

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 223639	Invoice Date: 08/16/2018 9:05:12 AM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201806337	GREENWOOD
	Grantor - HODGSON, CLIFFORD E		08/16/18 9:05:14 AM	TOWNSHIP
	Grantee - FEDERAL HOME LOAN MORTGAGE CORP			
	Consideration - \$2,102.99			
	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: 8263 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

PNC BANK NA

VS CLIFFORD HODGSON

NO. 44-2018 ED

NO. 171-2018 JD

DATE/TIME OF SALE: JULY 25, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2061.75

POUNDAGE - 2% OF BID \$ 41.24

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2102.99

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

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

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

PURCHASER(S) SIGNATURE(S): *Ed D. Kelly*

TOTAL DUE: \$ 2102.99

LESS DEPOSIT: \$ 1350-

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

TOTAL DUE IN 8 DAYS \$ 752.99

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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<b><u>Plaintiff</u></b>	<b><u>Defendant</u></b>
PNC BANK, NATIONAL ASSOCIATION	CLIFFORD HODGSON

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

**Sheriff's Sale Date:** Wednesday, July 25, 2018

**Writ of Execution No. :** 2018CV171

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

**Location of the real estate:** 284 VALLEY VIEW LAKE, MILLVILLE, PA 17846

## 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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,200.00
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	\$165.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

**Total Sheriff Costs** \$1,990.00

## Distribution Costs

Recording Fees	\$71.75
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**Total Distribution Costs** \$71.75

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**Grand Total:** \$2,061.75

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.kmllawgroup.com](http://www.kmllawgroup.com)

July 26, 2018

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

RE: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES vs. CLIFFORD E. HODGSON

**Sale Book/Writ No.: /**

Docket Number: 2018-CV-171

Sale Date: 07/25/2018

Property Address: 284 Valley View Lake Millville, PA 17846

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@kmllawgroup.com](mailto:postsale@kmllawgroup.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@kmllawgroup.com](mailto:jorange@kmllawgroup.com)

**Enclosed: (if applicable)**

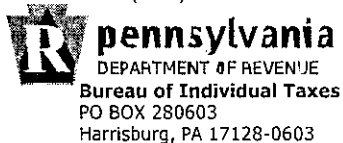
Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_

KML Check Number \_\_\_\_\_

Settlement Amount(s) \$ \_\_\_\_\_

Loan Type CONVENTIONAL

KML #178263FC



# 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:

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

**B. TRANSFER DATA**

<b>Date of Acceptance of Document</b> 7/26/2018					
<b>Grantor(s)/Lessor(s)</b> SHERIFF OF COLUMBIA COUNTY		<b>Telephone Number:</b> 570-389-5622		<b>Grantee(s)/Lessee(s)</b> FEDERAL HOME LOAN MORTGAGE CORPORATION	
				<b>Telephone Number:</b> (215) 627-1322	
<b>Mailing Address</b> Sheriff's Office, PO Box 380			<b>Mailing Address</b> 8200 Jones Branch Drive,		
<b>City</b> Bloomsburg	<b>State</b> PA	<b>ZIP Code</b> 17815	<b>City</b> McLean	<b>State</b> VA	<b>ZIP Code</b> 22102-3110

**C. REAL ESTATE LOCATION**

<b>Street Address</b> 284 Valley View Lake		<b>City, Township, Borough</b> Millville – Greenwood Township	
<b>County</b> Columbia	<b>School District</b> Millville Area	<b>Tax Parcel Number</b> 17-03A-031-00,000	

**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

<b>1. Actual Cash Consideration</b> =\$2,102.99	<b>2. Other Consideration</b> +0	<b>3. Total Consideration</b> =\$2,102.99
<b>4. County Assessed Value</b> \$21,492.00	<b>5. Common Level Ratio Factor</b> X3.88	<b>6. Computed Value</b> =\$83,388.96

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

<b>1a. Amount of Exemption Claimed</b> \$83,388.96	<b>1b. Percentage of Grantor's Interest in Real Estate</b> 100%	<b>1c. Percentage of Grantor's Interest Conveyed</b> 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.**

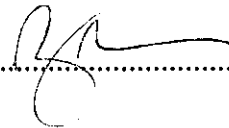
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

<b>Signature of Correspondent or Responsible Party</b> 	<b>Date</b> 7/26/2018
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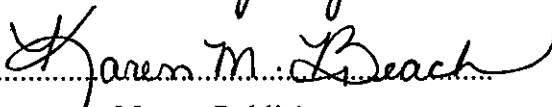
**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED**

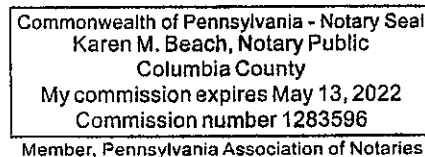
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 July 4, 11, 18, 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 .....18<sup>th</sup>.....day of July.....2018.....

.....  
(Notary Public)



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

.....

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

July 16, 2018

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

**RE: No. 2018-CV-171**  
**CLIFFORD E. HODGSON**

Real Estate Division:

The above case may be sold on July 25, 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**

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PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR IN INTEREST TO NATIONAL  
CITY REAL ESTATE SERVICES, LLC,  
SUCCESSOR BY MERGER TO NATIONAL  
CITY MORTGAGE, INC., FORMERLY  
KNOWN AS NATIONAL CITY MORTGAGE  
CO., DOING BUSINESS AS EASTERN  
MORTGAGE SERVICES

3232 Newmark Drive  
Miamisburg, OH 45342

Plaintiff

vs.

CLIFFORD E. HODGSON,

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

284 Valley View Lake  
Millville, PA 17846

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

**No.:** 2018-CV-171 / 2018-ED-44

**DOCUMENT: AFFIDAVIT PURSUANT  
TO RULE 3129**

**CODE:**

**FILED ON BEHALF OF:**

PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR IN INTEREST TO NATIONAL  
CITY REAL ESTATE SERVICES, LLC,  
SUCCESSOR BY MERGER TO NATIONAL  
CITY MORTGAGE, INC., FORMERLY  
KNOWN AS NATIONAL CITY MORTGAGE  
CO., DOING BUSINESS AS EASTERN  
MORTGAGE SERVICES

**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

178263FC  
CF: 02/12/2018  
SD: 07/25/2018  
\$41,181.57

PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR IN INTEREST TO NATIONAL CITY  
REAL ESTATE SERVICES, LLC, SUCCESSOR BY  
MERGER TO NATIONAL CITY MORTGAGE, INC.,  
FORMERLY KNOWN AS NATIONAL CITY  
MORTGAGE CO., DOING BUSINESS AS EASTERN  
MORTGAGE SERVICES  
3232 Newmark Drive  
Miamisburg, OH 45342

Plaintiff

vs.

CLIFFORD E. HODGSON  
Mortgagor(s) and  
Record Owner(s)

284 Valley View Lake  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-171 / 2018-ED-44

**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: July 16, 2018

Respectfully submitted,

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



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST  
TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY  
MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY  
KNOWN NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS  
EASTERN MORTGAGE SERVICES; et seq.

Plaintiff (Petitioner)

V.

CLIFFORD E. HODGSON, ET AL,

Defendant (Respondent)

CASE and/or DOCKET No.: 2018-CV-171

Sheriff's Sale Date: 7/25/18

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, JEFFREY CLOHESSY, 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 CLIFFORD E. HODGSON the above process on the 21 day of May, 2018, at 1:00 o'clock, PM, at 284 VALLEY VIEW LAKE MILLVILLE, PA 17846, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 71-80 Height 6'1" Weight 130 Race WHITE Sex MALE Hair WHITE

Military Status: ☒ No ☐ Yes Branch: \_\_\_\_\_

Commonwealth/State of Pa ) SS:  
County of Berks )

Before me, the undersigned notary public, this day, personally, appeared Jeffrey Clohessy 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.

Jeffrey Clohessy

(Signature of Affiant)

File Number: 178263FC

Case ID #: 5187793

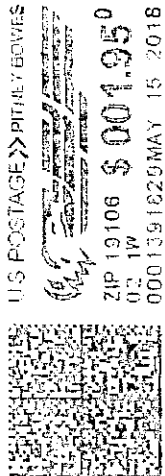
Subscribed and sworn to before me

this 22 day of May, 2018

Notary Public

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

Name and Address of Sender KML LAW GROUP, P.C. SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532		Check type of mail or service; <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> 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 Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee			
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	TENANTS/OCCUPANTS 284 Valley View Lake Millville, PA 17846													
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675														
3.	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230														
4.	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121														
5.															
6.															
7.															
8.															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		See Privacy Act Statement on Reverse											



Complete by Typewriter, Ink, or Ball Point Pen

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

Sale Date: 07/25/2018

178263FC Columbia County

CLIFFORD E. HODGSON

**KML LAW GROUP, P.C.**

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

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR  
IN INTEREST TO NATIONAL CITY REAL ESTATE  
SERVICES, LLC, SUCCESSOR BY MERGER TO  
NATIONAL CITY MORTGAGE, INC., FORMERLY  
KNOWN AS NATIONAL CITY MORTGAGE CO.,  
DOING BUSINESS AS EASTERN MORTGAGE  
SERVICES

3232 Newmark Drive  
Miamisburg, OH 45342

Plaintiff

vs.

CLIFFORD E. HODGSON

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

284 Valley View Lake  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2018-CV-171 / 2018-ED-44

**AFFIDAVIT PURSUANT TO RULE 3129**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES, 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:

284 Valley View Lake  
Millville, PA 17846

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

CLIFFORD E. HODGSON  
284 Valley View Lake  
Millville, PA 17846

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

CLIFFORD E. HODGSON  
284 Valley View Lake  
Millville, PA 17846

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

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

# SHERIFF'S SALE COST SHEET

18-171

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>405.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1260.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1450.00</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2061.75

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

REAL ESTATE TAX CERTIFICATION

Date: 07/06/2018

Fee: \$5.00

Cert. NO: 32787

HODGSON CLIFFORD E  
PO BOX 49  
MILLVILLE PA 17846

District: GREENWOOD TWP  
Deed: 20040 -8795  
Location: LOTS 50 & 51 VALLEY V  
Parcel Id: 17 -03A-031-00,000

Assessment: 21,942  
Balances as of 07/06/2018

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

By: Columbia County Sheriff

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
CLIFFORD HODGSON

Case Number  
2018CV171

## SHERIFF'S RETURN OF SERVICE

05/14/2018 02:40 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RENEE HODGSON WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CLIFFORD HODGSON AT 284 VALLEY VIEW LAKE, MILLVILLE, PA 17846.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

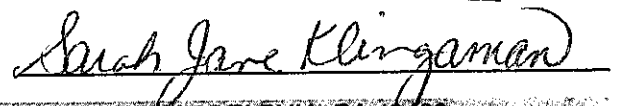
May 14, 2018

NOTARY

Affirmed and subscribed to before me this

14TH day of MAY, 2018

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



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
CLIFFORD HODGSON

Case Number  
2018CV171

## SHERIFF'S RETURN OF SERVICE

06/05/2018 03:00 PM - DEPUTY MARTIN BOUDMAN, 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 284 VALLEY VIEW LAKE, MILLVILLE, PA 17846.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

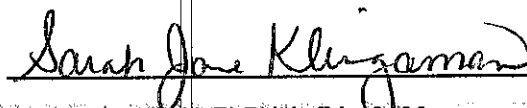
June 05, 2018

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

5TH day of JUNE, 2018



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

(c) CountySuite Sheriff, Teleosoft, Inc.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
HODGSON, CLIFFORD

Case Number  
2018CV171

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified >

**Notes:** SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

**Zone:**

**Expires:**

**Warrant:**

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 284 VALLEY VIEW LAKE  
MILLVILLE, PA 17846

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:** 6/5/18

**Time:** 1500

**Deputy:** 12+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.

(POSTING)

2018CV171

284 VALLEY VIEW LAKE, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
HODGSON, CLIFFORD

Case Number  
2018CV171

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 44

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Dennette Farr

Primary Address: 858 Chestnut Road  
Millville, PA 17846

Phone: 570-458-5775

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Dennette Farr

Relation:

Date:

5/14/18

Time:

1245

Deputy:

19

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

FARR, DENNETTE

2018CV171

858 CHESTNUT ROAD, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
HODGSON, CLIFFORD

Case Number  
2018CV171

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	44
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

<b>Name:</b>	CLIFFORD HODGSON
<b>Primary Address:</b>	284 VALLEY VIEW LAKE MILLVILLE, PA 17846
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

**Final Service:**

<b>Served:</b>	Personally <input checked="" type="checkbox"/> Adult In Charge <input checked="" type="checkbox"/> Posted <input type="checkbox"/> Other <input type="checkbox"/>		
<b>Adult In Charge:</b>	Lence Hodgson		
<b>Relation:</b>	Wife		
<b>Date:</b>	5/14/18	<b>Time:</b>	14:40
<b>Deputy:</b>	3219	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
----------------------------------	---------------

**Service Attempts:**

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

**Service Attempt Notes:**

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

HODGSON, CLIFFORD

2018CV171

284 VALLEY VIEW LAKE, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
HODGSON, CLIFFORD

Case Number  
2018CV171

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 44

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 284 VALLEY VIEW LAKE  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Renee Hodgson

Relation: Wife

Date: 5/14/18

Time: 14:40

Deputy: 3219

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2018CV171

284 VALLEY VIEW LAKE, MILLVILLE, PA 17846

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 04/26/18

Account:

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

Ad ID:	1135429
Description:	HODGSON SHERIFF SALE
2018CV171	
Run Dates:	07/04/18 to 07/18/18
Class:	2
Agate Lines:	198
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,200.00</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/04/18	07/18/18	3	\$1,200.00

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV171

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, JULY 25, 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 THAT CERTAIN piece, parcel and lot of land situate in Valley View Lake, subdivision to Greenwood Township, Columbia County, Pennsylvania, known and described as Lots #50 and #51 of said Plot of Lots, bounded and described as follows: BEGINNING at a corner in the line of lands of Ernest L. Roberts and said point being along the westerly line of the private drive on and through Valley View Lake Subdivision and the Southeast corner of lot #50; thence along the land of Ernest L. Roberts and of Valley View Lake Association, North 57 degrees 30 minutes West 175 feet to a point in line of Valley View Lake Association and said point being 12 feet eastwardly from the water line of Valley View Lake; thence along Valley View Lake Association, North 37 degrees 15 minutes East 60.2 feet to a corner at the Southwest corner of lot #49; thence along the southerly line of lot #49 South 57 degrees minutes East 150.5 feet to a corner along the westerly line of the aforesaid private drive through Valley View Lake Subdivision; thence along the westerly line of said private drive South 14 degrees 30 minutes West 63.1 feet to a point being the point and place of beginning. It being lots #50 and #51 of Valley View Lake subdivision. The aforesaid description prepared in accordance with Draft of Survey of E. Karl Wolfe, PE, dated September 4, 1959. SUBJECT, NEVERTHELESS to the easement of the private roadway through Valley View Lake Development as the same shall touch or pass through any portion of the lands hereinbefore described; said easement for the benefit of the lot owners of Valley View Lake Development and the Valley Lake Association. THE SAID LOTS and premises shall be under and subject nevertheless to the covenants and restrictions for Valley View Lake Development as stated in Deed Book 256, page 11136. TAX PARCEL 17-03A-031-00,000 BEING KNOWN AS: 284 valley View Lake, Millville, PA 17846

PROPERTY ADDRESS: 284 VALLEY VIEW LAKE, MILLVILLE, PA 17846  
UPI / TAX PARCEL NUMBER: 17-03A-031-00,000

Seized and taken into execution to be sold as the property of CLIFFORD HODGSON in suit of PNC BANK, NATIONAL ASSOCIATION. 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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV171

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, JULY 25, 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 THAT CERTAIN piece, parcel and lot of land situate in Valley View Lake, subdivision to Greenwood Township, Columbia County, Pennsylvania, known and described as Lots #50 and #51 of said Plot of Lots, bounded and described as follows: BEGINNING at a corner in the line of lands of Ernest L. Roberts and said point being along the westerly line of the private drive on and through Valley View Lake Subdivision and the Southeast corner of lot #50; thence along the land of Ernest L. Roberts and of Valley View Lake Association, North 57 degrees 30 minutes West 175 feet to a point in line of Valley View Lake Association and said point being 12 feet eastwardly from the water line of Valley View Lake; thence along Valley View Lake Association, North 37 degrees 15 minutes East 60.2 feet to a corner at the Southwest corner of lot #49; thence along the southerly line of lot #49 South 57 degrees minutes East 150.5 feet to a corner along the westerly line of the aforesaid private drive through Valley View Lake Subdivision; thence along the westerly line of said private drive South 14 degrees 30 minutes West 63.1 feet to a point being the point and place of beginning. It being lots #50 and #51 of Valley View Lake subdivision. The aforesaid description prepared in accordance with Draft of Survey of E. Karl Wolfe, P.E., dated September 4, 1959.

SUBJECT, NEVERTHELESS to the easement of the private roadway through Valley View Lake Development as the same shall touch or pass through any portion of the lands hereinbefore described; said easement for the benefit of the lot owners of Valley View Lake Development and the Valley Lake Association.

THE SAID LOTS and premises shall be under and subject nevertheless to the covenants and restrictions for Valley View Lake Development as stated in Deed Book 256, page 11136.

TAX PARCEL 17-03A-031-00,000

BEING KNOWN AS: 284 valley View Lake, Millville, PA 17846

PROPERTY ADDRESS: 284 VALLEY VIEW LAKE, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17-03A-031-00,000

Seized and taken into execution to be sold as the property of CLIFFORD HODGSON in suit of PNC BANK, NATIONAL ASSOCIATION.

---

**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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN  
INTEREST TO NATIONAL CITY REAL ESTATE  
SERVICES, LLC, SUCCESSOR BY MERGER TO  
NATIONAL CITY MORTGAGE, INC., FORMERLY  
KNOWN AS NATIONAL CITY MORTGAGE CO., DOING  
BUSINESS AS EASTERN MORTGAGE SERVICES  
Plaintiff

NO. 2018-CV-171

vs.  
CLIFFORD E. HODGSON  
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): CLIFFORD E. HODGSON, has a last known residence of 284 Valley View Lake, Millville, PA 17846. 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

4/24/18

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: [REDACTED]  
Birth Date:  
Last Name: HODGSON  
First Name: CLIFFORD  
Middle Name: E  
Status As Of: Apr-24-2018  
Certificate ID: 7V8FFTGDT579YS2

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).

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: [REDACTED]  
Birth Date:  
Last Name: HODGSON  
First Name: CLIFFORD  
Middle Name:  
Status As Of: Apr-24-2018  
Certificate ID: 5N5YDJ36K9CV214

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 individuals' 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.

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### 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.

17-03A-031-00,000  
Greenwood Twp.

## REAL ESTATE OUTLINE

ED # 2018 ED 44

DATE RECEIVED 4-24-2018  
DOCKET AND INDEX 2018 CV 171

### CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u><input type="radio"/></u>	<i>L.M. w/ Michelle 4-26-18</i>
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>892313</u>

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

SALE DATE July 25<sup>th</sup>, 18 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	_____
2 <sup>ND</sup> WEEK	_____
3 <sup>RD</sup> WEEK	_____

**KML Law Group, P.C.**  
ATTORNEYS AT LAW

---

SUITE 5000  
BNY INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

April 24, 2018

Tami Kline  
Prothonotary of Columbia County  
PO Box 380  
Bloomsburg, PA 17815

RE:

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES

vs.

CLIFFORD E. HODGSON  
No. 2018-CV-171  
KML File#: 178263FC

Kindly take Judgment and issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

**Package prepared by BARBHAND.**

Judgment/Writ Department  
**Michelle Clarkson - Supervisor**  
Direct Phone 215-825-6328 Internal Extension 8328  
Direct Fax 215-825-6428

**\*\*\*If you have received an incorrect filing fee. Please contact Michelle Clarkson at the phone number listed above, and we will immediately overnight a check to you for the correct amount.**

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

PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR IN INTEREST TO NATIONAL  
CITY REAL ESTATE SERVICES, LLC,  
SUCCESSOR BY MERGER TO NATIONAL  
CITY MORTGAGE, INC., FORMERLY KNOWN  
AS NATIONAL CITY MORTGAGE CO., DOING  
BUSINESS AS EASTERN MORTGAGE  
SERVICES  
3232 Newmark Drive  
Miamisburg, OH 45342

vs.

CLIFFORD E. HODGSON  
284 Valley View Lake  
Millville, PA 17846

In the Court of Common Pleas of  
Columbia County

No. 2018-CV-171

2018-ED-44

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: 284 Valley View Lake Millville, PA 17846

See Exhibit "A" attached

AMOUNT DUE \$41,181.57

Interest From **4/25/2018**  
Through Date of Sale

(Costs to be added)

Dated: 4/25/18

Barbara C. Wilmow  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania  
Prothonotary & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020  
Deputy Stephanie Wilmow

**ALL THAT CERTAIN** piece, parcel and lot of land situate in Valley View Lake, subdivision to Greenwood Township, Columbia County, Pennsylvania, known and described as Lots #50 and #51 of said Plot of Lots, bounded and described as follows:

**BEGINNING** at a corner in the line of lands of Ernest L. Roberts and said point being along the westerly line of the private drive on and through Valley View Lake Subdivision and the Southeast corner of lot #50; thence along the land of Ernest L. Roberts and of Valley View Lake Association, North 57 degrees 30 minutes West 175 feet to a point in line of Valley View Lake Association and said point being 12 feet eastwardly from the water line of Valley View Lake; thence along Valley View Lake Association, North 37 degrees 15 minutes East 60.2 feet to a corner at the Southwest corner of lot #49; thence along the southerly line of lot #49 South 57 degrees minutes East 150.5 feet to a corner along the westerly line of the aforesaid private drive through Valley View Lake Subdivision; thence along the westerly line of said private drive South 14 degrees 30 minutes West 63.1 feet to a point being the point and place of beginning. It being lots #50 and #51 of Valley View Lake subdivision. The aforesaid description prepared in accordance with Draft of Survey of E. Karl Wolfe, P.E., dated September 4, 1959.

**SUBJECT, NEVERTHELESS** to the easement of the private roadway through Valley View Lake Development as the same shall touch or pass through any portion of the lands hereinbefore described; said easement for the benefit of the lot owners of Valley View Lake Development and the Valley Lake Association.

**THE SAID LOTS** and premises shall be under and subject nevertheless to the covenants and restrictions for Valley View Lake Development as stated in Deed Book 256, page 11136.

TAX PARCEL #:17-03A-031-00,000

BEING KNOWN AS: 284 Valley View Lake, Millville, PA 17846

IN THE COURT OF COMMON PLEAS

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN  
INTEREST TO NATIONAL CITY REAL ESTATE SERVICES,  
LLC, SUCCESSOR BY MERGER TO NATIONAL CITY  
MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY  
MORTGAGE CO., DOING BUSINESS AS EASTERN  
MORTGAGE SERVICES

vs.

CLIFFORD E. HODGSON  
Mortgagor(s)  
284 Valley View Lake Millville, PA 17846

WRIT OF EXECUTION (Mortgage Foreclosure)	
REAL DEBT	\$41,181.57
INTEREST from	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

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



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

PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR IN INTEREST TO NATIONAL CITY  
REAL ESTATE SERVICES, LLC, SUCCESSOR BY  
MERGER TO NATIONAL CITY MORTGAGE,  
INC., FORMERLY KNOWN AS NATIONAL CITY  
MORTGAGE CO., DOING BUSINESS AS  
EASTERN MORTGAGE SERVICES  
3232 Newmark Drive  
Miamisburg, OH 45342

Plaintiff

vs.

CLIFFORD E. HODGSON  
(Mortgagor(s) and Record Owner(s))  
284 Valley View Lake  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-171

2018-ED-44

**AFFIDAVIT PURSUANT TO RULE 3129**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES, 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:

✓ 284 Valley View Lake  
Millville, PA 17846

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

✓ CLIFFORD E. HODGSON  
284 Valley View Lake  
Millville, PA 17846

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

CLIFFORD E. HODGSON  
284 Valley View Lake  
Millville, PA 17846

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

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

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

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

X

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

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

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

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

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

TENANTS/OCCUPANTS  
284 Valley View Lake  
Millville, PA 17846

✓

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: 4/24/18

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

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

In the Court of Common Pleas of Columbia County

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN  
INTEREST TO NATIONAL CITY REAL ESTATE SERVICES,  
LLC, SUCCESSOR BY MERGER TO NATIONAL CITY  
MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL  
CITY MORTGAGE CO., DOING BUSINESS AS EASTERN  
MORTGAGE SERVICES  
3232 Newmark Drive  
Miamisburg, OH 45342

Plaintiff

vs.

CLIFFORD E. HODGSON  
(Mortgagor(s) and Record Owner(s))  
284 Valley View Lake  
Millville, PA 17846

Defendant(s)

FILED  
No. 2018-CV-171 HONOTARY

2018 APR 25 A 11:36

CLERK OF COURTS OF  
COUNTY OF COLUMBIA, PA

PRAECIPE FOR JUDGMENT

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

Enter the Judgment in favor of Plaintiff and against CLIFFORD E. HODGSON by default for want of an Answer.

Assess damages as follows:

\$41,181.57

Debt

Interest from 4/25/2018 to Date of Sale

Total

(Assessment of Damages attached)

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

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

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

✓ 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

AND NOW April 25, 2018, Judgment is entered in favor of PNC  
BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES,  
LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL  
CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES and against CLIFFORD E.  
HODGSON by default for want of an Answer and damages assessed in the sum of \$41,181.57 as per the above certification.

Barbara N. Silvestri/MT  
Prothonotary

IN THE COURT OF COMMON PLEAS  
OF Columbia COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES  
3232 Newmark Drive  
Miamisburg, OH 45342

Plaintiff

No. 2018-CV-171

vs.

CLIFFORD E. HODGSON  
(Mortgagors and Record Owner(s))  
284 Valley View Lake  
Millville, PA 17846

Defendant(s)

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

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

~~Tami Kline~~  
Prothonotary

By: Barbara N. Silvette (MT)

Deputy

If you have any questions concerning the above, please contact:

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

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

Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN  
INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC,  
SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE,  
INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE  
CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES  
3232 Newmark Drive  
Miamisburg, OH 45342

Plaintiff

vs.

CLIFFORD E. HODGSON  
(Mortgagor(s) and Record owner(s))  
284 Valley View Lake  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-171

**ORDER FOR JUDGMENT**

Please enter Judgment in favor of PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES, and against CLIFFORD E. HODGSON for failure to file an Answer in the above action within (20) days from the date of service of the Complaint, in the sum of \$41,181.57.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129  
Lisa Lee Pa. ID 78020  
David Fein Pa. ID 82628  
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

Attorneys for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES 3232 Newmark Drive Miamisburg, OH 45342 and that the name(s) and last known address(es) of the Defendant(s) is/are CLIFFORD E. HODGSON, 284 Valley View Lake Millville, PA 17846;

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129  
Lisa Lee Pa. ID 78020  
David Fein Pa. ID 82628  
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

Attorneys for Plaintiff

**ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$38,934.57
Interest from 07/01/2017 through 04/24/2018	\$2,044.60
Late Charges	\$47.40
Unpaid Other Fees	\$105.00
Inspection Costs	\$15.00
Outstanding Corporate Advances	\$35.00

\$41,181.57

By: 

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

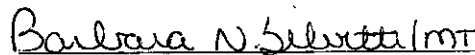
✓ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

**Attorneys for Plaintiff**

AND NOW, this 25 day of April, 2018 damages are assessed as above.

  
Pro Prothy

2018-CV-171/178263FC

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

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

PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR IN INTEREST TO NATIONAL CITY  
REAL ESTATE SERVICES, LLC, SUCCESSOR BY  
MERGER TO NATIONAL CITY MORTGAGE, INC.,  
FORMERLY KNOWN AS NATIONAL CITY  
MORTGAGE CO., DOING BUSINESS AS EASTERN  
MORTGAGE SERVICES  
3232 Newmark Drive  
Miamisburg, OH 45342

Plaintiff

vs.

CLIFFORD E. HODGSON  
Mortgagor(s) and Record Owner(s)  
284 Valley View Lake  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-171

2018-ED-44

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$41,181.57

Interest from  
4/25/2018 to Date of  
Sale at 6.5000%

(Costs to be added)

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

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

Attorneys for Plaintiff

No. 2018-CV-171  
**IN THE COURT OF COMMON PLEAS**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN  
INTEREST TO NATIONAL CITY REAL ESTATE  
SERVICES, LLC, SUCCESSOR BY MERGER TO  
NATIONAL CITY MORTGAGE, INC., FORMERLY  
KNOWN AS NATIONAL CITY MORTGAGE CO., DOING  
BUSINESS AS EASTERN MORTGAGE SERVICES

vs.

CLIFFORD E. HODGSON  
(Mortgagor(s) and Record Owner(s))  
284 Valley View Lake  
Millville, PA 17846

---

**PRAECIPE FOR WRIT OF EXECUTION**  
**(Mortgage Foreclosure)**

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---

KML Law Group, P.C.  
Attorney for Plaintiff

---

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



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

PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR IN INTEREST TO NATIONAL  
CITY REAL ESTATE SERVICES, LLC,  
SUCCESSOR BY MERGER TO NATIONAL  
CITY MORTGAGE, INC., FORMERLY KNOWN  
AS NATIONAL CITY MORTGAGE CO., DOING  
BUSINESS AS EASTERN MORTGAGE  
SERVICES  
3232 Newmark Drive  
Miamisburg, OH 45342

vs.

CLIFFORD E. HODGSON  
284 Valley View Lake  
Millville, PA 17846

In the Court of Common Pleas of  
Columbia County

No. 2018-CV-171

2018-ED-44

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: 284 Valley View Lake Millville, PA 17846

See Exhibit "A" attached

AMOUNT DUE	<u>\$41,181.57</u>
Interest From 4/25/2018 Through Date of Sale	<u>                    </u>
(Costs to be added)	<u>                    </u>

Dated: 4/25/18

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

IN THE COURT OF COMMON PLEAS

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN  
INTEREST TO NATIONAL CITY REAL ESTATE SERVICES,  
LLC, SUCCESSOR BY MERGER TO NATIONAL CITY  
MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY  
MORTGAGE CO., DOING BUSINESS AS EASTERN  
MORTGAGE SERVICES

vs.

CLIFFORD E. HODGSON  
Mortgagor(s)  
284 Valley View Lake Millville, PA 17846

WRIT OF EXECUTION  
(Mortgage Foreclosure)

\$41,181.57

\$

REAL DEBT

INTEREST from

COSTS PAID:

PROTHY

SHERIFF

STATUTORY

COSTS DUE PROTHY

Office of Judicial Support

Judg. Fee

Cr.

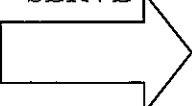
Sat.

KML Law Group, P.C.  
Attorney for Plaintiff

**KML Law Group, P.C.**

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

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES LLC SUCCESSOR BY		COURT NUMBER 2018-CV-171	2018-ED-44
DEFENDANT/S/ CLIFFORD E. HODGSON		TYPE OF WRIT OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE CLIFFORD E. HODGSON		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 284 Valley View Lake, Millville, PA 17846		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6320	DATE April 24, 2018
ADDRESS OF ATTORNEY  KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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

April 24, 2018

Docket #2018-CV-171 2018-ED-44

**ATTENTION: COLUMBIA COUNTY SHERIFF**

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

**CLIFFORD E. HODGSON** 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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
CLIFFORD HODGSON

Case Number  
2018CV171

## SHERIFF'S RETURN OF SERVICE

02/23/2018 01:55 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RENEE HODGSON HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CLIFFORD HODGSON AT 284 VALLEY VIEW LAKE, MILLVILLE, PA 17846.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

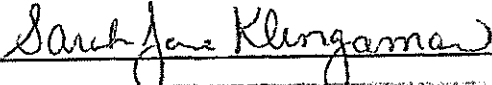
February 26, 2018

NOTARY

Affirmed and subscribed to before me this

26TH day of FEBRUARY, 2018

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



Plaintiff Attorney: KML LAW GROUP P.C. 781 MARKET STREET PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

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

PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR IN INTEREST TO NATIONAL CITY  
REAL ESTATE SERVICES, LLC, SUCCESSOR BY  
MERGER TO NATIONAL CITY MORTGAGE, INC.,  
FORMERLY KNOWN AS NATIONAL CITY  
MORTGAGE CO., DOING BUSINESS AS EASTERN  
MORTGAGE SERVICES  
3232 Newmark Drive  
Miamisburg, OH 45342

Plaintiff

vs.

CLIFFORD E. HODGSON  
Mortgagor(s) and Record Owner(s)  
284 Valley View Lake  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-171

2018-ED-44

**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 McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

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 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR  
IN INTEREST TO NATIONAL CITY REAL ESTATE  
SERVICES, LLC, SUCCESSOR BY MERGER TO  
NATIONAL CITY MORTGAGE, INC., FORMERLY  
KNOWN AS NATIONAL CITY MORTGAGE CO.,  
DOING BUSINESS AS EASTERN MORTGAGE  
SERVICES  
3232 Newmark Drive  
Miamisburg, OH 45342

Plaintiff

vs.

CLIFFORD E. HODGSON  
**Mortgagor(s) and Record Owner(s)**  
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CIVIL ACTION - LAW

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MORTGAGE FORECLOSURE

NO. 2018-CV-171

2018-ED-44

**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

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

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Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

**Attorneys for Plaintiff**

**ALL THAT CERTAIN** piece, parcel and lot of land situate in Valley View Lake, subdivision to Greenwood Township, Columbia County, Pennsylvania, known and described as Lots #50 and #51 of said Plot of Lots, bounded and described as follows:

**BEGINNING** at a corner in the line of lands of Ernest L. Roberts and said point being along the westerly line of the private drive on and through Valley View Lake Subdivision and the Southeast corner of lot #50; thence along the land of Ernest L. Roberts and of Valley View Lake Association, North 57 degrees 30 minutes West 175 feet to a point in line of Valley View Lake Association and said point being 12 feet eastwardly from the water line of Valley View Lake; thence along Valley View Lake Association, North 37 degrees 15 minutes East 60.2 feet to a corner at the Southwest corner of lot #49; thence along the southerly line of lot #49 South 57 degrees minutes East 150.5 feet to a corner along the westerly line of the aforesaid private drive through Valley View Lake Subdivision; thence along the westerly line of said private drive South 14 degrees 30 minutes West 63.1 feet to a point being the point and place of beginning. It being lots #50 and #51 of Valley View Lake subdivision. The aforesaid description prepared in accordance with Draft of Survey of E. Karl Wolfe, P.E., dated September 4, 1959.

**SUBJECT, NEVERTHELESS** to the easement of the private roadway through Valley View Lake Development as the same shall touch or pass through any portion of the lands hereinbefore described; said easement for the benefit of the lot owners of Valley View Lake Development and the Valley Lake Association.

**THE SAID LOTS** and premises shall be under and subject nevertheless to the covenants and restrictions for Valley View Lake Development as stated in Deed Book 256, page 11136.

TAX PARCEL #:17-03A-031-00,000

BEING KNOWN AS: 284 Valley View Lake, Millville, PA 17846



## Document Receipt

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Trans #	13015	Carrier / service:	USPS Server	First-Class Mail®	4/26/2018 12:00:00 AM
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Ship to:

PENNSYLVANIA DEPT OF LABOR AND  
INDUSTRY

651 BOAS STREET

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Doc Ref #: 2018ED44

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HARRISBURG PA 17121

## Document Receipt

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## Ship to:

PENNSYLVANIA DEPT OF LABOR AND  
INDUSTRY

651 BOAS STREET

HARRISBURG PA 17121

Tracking #: 71901140006000128299

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PA DEPARTMENT OF PUBLIC WELFARE	HEALTH AND WELFARE BLDG
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ROOM 432	Tracking #:	71901140006000128282
P.O. BOX 2675	Doc Ref #:	2018ED44
	Postage	5.4200
HARRISBURG PA 17105		

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
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900 MARKET STREET

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PHILADELPHIA PA 19107-4214

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000128275

Doc Ref #: 2018ED44

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000128275

Doc Ref #: 2018ED44

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000128268

Doc Ref #: 2018ED44

Postage 5.4200

PHILADELPHIA PA 19107-4214



## Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000128244

Doc Ref #: 2018ED44

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000128251

Doc Ref #: 2018ED44

Postage 5.4200

HARRISBURG PA 17105

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



71901140006000128268

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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44

**KML LAW GROUP, P.C.**

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

**FIRSTRUST**

800.220.BANK / firstrust.com

3-7380/2360

04/24/2018

892313

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

\$ \*\*1,350.00

DOLLARS

Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

MEMO  
178263/Hodgson



AUTHORIZED SIGNATURE

⑈00892313⑈ ⑆23607380⑆ 80 00082795⑈



Security features. Details on back.