge:	1		
Relation:	Def		
Date:	2/14/18	Time:	12:35
Deputy:	G	Mileage:	—

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:	2-13-18					
Time:	10:20					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. 416
2. 570-231-9856 Will Pick up in office 2-14-18
- 3.
- 4.
- 5.
- 6.

MCCABE, SANDRA J

2017CV1069

512 WALNUT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NEW PENN FINANCIAL LLC
vs.
ACKER JR, ROBERT A (et al.)

Case Number
2017CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cou
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Michelle Santos
Relation:	Clerk
Date:	1/19/18
Time:	1400
Deputy:	19
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV1069 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NEW PENN FINANCIAL LLC
vs.
ACKER JR, ROBERT A (et al.)

Case Number
2017CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BRIAN CRANE, ESQ
Primary Address:	120 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	ALYSSA ACKLEY		
Relation:	LEGAL ASST.		
Date:	1/19/18	Time:	1515
Deputy:	4	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CRANE ESQ, BRIAN

2017CV1069

120 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NEW PENN FINANCIAL LLC
vs.
ACKER JR, ROBERT A (et al.)

Case Number
2017CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Mary F. Ward
Primary Address:	301 E Second Street, Town Hall Bloomsburg, PA 17816
Phone:	570-784-1581 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · <u>Other</u>
Adult In Charge:	<u>Door Slot</u>
Relation:	
Date:	1/19/18
Time:	1452
Deputy:	4
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

WARD, MARY F. 2017CV1069 01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NEW PENN FINANCIAL LLC
vs.
ACKER JR, ROBERT A (et al.)

Case Number
2017CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BLOOMSBURG SEWER
Primary Address:	2ND STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	AMY SEAMUS
Relation:	Partner & Collections
Date:	1/19/18
Time:	1447
Deputy:	4
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BLOOMSBURG SEWER

2017CV1069

2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NEW PENN FINANCIAL LLC
vs.
ACKER JR, ROBERT A (et al.)

Case Number
2017CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other
Adult In Charge:	Liz Whitenight
Relation:	Clerk
Date:	11/19/18
Time:	1345
Deputy:	19
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1069

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NEW PENN FINANCIAL LLC
vs.
ACKER JR, ROBERT A (et al.)

Case Number
2017CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CINDY KINGSTON
Primary Address:	420 WEST STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	<u>Personally</u> Adult In Charge · Posted · Other		
Adult In Charge:	CINDY KINGSTON		
Relation:	Dee		
Date:	1/18/18	Time:	2058
Deputy:	4 1/2 19	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

KINGSTON, CINDY

2017CV1069

420 WEST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1069

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, APRIL 04, 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 TWO CERTAIN lots or pieces of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, being in Josiah Ralston's Addition to said town on West First Street numbered 37 and 39, and bounded on the North by Fishingcreek; on the East by Lot No. 41 feet on the south by extension of First Street; on the West by lot of Joseph Eck. Each lot being 30 feet in width and extending back to a point in the bed of Fishingcreek.

TAX PARCEL 05W-04-012-00.000

BEING KNOWN AS: 435 West 1st street, Bloomsburg PA 17815

PROPERTY ADDRESS: 435 WEST 1ST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-04-012

Seized and taken into execution to be sold as the property of ROBERT A ACKER, JR, SANDRA J MCCABE in suit of NEW PENN FINANCIAL 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

NEW PENN FINANCIAL, LLC D/B/A
SHELLPOINT MORTGAGE SERVICING
75 Beattie Place
Suite 300
Greenville, SC 29601

Plaintiff

vs.

ROBERT A. ACKER, JR. as Administrator of the Estate of
Robert A. Acker, Deceased
SANDRA J. MCCABE as Administratrix of the Estate of
Robert A. Acker, Deceased
435 West 1st Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-0001069-MF

2018-ED-4

AFFIDAVIT PURSUANT TO RULE 3129

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

435 West 1st Street
Bloomsburg, PA 17815

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

ROBERT A. ACKER, JR. as Administrator of the Estate of Robert A. Acker, Deceased
1629 Bloom Road
Danville, PA 17821

SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased
512 Walnut Street
Berwick, PA 18603

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

ROBERT A. ACKER, JR. as Administrator of the Estate of Robert A. Acker, Deceased
1629 Bloom Road
Danville, PA 17821

SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased
512 Walnut Street
Berwick, PA 18603

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

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

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

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

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

PNC BANK
One Financial Parkway
Kalamazoo, MI 49009

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

TENANTS/OCCUPANTS
435 West 1st Street
Bloomsburg, PA 17815

C. BRIAN CRANE
Darr, Pursal, Luschas & Naparsteck, LLP
120 West Main Street
Bloomsburg, PA 17815

CINDY E. KINGSTON
420 West Street
Bloomsburg, PA 17815

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

DATED: _____

1/12/18

By: _____

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

X Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

REAL ESTATE OUTLINE

ED # 4-18

DATE RECEIVED 1-18-18
DOCKET AND INDEX 1-18-18

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>584885</u>

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

SALE DATE Apr 4 TIME 0900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNA.
 253 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

1069-17

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) NEW PENN FINANCIAL LLC, d/b/a SHELLPOINT MORTGAGE SERVICING	2. Docket Number / County 1069-2017 COLUMBIA
2. Defendant(s) ROBERT A. ACKER, JR.	4. Type of Writ or Complaint NOTICE & COMPLAINT IN MORTGAGE FORECLOSURE
SERVE AT	5. Name ROBERT A. ACKER, JR. 6. Address 1629 BLOOM ROAD DANVILLE, PA 17821

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, 2017, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

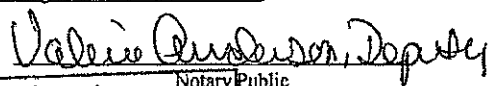

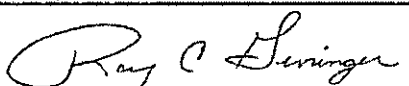
 Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator KML LAW GROUP PC 701 MARKET STREET, SUITE 5000 PHILADELPHIA, PA 19106	10. Telephone Number	11. Date
12. Signature		

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

Serving Deputy: William C. McKenna	Date Filed 10/23/2017	Expiration																		
16. Served and made known to Robert Acker, Jr. , on the 16th day of November 2017, at 11:02 AM , at 1629 Bloom Road, Danville, PA 17821 County of Montour Commonwealth of Pennsylvania, in the manner described below: <input checked="" type="checkbox"/> Defendant personally served. <input type="checkbox"/> Adult family member with whom said Defendant resides. Relationship is . <input type="checkbox"/> Agent of person in charge of Defendant's office or usual place of business <input type="checkbox"/> Other																				
2017 NOV 22 PM 2:28 CLERK OF COURTS OFFICE MONTOUR COUNTY PA																				
Attempts: Date: <table border="1" style="width: 100%; height: 20px;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table> Mileage: <table border="1" style="width: 100%; height: 20px;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>																				

Advance \$75.00	Docket \$9.00	Service \$9.00	Mileage \$3.00	Affidavit \$2.50	Notary \$5.00	Surchrg. \$0.00	Misc. \$3.00	Total \$31.50	Refund \$43.50
Sworn and Subscribed to before me this <u>22nd</u> Day of <u>November</u> , 2017. <div style="text-align: center;">  Valerie Anderson, Deputy Notary Public </div>					So Answer. Signature of Deputy Sheriff  Sheriff  SHERIFF OF MONTOUR COUNTY				
Prothonotary Susan M. Kauwell MONTOUR COUNTY My Commission Expires 1st Mon. Jan. 2020									

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NEW PENN FINANCIAL LLC
vs.
ACKER JR, ROBERT A (et al.)

Case Number
2017CV1069

SERVICE COVER SHEET

Service Details:	
Category: Civil Action - Complaint in Mortgage Foreclosure (CIMF)	Zone:
Manner: Deputize	Expires: 11/23/2017
Warrant:	
Notes:	

Serve To:		Where Served:	
Name:	ROBERT A ACKER, JR	Served:	Personally · Adult In Charge · Posted · Other
Primary Address:	1629 BLOOM ROAD DANVILLE, PA 17821	Adult In Charge:	
Phone:	DOB:	Relation:	
Alternate Address:	435 WEST 1ST STREET BLOOMSBURG, PA 17815	Date:	Time:
Phone:		Deputy:	Mileage:

Attorney / Originator:	
Name: KML LAW GROUP, P.C.	Phone:

Service Attempts:						
Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Notes / Special Instructions:

Now, October 23, 2017 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour County to execute service of the documents herewith and make return thereof according to law.

Return To:
COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

TIMOTHY T. CHAMBERLAIN, SHERIFF

(a) County/Sheriff Stamp, Teleprint, Inc.

ACKER JR, ROBERT A

2017CV1069

1629 BLOOM ROAD, DANVILLE, PA 17821

EXP: 11/23/2017

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NEW PENN FINANCIAL LLC
vs.
ROBERT A ACKER, JR (et al.)

Case Number
2017CV1069

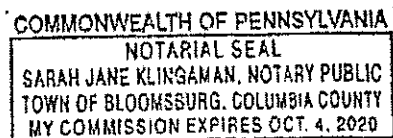
SHERIFF'S RETURN OF SERVICE

10/05/2017 03:35 PM - SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: SANDRA J MCCABE AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,

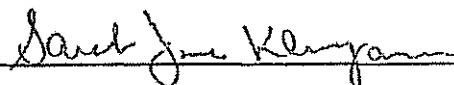

TIMOTHY T. CHAMBERLAIN, SHERIFF



NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER, 2017



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

Plaintiff

vs.

NO. 2017-CV-0001069-MF

ROBERT A. ACKER JR. as Administrator of the Estate of Robert A.
Acker, Deceased
SANDRA J. MCCABE as Administratrix of the Estate of Robert A.
Acker, Deceased

Defendant(s)

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): ROBERT A. ACKER JR. as Administrator of the Estate of Robert A. Acker, Deceased, has a last known residence of 1629 Bloom Road, Danville, PA 17821. The following information was used to search the DMDC (check all that apply):

X Last Name

X First Name

X Social Security Number

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

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

Date 1/12/18

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

____ Matthew K. Fissel Pa. ID 314567

____ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

Attorneys for Plaintiff

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-
Birth Date:
Last Name: ACKER JR
First Name: ROBERT
Middle Name:
Status As Of: Jan-12-2018
Certificate ID: FKPD24KSXWXL9W4

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

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Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

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**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-
Birth Date:
Last Name: ACKER
First Name: ROBERT
Middle Name: A
Status As Of: Jan-12-2018
Certificate ID: 838KP3N0NN5MW61

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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More information on "Active Duty Status"

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Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-XXXX
Birth Date:
Last Name: ACKER
First Name: ROBERT
Middle Name:
Status As Of: Jan-12-2018
Certificate ID: R1578NYQKLXHZR2

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

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More information on "Active Duty Status"

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

Plaintiff

vs.

NO. 2017-CV-0001069-MF

ROBERT A. ACKER JR. as Administrator of the Estate of Robert A.
Acker, Deceased
SANDRA J. MCCABE as Administratrix of the Estate of Robert A.
Acker, Deceased

Defendant(s)

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased, has a last known residence of 512 Walnut Street, Berwick, PA 18603. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

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

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

Date 1/12/18

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

____ Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

Attorneys for Plaintiff



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-XXXX
Birth Date: [REDACTED]
Last Name: MCCABE
First Name: SANDRA
Middle Name: J
Status As Of: Jan-12-2018
Certificate ID: 5FQMYZNNKLR87PJ

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects when the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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Michael V. Sorrento, Director
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400 Gigling Rd.
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Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-XXXX
Birth Date: [REDACTED]
Last Name: MCCABE
First Name: SANDRA
Middle Name:
Status As Of: Jan-12-2018
Certificate ID: B3L1Q1J8G3RSH63

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects when the individual left active duty status within 367 days preceding the Active Duty Status Date			

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NA	NA	No	NA
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WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

NEW PENN FINANCIAL, LLC D/B/A
SHELLPOINT MORTGAGE SERVICING
75 Beattie Place
Suite 300
Greenville, SC 29601

vs.

ROBERT A. ACKER, JR. as Administrator of the Estate
of Robert A. Acker, Deceased
SANDRA J. MCCABE as Administratrix of the Estate of
Robert A. Acker, Deceased
435 West 1st Street
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2017-CV-0001069-MF

2018-ED-4

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 435 West 1st Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE	\$61,235.56
Interest From 1/13/2018 Through Date of Sale	
(Costs to be added)	

Dated: 1/18/2018

Barbara N. Williams ISS
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020
Deputy Stephanie Swartz

ALL THOSE TWO CERTAIN lots or pieces of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, being in Josiah Ralston's Addition to said town on West First Street numbered 37 and 39, and bounded on the North by Fishingcreek; on the East by Lot No. 41 feet on the south by extension of First Street; on on the West by lot of Joseph Eck. Each lot being 30 feet in width and extending back to a point in the bed of Fishingcreek.

TAX PARCEL #: 05W-04-012-00.000

BEIN GKNOWN AS: 435 West 1st Street, Bloomsburg PA 17815

IN THE COURT OF COMMON PLEAS

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

vs.

ROBERT A. ACKER, JR. as Administrator of the Estate of Robert
A. Acker, Deceased and
SANDRA J. MCCABE as Administratrix of the Estate of Robert A.
Acker, Deceased
Mortgagor(s)
435 West 1st Street Bloomsburg, PA 17815

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	
INTEREST from	
COSTS PAID:	\$61,235.56
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

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

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

NEW PENN FINANCIAL, LLC D/B/A
SHELLPOINT MORTGAGE SERVICING
75 Beattie Place
Suite 300
Greenville, SC 29601

Plaintiff

vs.

ROBERT A. ACKER, JR. as Administrator of the Estate of
Robert A. Acker, Deceased
SANDRA J. MCCABE as Administratrix of the Estate of
Robert A. Acker, Deceased
435 West 1st Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-0001069-MF

2018-ED-4

AFFIDAVIT PURSUANT TO RULE 3129

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

435 West 1st Street
Bloomsburg, PA 17815

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

ROBERT A. ACKER, JR. as Administrator of the Estate of Robert A. Acker, Deceased
1629 Bloom Road
Danville, PA 17821

SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased
512 Walnut Street
Berwick, PA 18603

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

ROBERT A. ACKER, JR. as Administrator of the Estate of Robert A. Acker, Deceased
1629 Bloom Road
Danville, PA 17821

SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased
512 Walnut Street
Berwick, PA 18603

KML Law Group, P.C.

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

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING
75 Beattie Place
Suite 300
Greenville, SC 29601
Plaintiff

vs.

ROBERT A. ACKER JR. as Administrator of the Estate of
Robert A. Acker, Deceased
SANDRA J. MCCABE as Administratrix of the Estate of
Robert A. Acker, Deceased
435 West 1st Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2017-CV-0001069-MF

2018-ED-4

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE
USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ACKER JR., ROBERT A.

**ROBERT A. ACKER JR. as Administrator of the Estate of Robert A.
Acker, Deceased**

435 West 1st Street
Bloomsburg, PA 17815

Your house at 435 West 1st Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$61,235.56 obtained by NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 171776FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

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

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

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING
75 Beattie Place
Suite 300
Greenville, SC 29601

Plaintiff

vs.

ROBERT A. ACKER, JR. as Administrator of the Estate of
Robert A. Acker, Deceased
SANDRA J. MCCABE as Administratrix of the Estate of
Robert A. Acker, Deceased
435 West 1st Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2017-CV-0001069-MF

2018-ED-4

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

✓ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

FILED
NOTARY

2018 JAN 17 P 12:55

**NEW PENN FINANCIAL, LLC D/B/A
SHELLPOINT MORTGAGE SERVICING**
75 Beattie Place
Suite 300
Greenville, SC 29601

Plaintiff

vs.

ROBERT A. ACKER, JR. as Administrator of the
Estate of Robert A. Acker, Deceased
SANDRA J. MCCABE as Administratrix of the Estate
of Robert A. Acker, Deceased
435 West 1st Street
Bloomsburg, PA 17815

Defendant(s)

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA

COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2017-CV-0001069-MF

2018-ED-4

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC
ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies 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 and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Michael J. Clark Pa. ID 202929

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Attorneys for Plaintiff

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

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING
75 Beattie Place
Suite 300
Greenville, SC 29601

Plaintiff

vs.

ROBERT A. ACKER, JR. as Administrator of the Estate
of Robert A. Acker, Deceased
SANDRA J. MCCABE as Administratrix of the Estate of
Robert A. Acker, Deceased
435 West 1st Street
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2017-CV-0001069-MF

2018-ED-4

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

✓ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

ALL THOSE TWO CERTAIN lots or pieces of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, being in Josiah Ralston's Addition to said town on West First Street numbered 37 and 39, and bounded on the North by Fishingcreek; on the East by Lot No. 41 feet on the south by extension of First Street; on on the West by lot of Joseph Eck. Each lot being 30 feet in width and extending back to a point in the bed of Fishingcreek.

TAX PARCEL #: 05W-04-012-00.000

BEIN GKNOWN AS: 435 West 1st Street, Bloomsburg PA 17815

KML LAW GROUP, P.C.
SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

January 12, 2018

Docket #2017-CV-0001069-MF

2018-ED-4

ATTENTION: COLUMBIA COUNTY SHERIFF


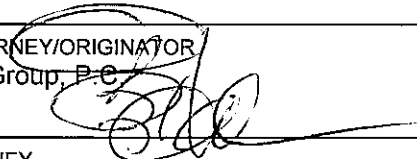
We would like to bring to your attention that defendant(s):

ROBERT A ACKER JR as Administrator of the Estate of Robert A. Acker, Deceased and SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING		COURT NUMBER 2017-CV-0001069-MF 2018-ED-4	
DEFENDANT/S/ROBERT A. ACKER JR. as Administrator of the Estate of Robert A. Acker, Deceased and SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE ROBERT A. ACKER JR. as Administrator of the Estate of Robert A. Acker, Deceased & SANDRA J. MCCABE as Administratrix of the Estate of Robert A. Acker, Deceased		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 435 West 1st Street, Bloomsburg, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML Law Group, P.C. 		TELEPHONE NUMBER (215) 825-6344	DATE January 12, 2018
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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



71901140006000121023

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

4

Document Receipt

Trans #	12282	Carrier / service:	USPS Server	First-Class Mail®	1/18/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000121030

Doc Ref #: 4ED2018

Postage 5.2600

PHILADELPHIA PA 19106

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000121023

Doc Ref #: 4ED2018

Postage 5.2600

PHILADELPHIA PA 19107-4214

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000121016

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HARRISBURG PA 17105

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COMMONWEALTH OF PA

DEPARTMENT 281230

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HARRISBURG PA 17128

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DEPT OF PUBLIC WELFARE

PO BOX 8486

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HARRISBURG PA 17105

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INTERNAL REVENUE SERVICE

1001 LIBERY AVE SUITE 1300

PITTSBURGH PA 15222

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Doc Ref #: 4ED2018

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COMMONWEALTH OF PA

1131 STRAWBERRY SQUARE

Tracking #: 71901140006000120972

Doc Ref #: 4ED2018

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HARRISBURG PA 17128

Document Receipt

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PNC BANK

ONE FINANCIAL PARKWAY

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KALAMAZOO MI 49009

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PA DEPT OF LABOR & INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000120958

Doc Ref #: 4ED2018

Postage 5.2600

HARRISBURG PA 17121

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PA DEPT OF REVENUE

PO BOX 281230

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Doc Ref #: 4ED2018

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HARRISBURG PA 17128

Document Receipt

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Ship to:

PA DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 71901140006000120934

Doc Ref #: 4ED2018

Postage 5.2600

HARRISBURG PA 17105

884885

KML LAW GROUP, P.O.

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

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380/2360

01/15/2018

PAY TO THE
ORDER OF**SHERIFF OF COLUMBIA COUNTY****\$**1,350.00****ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100** ~~~~~ DOLLARS*Sheriff's Office**PO Box 380**Bloomsburg PA, 17815*

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



MEMO 171776 Acker, Jr.

AUTHORIZED SIGNATURE

⑈00884885⑈ ⑆23607380⑆ 80 00082795⑈