

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
WATRO SR, DANE (et al.)

Case Number
2018CV346

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	60
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/08/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally - Adult In Charge - Posted - Other		
Adult In Charge:			
Relation:			
Date:	6-11-18	Time:	14:00
Deputy:	3	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2018CV346

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

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Chief Deputy



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SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	60
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/08/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK AREA JOINT SEWER AUTH.		
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Kelly Mazzis		
Relation:	Clerk		
Date:	6-8-18	Time:	14:30
Deputy:	3	Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP, P.C.	Phone:	
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA JOINT SEI

2018CV346

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

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FREEDOM MORTGAGE CORPORATION
vs.
WATRO SR, DANE (et al.)

Case Number
2018CV346

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	00
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/08/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	1609 2ND AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	6-8-18	Time:	14:25
Deputy:	3	Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP, P.C.	Phone:	
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2018CV346

1609 2ND AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

6/8/18

FREEDOM MORTGAGE CORPORATION
vs.
WATRO SR, DANE (et al.)

Case Number
2018CV346

SERVICE COVER SHEET

Service Details:

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

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 08/08/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 6/9/18 **Time:** 0950

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 2018CV346 PO BOX 380, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

6/8/18

FREEDOM MORTGAGE CORPORATION
vs.
WATRO SR, DANE (et al.)

Case Number
2018CV346

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	60
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 08/08/2018 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 Santor		
Relation:	Clerk		
Date:	6/9/18	Time:	0955
Deputy:	19	Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP, P.C.	Phone:	
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2018CV346 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV346

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, AUGUST 08, 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 LOT, PIECE OR PARCEL OF LAND, together with the two-story frame single dwelling house thereon erected, lying and being situate on the Northerly side of Second Avenue in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 796, this being the West side of the Second Lot West of Eaton Street on the North side of Second Avenue, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick. See Plot or Plan recorded in the Recorder's Office at Bloomsburg, PA, in Miscellaneous Book No. 8, Page 366: THENCE in a Northerly direction along Lot No. 796, 160 feet to a 15 foot alley: THENCE in a Westerly direction along said alley 45 feet to the corner of Lot No. 798; THENCE in a Southerly direction along Lot No. 798, 160 feet to Second Avenue; THENCE in an Easterly direction along Second Avenue 45 feet to the place of beginning.

TAX PARCEL 04D-06-048-00.000

BEING AS: 1609 2nd Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 1609 2ND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-048-00.000

Seized and taken into execution to be sold as the property of DANE WATRO, SR, PATRICIA WATRO in suit of FREEDOM MORTGAGE CORPORATION.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

vs.

DANE J. WATRO
1609 2nd Avenue
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2018-CV-346

2018-ED-60

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: 1609 2nd Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	<u>\$105,320.18</u>
Interest From 6/5/2018 Through Date of Sale	_____
(Costs to be added)	_____

Dated: 6/6/18

Barbara N. Shewell

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Prothonotary of Sev. Courts
My Comm. Ex. to Mandate: 2020
Deputy *Aphra Shewell*

_____ *inistamo*
_____ *inamptul*
_____ *AVV*
_____ *yzns2*
_____ *inre*

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, together with the two-story frame single dwelling house thereon erected, lying and being situate on the Northerly side of Second Avenue in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 796, this being the West side of the Second Lot West of Eaton Street on the North side of Second Avenue, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick. See Plot or Plan recorded in the Recorder's Office at Bloomsburg, PA, in Miscellaneous Book No. 8, Page 366:

THENCE in a Northerly direction along Lot No. 796, 160 feet to a 15 foot alley:

THENCE in a Westerly direction along said alley 45 feet to the corner of Lot No. 798;

THENCE in a Southerly direction along Lot No. 798, 160 feet to Second Avenue;

THENCE in an Easterly direction along Second Avenue 45 feet to the place of beginning.

TAX PARCEL #: 04D-06-048-00.000

BEING KNOWN AS: 1609 2nd Avenue, Berwick, PA 18603

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

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

DANE J. WATRO
(Mortgagor(s) and Record Owner(s))
1609 2nd Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-346

2018-ED-60

AFFIDAVIT PURSUANT TO RULE 3129

FREEDOM MORTGAGE CORPORATION, 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:

1609 2nd Avenue
Berwick, PA 18603

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

DANE J. WATRO
708 Circle Drive
Berwick, PA 18603

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

DANE J. WATRO
708 Circle Drive
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:

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

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
1609 2nd Avenue
Berwick, PA 18603

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: 6/4/18

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

04D - 06 - 048 - 00,000

Boro of Bernick

REAL ESTATE OUTLINE

ED # 2018ED 60

DATE RECEIVED 6-6-2018
DOCKET AND INDEX 2018 CV 346

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	<i>- emailed</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>895805</u>

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

SALE DATE Aug. 8 TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER 1ST WEEK _____
 2ND WEEK _____
 3RD WEEK _____

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FREEDOM MORTGAGE CORPORATION
Plaintiff

vs.

DANE J. WATRO

Defendant(s)

NO. 2018-CV-346

**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): DANE J. WATRO, has a last known residence of 708 Circle Drive, 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

6/14/18

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: WATRO
 First Name: DANE
 Middle Name: J
 Status As Of: Jun-04-2018
 Certificate ID: CMBSZTNLJZMMCDT

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.

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: WATRO
 First Name: DANE
 Middle Name:
 Status As Of: Jun-04-2018
 Certificate ID: NX42859QQ2DG6LN

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.

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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.

In the Court of Common Pleas of Columbia County

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

No. 2018-CV-346

vs.

DANE J. WATRO
(Mortgagor(s) and Record Owner(s))
1609 2nd Avenue
Berwick, PA 18603

Defendant(s)

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 DANE J. WATRO by default for want of an Answer.

Assess damages as follows:

Debt

\$105,320.18

Interest from 6/5/2018 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
____ 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

FILED
PROTHONOTARY
2018 JUN -6 A 11:58
CLERK OF COURTS
COUNTY OF COLUMBIA

AND NOW June 6, 2018, Judgment is entered in favor of
FREEDOM MORTGAGE CORPORATION and against DANE J. WATRO by default for want of an Answer and damages
assessed in the sum of \$105,320.18 as per the above certification.

Barbara N. Selwitz, IMT
Prothonotary

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

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

No. 2018-CV-346

vs.

DANE J. WATRO
(Mortgagors and Record Owner(s))
1609 2nd Avenue
Berwick, PA 18603

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.

~~Fanni Kline~~
Prothonotary

By: Barbara N. Silvestri 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

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

FILED
PROTHONOTARY
2018 JUN 6 A 11:58
CLERK OF COURTS OF THE
COUNTY OF COLUMBIA PA

IN THE COURT OF COMMON PLEAS
of Columbia County
CIVIL ACTION LAW
ACTION OF MORTGAGE FORECLOSURE
No. 2018-CV-346

vs.

DANE J. WATRO
(Mortgagor(s) and Record owner(s))
1609 2nd Avenue
Berwick, PA 18603

Defendant(s)

ORDER FOR JUDGMENT

Please enter Judgment in favor of FREEDOM MORTGAGE CORPORATION, and against DANE J. WATRO 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 \$105,320.18.

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

Attorneys for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is FREEDOM MORTGAGE CORPORATION 10500 Kincaid Drive, Fishers, IN 43067-9764 and that the name(s) and last known address(es) of the Defendant(s) is/are DANE J. WATRO, 708 Circle Drive Berwick, PA 18603;

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

Attorneys for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

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

Principal Balance	\$99,406.59
Interest from 05/01/2017 through 06/04/2018	\$4,212.25
Late Charges	\$180.36
Escrow Advances	\$1,460.98
Fees	\$60.00

\$105,320.18

FILED
 PROTHONOTARY
 2018 JUN -6 A 11:58
 CLERK OF COURTS
 COUNTY OF COLUMBIA

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 203873

Attorneys for Plaintiff

AND NOW, this 6 day of June, 2018 damages are assessed as above.

Barbara N. Silvestri/MT
 Pro Prothy

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

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

DANE J. WATRO
Mortgagor(s) and Record Owner(s)
1609 2nd Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-346

2018-ED-60

FILED
PROTHONOTARY
2018 JUN - 6 A 11:59
CLERK OF COURTS
COUNTY OF COLUMBIA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$105,320.18

Interest from 6/5/2018
to Date of Sale at
3.8750%

(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
- ____ 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

Attorneys for Plaintiff

No. 2018-CV-346
IN THE COURT OF COMMON PLEAS
FREEDOM MORTGAGE CORPORATION

vs.

DANE J. WATRO
(Mortgagor(s) and Record Owner(s))
1609 2nd Avenue
Berwick, PA 18603

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

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

No. 2018-CV-346

IN THE COURT OF COMMON PLEAS

FREEDOM MORTGAGE CORPORATION

vs.

DANE J. WATRO
Mortgagor(s)
1609 2nd Avenue Berwick, PA 18603

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	
INTEREST from	
COSTS PAID:	
PROTHY	\$105,320.18
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

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

DANE J. WATRO
Mortgagor(s) and Record Owner(s)
1609 2nd Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2018-CV-346

2018-ED-60

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
 - ___ 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

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

DANE J. WATRO
Mortgagor(s) and Record Owner(s)

1609 2nd Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-346

2018-ED-60

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

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 THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, together with the two-story frame single dwelling house thereon erected, lying and being situate on the Northerly side of Second Avenue in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 796, this being the West side of the Second Lot West of Eaton Street on the North side of Second Avenue, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick. See Plot or Plan recorded in the Recorder's Office at Bloomsburg, PA, in Miscellaneous Book No. 8, Page 366:

THENCE in a Northerly direction along Lot No. 796, 160 feet to a 15 foot alley:

THENCE in a Westerly direction along said alley 45 feet to the corner of Lot No. 798;

THENCE in a Southerly direction along Lot No. 798, 160 feet to Second Avenue;

THENCE in an Easterly direction along Second Avenue 45 feet to the place of beginning.

TAX PARCEL #: 04D-06-048-00.000

BEING KNOWN AS: 1609 2nd Avenue, Berwick, PA 18603

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

June 4, 2018
Docket #2018-CV-346

ATTENTION: COLUMBIA COUNTY SHERIFF

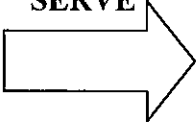
We would like to bring to your attention that defendant(s):

DANE J. WATRO 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/ FREEDOM MORTGAGE CORPORATION		COURT NUMBER 2018-CV-346	
DEFENDANT/S/ DANE J. WATRO		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE DANE J. WATRO		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1609 2nd Avenue, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6320	DATE June 4, 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



71901140006000131268

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 13328 Carrier / service: USPS Server First-Class Mail® 6/6/2018 12:00:00 AM

Ship to:

PA DEPT OF LABOR & INDUSTRY

651 BOAS STREET

HARRISBURG PA 17121

Tracking #: 71901140006000131299

Doc Ref #: 2018ED60

Postage 5.4200

Document Receipt

Trans # 13328 Carrier / service: USPS Server First-Class Mail® 6/6/2018 12:00:00 AM

Ship to:

PA DEPT OF LABOR & INDUSTRY

651 BOAS STREET

HARRISBURG PA 17121

Tracking #: 71901140006000131299

Doc Ref #: 2018ED60

Postage 5.4200

Document Receipt

Trans # 13327 Carrier / service: USPS Server First-Class Mail® 6/6/2018 12:00:00 AM

Ship to:

PA DEPT OF PUBLIC WELFARE

P.O. BOX 2675

HARRISBURG PA 17105

Tracking #: 71901140006000131282

Doc Ref #: 2018ED60

Postage 5.4200

Document Receipt

Trans # 13326 Carrier / service: USPS Server First-Class Mail® 6/6/2018 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000131275

Doc Ref #: 2018ED60

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans # 13325 Carrier / service: USPS Server First-Class Mail® 6/6/2018 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000131268

Doc Ref #: 2018ED60

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 13324 Carrier / service: USPS Server First-Class Mail® 6/6/2018 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 71901140006000131251

Doc Ref #: 2018ED60

Postage 5.4200

HARRISBURG PA 17105-8001

60

Document Receipt

Trans # 13323 Carrier / service: USPS Server First-Class Mail® 6/6/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000131244

Doc Ref #: 2018ED60

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans # 13323 Carrier / service: USPS Server First-Class Mail® 6/6/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000131244

Doc Ref #: 2018ED60

Postage 5.4200

HARRISBURG PA 17128

KML Law Group, P.C.

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

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764
Plaintiff

vs.

DANE J. WATRO
Mortgagor(s) and Record Owner(s)
1609 2nd Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2018-CV-346

2018-ED-60

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: WATRO, DANE J.
DANE J. WATRO
708 Circle Drive
Berwick, PA 18603

Your house at 1609 2nd Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on August 8th 2018, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$105,320.18 obtained by FREEDOM MORTGAGE CORPORATION 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 FREEDOM MORTGAGE CORPORATION, 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 179223FC). 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.

PERIOD OF THIS CHECK IS VALID UNTIL THE END OF THE YEAR 2018

895805

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

06/05/2018

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY
ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

\$1,350.00**

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



Security features. Details on back.

MEMO
179223/ Watro



[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈00895805⑈ ⑆23507380⑆ ⑆00082795⑈