

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 225188	Invoice Date: 10/24/2018 11:36:10 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201808202	CATAWISSA BORO
	Grantor - BROWN, SHELLY L		10/24/18 11:36:12 AM	
	Grantee - WILMINGTON SAVINGS FUND SOCIETY			
	Consideration - \$2,055.76			
	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: 8341 - SHERIFF	\$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

WILMINGTON SAVINGS FUND SOCIETY VS SHELLY & MICHAEL BROWN

NO. 88-2018 ED

NO. 625-2018 JD

DATE/TIME OF SALE: OCTOBER 3, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2015.45

POUNDAGE - 2% OF BID \$ 40.31

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2055.76

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Shelly & Michael

TOTAL DUE: \$ 2055.76

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 705.76

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WILMINGTON SAVINGS FUND SOCIETY vs.

Defendant
SHELLY L BROWN
MICHAEL W BROWN

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

Sheriff's Sale Date: Wednesday, October 3, 2018
Writ of Execution No. : 2018CV625
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 328 PINE STREET, CATAWISSA, PA 17820

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.	\$1,020.00
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	\$195.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Total Sheriff Costs	\$1,866.00

Municipal Costs

Water	\$77.70
Total Municipal Costs	\$77.70

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,015.45**

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

September 27, 2018

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

RE: No. 2018-CV-625
SHELLY L BROWN AKA SHELLY BROWN and MICHAEL W. BROWN
AKA MICHAEL BROWN

Real Estate Division:

The above case may be sold on October 03, 2018. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

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

WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES
LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL
BROWN

Mortgagor(s) and Record Owner(s)

328 Pine Street
Catawissa, PA 17820

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2018-CV-625 / 2018-ED-88

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129**

CODE:

FILED ON BEHALF OF:

WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST A

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

173757FC
CF: 05/25/2018
SD: 10/03/2018
\$38,322.03

WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE
LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
**Mortgagor(s) and
Record Owner(s)**

328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-625 / 2018-ED-88

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.
- (X) 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: September 27, 2018

Respectfully submitted,

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



August 20, 2018

Dear Briana Diaz:

The following is in response to your request for proof of delivery on your item with the tracking number:
9171 9999 9170 3969 2507 37.

Item Details

Status:	Delivered
Status Date / Time:	August 7, 2018, 3:33 pm
Location:	BLOOMSBURG, PA 17815
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Shipment Details

Recipient Signature

Signature of Recipient:	Shelly Brown Shelly Brown
Address of Recipient:	328 East 4th St

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




WILMINGTON SAVINGS FUND SOCIETY
vs.
SHELLY L BROWN (et al.)

Case Number
2018CV625

SHERIFF'S RETURN OF SERVICE

08/08/2018 02:46 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 THE DEFENDANT, TO WIT: MICHAEL W BROWN AT STEVE SHANNON, 1149 MILLVILLE ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

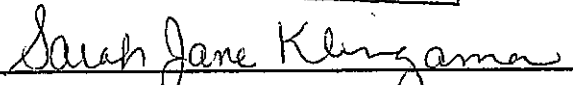
August 09, 2018

NOTARY

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

Affirmed and subscribed to before me this

9TH day of AUGUST, 2018



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

(c) CountySuite Sheriff, Teleosoft, Inc.

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

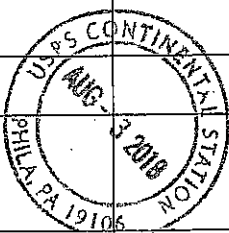
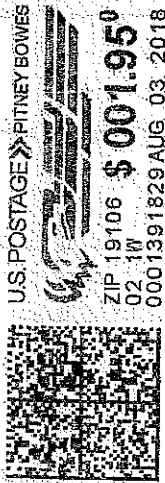
Check type of mail or service;

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

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

Postmark and
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	TENANTS/OCCUPANTS 328 Pine Street Catawissa, PA 17820										
2.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815											
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

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

173757FC Columbia County

Sale Date: 10/03/2018

SHELLY L BROWN AKA SHELLY BROWN & MICHAEL W. BROWN AKA MICHAEL BROWN

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		<div> <div> </div> <div> U.S. POSTAGE ZIP 19106 02 1W 0001391829 AUG. 30. 2018 </div> </div>							
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 BLAIR COUNTY 423 Allegheny Street, Suite 327 PO Box 379 Hollidaysburg, PA 16648												
2.	DOMESTIC RELATIONS OF FRANKLIN COUNTY 218 N. Second Street Chambersburg, PA 17201												
3.	DOMESTIC RELATIONS OF FAYETTE COUNTY 22 E. Main Street Uniontown, PA 15401												
4.	DOMESTIC RELATIONS OF LUZERNE COUNTY 113 W. North Street Wilkes-Barre, PA 18711												
5.	DOMESTIC RELATIONS OF LEHIGH COUNTY 14 N 6th Street Allentown, PA 18101												
6.	DOMESTIC RELATIONS OF PHILADELPHIA COUNTY Enforcement Unit, Sheriff Sale Section 34 S. 11th Street, Room 314 Philadelphia, PA 19107												
7.	DOMESTIC RELATIONS OF MONTGOMERY COUNTY PO Box 311 Norristown, PA 19404												
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)

173757FC Columbia County Sale Date: 10/03/2018

SHELLY L BROWN AKA SHELLY BROWN & MICHAEL W. BROWN AKA MICHAEL BROWN

KML LAW GROUP, P.C.

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST
A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
Mortgagor(s) and
Record Owner(s)

328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2018-CV-625 / 2018-ED-88

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, 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:

328 Pine Street
Catawissa, PA 17820

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

SHELLY L BROWN AKA SHELLY BROWN
328 East 8th Street
Bloomsburg, PA 17815

MICHAEL W. BROWN AKA MICHAEL BROWN
328 Pine Street
Catawissa, PA 17820

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

SHELLY L BROWN AKA SHELLY BROWN
328 East 8th Street
Bloomsburg, PA 17815

MICHAEL W. BROWN AKA MICHAEL BROWN
328 Pine Street
Catawissa, PA 17820

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

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE
LOAN TRUST A**
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

**SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL
BROWN**
(Mortgagor and Record Owner)

328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2018-CV-625

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

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ David Fein Pa. ID 82628

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

____ Michael J. Clark Pa. ID 202929

____ Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

____ Lauren B. Karl Pa. ID 88209

____ Kevin G. McDonald Pa. ID 203783

____ Maria D. Miksich Pa. ID 319383

Attorneys for Plaintiff

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

October 4, 2018

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

RE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A vs. SHELLY L BROWN AKA SHELLY BROWN and MICHAEL W. BROWN AKA MICHAEL BROWN
Sale Book/Writ No.: /
Docket Number: 2018-CV-625
Sale Date: 10/03/2018
Property Address: 328 Pine Street Catawissa, PA 17820

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:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

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

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

Enclosed: (if applicable)

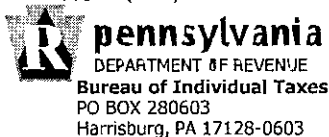
Sheriff's Costs Sheet showing Balance Due of \$ _____

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #173757FC



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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

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

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

B. TRANSFER DATA

Date of Acceptance of Document 10/4/2018			
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A	Telephone Number: (215) 627-1322
Mailing Address Sheriff's Office, PO Box 380		Mailing Address c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 S. Douglass Road, Suite 200-A	
City Bloomsburg	State PA	ZIP Code 17815	City Anaheim
			State CA
			ZIP Code 92806

C. REAL ESTATE LOCATION

Street Address 328 Pine Street		City, Township, Borough Catawissa – Borough of Catawissa
County Columbia	School District Southern Columbia Area	Tax Parcel Number 08-02-130

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

1. Actual Cash Consideration =\$2,055.45	2. Other Consideration +0	3. Total Consideration =\$2,055.45
4. County Assessed Value \$14,258.00	5. Common Level Ratio Factor X3.88	6. Computed Value =\$55,321.04

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

1a. Amount of Exemption Claimed \$55,321.04	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	--	--

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.)

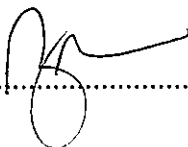
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Jonathan Orange</i>	Date 10/4/2018
--	--------------------------

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

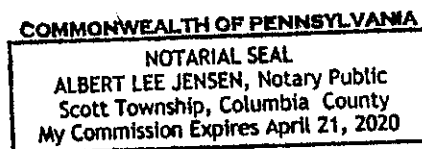
Paula Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice September 12, 19, 26, 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 26 day of September 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.

.....

Catawissa Water Authority
Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

September 27, 2018

Timothy T. Chamberlain
Sheriff of Columbia County
P. O. Box 380
Bloomsburg, PA 17815

RE: Branch Banking & Trust Company v. Jeffrey M. Murphy
Docket # 2018-CV-554

Wilmington Savings Fund Society v. Shelly L. Brown & Michael W. Brown
Docket # 2018-CV-625

New Penn Financial LLC v. Christine D. Butler & Dennis Butler
Docket # 2018-CV-306

Dear Sheriff Chamberlain:

As of today's date, the following are the water utility amounts owed to Catawissa Water Authority by the above referenced properties:

Jeffrey M Murphy - 300 North 2nd St., Catawissa, PA - \$124.77

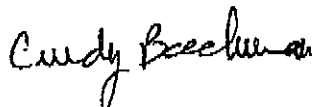
Shelly & Michael Brown - 328 Pine St., Catawissa, PA - \$77.70

Christine & Dennis Butler - 506 Shuman St., Catawissa, PA - \$155.00

We understand the properties are scheduled for Sheriff's Sale on October 3, 2018.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

SHERIFF'S SALE COST SHEET

18-625
BrownVS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</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>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>441.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1020.60</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1270.60</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>5.60</u>	
TOTAL *****		\$ <u>5.60</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$ <u>17.70</u>	
TOTAL *****		\$ <u>17.70</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>140.00</u>

TOTAL COSTS (OPENING BID) \$ 2015.45

KML Law Group, P.C.

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

08-02-130-00,000

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806
Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
Mortgagor(s) and Record Owner(s)
328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2018-CV-625

9/25/18
T/C
Paula Clark
138 South Street
Catawissa, PA 17820

Pd

RE - 4/24/18

School

8/29/18
Pd

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: BROWN, SHELLY L.
SHELLY L BROWN AKA SHELLY BROWN
328 Pine Street
Catawissa, PA 17820

Your house at 328 Pine Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on
Oct. 3rd 2018, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce
the court judgment of \$38,322.03 obtained by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A 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 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, 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 173757FC). 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.

0 8-02-089-00,000

Branch Banking and Trust Company

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2018-CV-554

Jeffrey M. Murphy

Defendant(s) : COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jeffrey M. Murphy
300 NORTH 2ND STREET
CATAWISSA, PA 17820-1214

9/25/18
Paula Clark
138 South Street
Catawissa, PA 17820
T/C

RE - 4/15/18
School - 8/26/18

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

Your house (real estate) at 300 North 2nd Street, Catawissa, PA 17820-1214 is scheduled to be sold at the Sheriff's Sale on Oct. 3rd 2018 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$40,015.47 obtained by Branch Banking and Trust Company (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000.**

KML Law Group, P.C.

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

Not Paid
Copies Attached

U.S. BANK N.A AS TRUSTEE, FOR
MANUFACTURED HOUSING CONTRACT
SENIOR/SUBORDINATE PASS-THROUGH
CERTIFICATE TRUST 2000-4
c/o DITECH FINANCIAL LLC FKA GREEN TREE
SERVICING LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607
Plaintiff

vs.

LINDA AUCKER
Mortgagor(s) and Record Owner(s)
495 Hollow Road AKA RR #1 Box 278
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2018-CV-569

2018-ED-91

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: AUCKER, LINDA
LINDA AUCKER
495 Hollow Road AKA RR #1 Box 278
Catawissa, PA 17820

Your house at 495 Hollow Road AKA RR #1 Box 278, Catawissa, PA 17820 is scheduled to be
sold at Sheriff's Sale on Oct. 3rd 2018, at 9:00 AM, in Sheriff's Office, Courthouse,
Bloomsburg, PA to enforce the court judgment of \$67,714.75 obtained by U.S. BANK N.A AS
TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-
THROUGH CERTIFICATE TRUST 2000-4 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:

Parcel # 09-07-008-00,000
Bill # 12775 - \$385.33
Bill # 19 - \$1069.63

By 12-31-18
By 10-31-18

9/25/18
Patula Clark
138 South Street
Catawissa, PA 17820 T/C

Tax Notice 2018 County & Municipality

CATAWISSA TWP

MAKE CHECKS PAYABLE TO:

CATAWISSA TOWNSHIP

TAX COLLECTOR

138 SOUTH STREET

CATAWISSA PA 17820

HOURS: AT CATAWISSA BORO HALL

EVERY TUESDAY: 6:30PM - 8PM

EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15

PHONE: 570-854-2186

FOR: COLUMBIA County

DATE
03/01/2018BILL NO.
12775

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	23,692	11.385	264.34	269.73	296.70
SINKING		1	23.22	23.69	26.06
FIRE		1	23.22	23.69	26.06
TWP RE		1.401	32.53	33.19	36.51
The discount & penalty have been calculated for your convenience			343.31	350.30	385.33
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

AUCKER RICHARD A & LINDA
495 HOLLOW RD
CATAWISSA PA 17820

CNTY TWP
Discount 2 % 2 %
NIXIE 176 DE 1
This tax returned
0003/16/18

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

BC: 17920191838 12872-30600-13-0

SOUTHERN COLUMBIA AREA SD		2018 SCHOOL REAL ESTATE DATE 07/01/2018 BILL# 000019				TAXPAYER COPY	
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY		
REAL ESTATE	23692	48.9000	1048.24	1069.63	1176.59		
ASSESSED VALUE	23692	1158.539	1048.24	1069.63	1176.59		
HOMESTEAD REDUCTION	-1818	-88.912					
TAXABLE ASSESSMENT	21873	1069.626					
			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER		
			AUG 31	OCT 31	OCT 31		

School Penalty @ 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 09 07 00800000		14897
495 HOLLOW RD	7034.00	This tax returned to Court House January 1, 2019
0709-0311	16658.00	
1.50 ACRES		

INCLUDE PHONE NBR & BILL NBR ON CHECK

M
A AUCKER RICHARD A & LINDA
I 495 HOLLOW RD
L CATAWISSA PA 17820

UTF

T
O

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 07/30/18

Account:

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

Ad ID: 1143688
Description: SHELLY BROWN SALE
Run Dates: 09/12/18 to 09/26/18
Class: 2
Agate Lines: 168
Blind Box:

Total Ad Cost \$1,020.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/12/18	09/26/18	3	\$1,020.00

SHERIFF'S SALE
BY VIRTUE OF A WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
NO. 2018CV625

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, OCTOBER 03, 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 Parcel of Land In Borough of Catawissa, Columbia County, Commonwealth of PA, As More Fully Described In Instrument No 200711555 ID# 08-02-130, Being Known And Designated As A Metes And Bounds Property, ALSO DESCRIBED AS: ALL THAT CERTAIN Lot or Parcel Of Land Situate In The Borough Of Catawissa, Columbia County, Pennsylvania, Bounded And Described As Follows, To Wit: BEGINNING At A Corner Of Lot Of Daisy Yeick on The South Side Of Pine Street And Running From Thence By The Said Pine Street Northwestwardly 26 Feet; THENCE By Land Of Alfred Reigel Southwestwardly On A Course Parallel To The Streets And Alleys Of Catawissa Borough 60 Feet; THENCE By The same on A Course Parallel To Said Pine Street And An Alley Southeastwardly 3 Feet; THENCE By The Same Southwestwardly On A Course Parallel To The Streets Of said Borough, 150 Feet To An Alley; THENCE By Said Alley, Southeastwardly 23 Feet To Corner Of Land Of Daisy Yeick; THENCE By Line Of The Same Southeastwardly 210 Feet To The Place Of BEGINNING. TAX PARCEL 08-02-130 BEING KNOWN AS: 328 Pine Street, Catawissa, PA 17820

PROPERTY ADDRESS: 328 PINE STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-130 Seized and taken into execution to be sold as the property of SHELLY L BROWN, MICHAEL W BROWN in suit of WILMINGTON SAVINGS FUND SOCIETY. 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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
BROWN, SHELLY L (et al.)

Case Number
2018CV625

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 328 PINE STREET
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 8.27.18

Time: 1346

Deputy: 7

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)

2018CV625

328 PINE STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




WILMINGTON SAVINGS FUND SOCIETY
vs.
SHELLY L BROWN (et al.)

Case Number
2018CV625

SHERIFF'S RETURN OF SERVICE

08/08/2018 02:46 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 THE DEFENDANT, TO WIT: MICHAEL W BROWN AT STEVE SHANNON, 1149 MILLVILLE ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

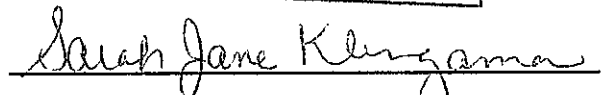
August 09, 2018

NOTARY

Affirmed and subscribed to before me this

9TH day of AUGUST, 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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
SHELLY L BROWN (et al.)

Case Number
2018CV625

SHERIFF'S RETURN OF SERVICE

07/31/2018 07:54 PM - DEPUTY MICHAEL BEYER, 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 THE DEFENDANT, TO WIT: SHELLY L BROWN AT 328 EAST 8TH STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 01, 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

1ST day of AUGUST, 2018

Sarah Jane Klingaman

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

(c) CountyState Sheriff, Telecoast, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

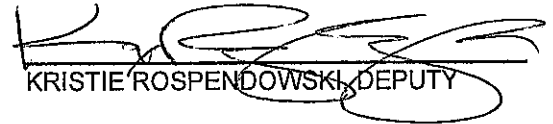


WILMINGTON SAVINGS FUND SOCIETY
vs.
SHELLY L BROWN (et al.)

Case Number
2018CV625

SHERIFF'S RETURN OF SERVICE

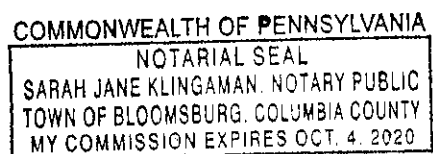
08/28/2018 01:46 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 328 PINE STREET, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

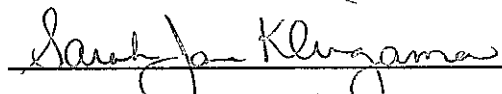
August 29, 2018



NOTARY

Affirmed and subscribed to before me this

29TH day of AUGUST, 2018



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

(c) CountySuite Sheriff, Teleosoft, Inc.

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

Date: 08/23/2018

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 33013

BROWN MICHAEL W & SHELLY L
328 PINE STREET
CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 20071 -1555
Location: 328 PINE ST
Parcel Id:08 -02 -130-00,000

Assessment: 14,258
Balances as of 08/23/2018

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

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



71901140006000135471

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET
Room 321
PHILADELPHIA PA 19107-4214

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY
vs.
BROWN, SHELLY L (et al.)

Case Number
2018CV625

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 88

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SHELLY L BROWN

Primary Address: 328 EAST 8TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 328 PINE STREET
CATAWISSA, PA 17820

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7/31/18

Time: 7:54p

Deputy: 518

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date: 7-31-18

Time: 6:05

Mileage:

Deputy: 518

Service Attempt Notes:

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

BROWN, SHELLY L

2018CV625

328 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
BROWN, SHELLY L (et al.)

Case Number
2018CV625

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Paula Clark

Primary Address: 138 South Street
Catawissa, PA 17820

Phone: 570-356-2189

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge:

MAILBOX

Relation:

Date:

7/31/18

Time:

1319

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CLARK, PAULA

2018CV625

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY
vs.
BROWN, SHELLY L (et al.)

Case Number
2018CV625

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 88

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: COLLIE COLE

Relation: CLERK

Date: 7/31/18

Time: 1317

Deputy: 4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CATAWISSA BOROUGH

2018CV625

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
BROWN, SHELLY L (et al.)

Case Number
2018CV625

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

88

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ALICE SNYDER

Relation: CLERK

Date: 7/31/18

Time: 1340

Deputy: 4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CATAWISSA WATER AUTH

2018CV625

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
BROWN, SHELLY L (et al.)

Case Number
2018CV625

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

88

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 328 PINE STREET
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

DOR

Relation:

Date:

7/31/18

Time:

1330

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2018CV625

328 PINE STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY
vs.
BROWN, SHELLY L (et al.)

Case Number
2018CV625

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 88

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 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: Debbie Miller

Relation: Clerk

Date: 7/31/18

Time: 8:28

Deputy: #7

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

2018CV625

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY
vs.
BROWN, SHELLY L (et al.)

Case Number
2018CV625

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 88

Warrant:

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: Eileen HESS

Relation: recep.

Date: 7/31/18

Time: 8:30

Deputy: #2

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2018CV625

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV625

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, OCTOBER 03, 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 Parcel of Land In Borough of Catawissa, Columbia County, Commonwealth of PA, As More Fully Described In Instrument No 200711555 ID# 08-02-130, Being Known And Designated As A Metes And Bounds Property.

ALSO DESCRIBED AS:

ALL THAT CERTAIN Lot or Parcel Of Land Situate In The Borough Of Catawissa, Columbia County, Pennsylvania, Bounded And Described As Follows, To Wit:

BEGINNING At A Comer Of Lot Of Daisy Yeick on The South Side Of Pine Street And Running From Thence By The Said Pine Street Northwestwardly 26 Feet; THENCE By Land Of

Alfred Reigel Southwestwardly On A Course Parallel To The Streets And Alleys Of Catawissa Borough 60 Feet; THENCE By The same on A Course Parallel To Said Pine Street And An Alley Southeastwardly 3 Feet; THENCE By The Same Southwestwardly On A Course Parallel To The Streets Of said Borough, 150 Feet To An Alley; THENCE By Said Alley, Southeastwardly 23 Feet To Corner Of Land Of Daisy Yeick; THENCE By Line Of The Same Southeastwardly 210 Feet To The Place Of BEGINNING.

TAX PARCEL 08-02-130

BEING KNOWN AS: 328 Pine Street, Catawissa, PA 17820

PROPERTY ADDRESS: 328 PINE STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-130

Seized and taken into execution to be sold as the property of SHELLY L BROWN, MICHAEL W BROWN in suit of WILMINGTON SAVINGS FUND SOCIETY.

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. 2018CV625

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, OCTOBER 03, 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 Parcel of Land In Borough of Catawissa, Columbia County, Commonwealth of PA, As More Fully Described In Instrument No 200711555 ID# 08-02-130, Being Known And Designated As A Metes And Bounds Property.

ALSO DESCRIBED AS:

ALL THAT CERTAIN Lot or Parcel Of Land Situate In The Borough Of Catawissa, Columbia County, Pennsylvania, Bounded And Described As Follows, To Wit:

BEGINNING At A Corner Of Lot Of Daisy Yeick on The South Side Of Pine Street And Running From Thence By The Said Pine Street Northwestwardly 26 Feet; THENCE By Land Of Alfred Reigel Southwestwardly On A Course Parallel To The Streets And Alleys Of Catawissa Borough 60 Feet; THENCE By The same on A Course Parallel To Said Pine Street And An Alley Southeastwardly 3 Feet; THENCE By The Same Southwestwardly On A Course Parallel To The Streets Of said Borough, 150 Feet To An Alley; THENCE By Said Alley, Southeastwardly 23 Feet To Corner Of Land Of Daisy Yeick; THENCE By Line Of The Same Southeastwardly 210 Feet To The Place Of BEGINNING.

TAX PARCEL 08-02-130

BEING KNOWN AS: 328 Pine Street, Catawissa, PA 17820

PROPERTY ADDRESS: 328 PINE STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-130

Seized and taken into execution to be sold as the property of SHELLY L BROWN, MICHAEL W BROWN in suit of WILMINGTON SAVINGS FUND SOCIETY.

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

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN
TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
Mortgagor(s) and Record Owner(s)
328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-625

FILED
PROTHONOTARY
2018 JUL 26 P 1:09
CLERK OF COURTS
COUNTY OF COLUMBIA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$38,322.03

Interest from
7/26/2018 to Date of
Sale at 8.2880%

(Costs to be added)

By: AKJ

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

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

WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE
LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
328 Pine Street
Catawissa, PA 17820

In the Court of Common Pleas of
Columbia County

No. 2018-CV-625

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: 328 Pine Street Catawissa, PA 17820

See Exhibit "A" attached

AMOUNT DUE	<u>\$38,322.03</u>
Interest From 7/26/2018 Through Date of Sale	<u> </u>
(Costs to be added)	<u> </u>

Dated: _____

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy _____

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
(Mortgagor(s) and Record Owner(s))
328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-625

AFFIDAVIT PURSUANT TO RULE 3129

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, 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:

328 Pine Street
Catawissa, PA 17820

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

SHELLY L BROWN AKA SHELLY BROWN
328 East 8th Street
Bloomsburg, PA 17815

MICHAEL W. BROWN AKA MICHAEL BROWN
328 Pine Street
Catawissa, PA 17820

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

SHELLY L BROWN AKA SHELLY BROWN
328 East 8th Street
Bloomsburg, PA 17815

MICHAEL W. BROWN AKA MICHAEL BROWN
328 Pine Street
Catawissa, PA 17820

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

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

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

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

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

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
328 Pine Street
Catawissa, PA 17820

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: 7/5/18

By: [Signature]

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

REAL ESTATE OUTLINE

ED # 2018ED 88

DATE RECEIVED 7-27-2018
DOCKET AND INDEX 2018 CV 625

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>	- emailed
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>899347</u>

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

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

In the Court of Common Pleas of Columbia County

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
(Mortgagor(s) and Record Owner(s))
328 Pine Street
Catawissa, PA 17820

Defendant(s)

2018-ED-88
No. 2018-CV-625

FILED
PROTHONOTARY
2018 JUL 26 P 11:06
CLERK OF COURT
COLUMBIA COUNTY, 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 SHELLY L BROWN AKA SHELLY BROWN and MICHAEL
W. BROWN AKA MICHAEL BROWN by default for want of an Answer.

Assess damages as follows:

\$38,322.03

Debt

Interest from 7/26/2018 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

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

July 26

2018

, Judgment is entered in favor of

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A and
against SHELLY L BROWN AKA SHELLY BROWN and MICHAEL W. BROWN AKA MICHAEL BROWN by default
for want of an Answer and damages assessed in the sum of \$38,322.03 as per the above certification.

Barbara N. Schutte/cu
Prothonotary

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

No. 2018-CV-625

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
(Mortgagors and Record Owner(s))
328 Pine Street
Catawissa, PA 17820

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~~ Barbara N. Silvette
Prothonotary

By: Barbara N. Silvette/cl

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
(Mortgagor(s) and Record owner(s))
328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-625

ORDER FOR JUDGMENT

Please enter Judgment in favor of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, and against SHELLY L BROWN AKA SHELLY BROWN and MICHAEL W. BROWN AKA MICHAEL BROWN 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 \$38,322.03.

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

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

FILED
CLERK OF COURT
2018 JUL 26 P 1:07
COLUMBIA COUNTY, PA

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A c/o CARRINGTON MORTGAGE SERVICES LLC 1600 S. Douglass Road, Suite 200-A Anaheim, CA 92806 and that the name(s) and last known address(es) of the Defendant(s) is/are SHELLY L BROWN AKA SHELLY BROWN, 328 East 8th Street Bloomsburg, PA 17815 and MICHAEL W. BROWN AKA MICHAEL BROWN, 328 Pine Street Catawissa, PA 17820;

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

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	\$30,102.34
Interest from 03/10/2016 through 07/25/2018	\$5,932.26
Escrow Balance	\$2,799.43
Corporate Advance	\$48.00
Expense Advance	(\$560.00)

\$38,322.03

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. Ofiazian Pa. ID 312912

____ Matthew K. Fissel Pa. ID 314567

____ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

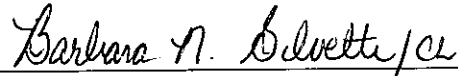
____ Lauren B. Karl Pa. ID 88209

____ Kevin G. McDonald Pa. ID 203873

Attorneys for Plaintiff

FILED
PROTHONOTARY
2018 JUL 26 PM 1:07

AND NOW, this 26th day of July, 2018 damages are assessed as above.



Pro Prothy

2018-CV-625/173757FC

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN
TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
Mortgagor(s) and Record Owner(s)
328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2018 - ED - 88
No. 2018-CV-625

FILED
PROTHONOTARY
2018 JUL 26 PM 1:07
CLERK OF COURTS
COUNTY OF COLUMBIA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$38,322.03

Interest from
7/26/2018 to Date of
Sale at 8.2880%

(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

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-625
IN THE COURT OF COMMON PLEAS
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A

vs.

SHELLY L BROWN AKA SHELLY BROWN and
MICHAEL W. BROWN AKA MICHAEL BROWN
(Mortgagor(s) and Record Owner(s))
328 Pine Street
Catawissa, PA 17820

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

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

WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE
LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
328 Pine Street
Catawissa, PA 17820

In the Court of Common Pleas of
Columbia County

No. 2018-CV-625

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: 328 Pine Street Catawissa, PA 17820

See Exhibit "A" attached

AMOUNT DUE

\$38,322.03

Interest From 7/26/2018
Through Date of Sale

(Costs to be added)

Dated: 07-27-18

Barbara R. Silvestri
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy _____

IN THE COURT OF COMMON PLEAS

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE
OF STANWICH MORTGAGE LOAN TRUST A

vs.

SHELLY L BROWN AKA SHELLY BROWN and
MICHAEL W. BROWN AKA MICHAEL BROWN

Mortgagor(s)
328 Pine Street Catawissa, PA 17820

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	\$38,322.03
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

FILED
PROCTURARY

2018 JUL 26 P 1:09

CLERK OF COURTS
COUNTY OF COLUMBIA

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
Mortgagor(s) and Record Owner(s)
328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2018-CV-625

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
Mortgagor(s) and Record Owner(s)
328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-625

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 Parcel of Land In Borough of Catawissa, Columbia County, Commonwealth of PA, As More Fully Described In Instrument No 200711555 ID# 08-02-130, Being Known And Designated As A Metes And Bounds Property.

ALSO DESCRIBED AS:

ALL THAT CERTAIN Lot Or Parcel Of Land Situate In The Borough Of Catawissa, Columbia County, Pennsylvania, Bounded And Described As Follows, To Wit:

BEGINNING At A Corner Of Lot Of Daisy Yeick On The South Side Of Pine Street And Running From Thence By The Said Pine Street Northwestwardly 26 Feet; THENCE By Land Of Alfred Reigel Southwestwardly On A Course Parallel To The Streets And Alleys Of Catawissa Borough 60 Feet; THENCE By The Same On A Course Parallel To Said Pine Street And An Alley Southeastwardly 3 Feet; THENCE By The Same Southwestwardly On A Course Parallel To The Streets Of Said Borough, 150 Feet To An Alley; THENCE By Said Alley, Southeastwardly 23 Feet To Corner Of Land Of Daisy Yeick; THENCE By Line Of The Same Southeastwardly 210 Feet To The Place Of BEGINNING.

TAX PARCEL #: 08-02-130

BEING KNOWN AS: 328 Pine Street, Catawissa, PA 17820

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

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE
LOAN TRUST A**
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff

vs.

**SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN**
Mortgagor(s) and Record Owner(s)
328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2018-CV-625

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

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Michael J. Clark Pa. ID 202929

✓ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Maria D. Miksich Pa. ID 319383

Attorneys for Plaintiff

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

July 25, 2018
Docket #2018-CV-625

ATTENTION: COLUMBIA COUNTY SHERIFF


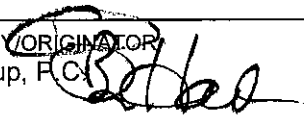
We would like to bring to your attention that defendant(s):

SHELLY L BROWN AKA SHELLY BROWN and MICHAEL W. BROWN AKA MICHAEL BROWN 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/WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A		COURT NUMBER 2018-CV-625	
DEFENDANT/S/SHELLY L BROWN AKA SHELLY BROWN and MICHAEL W. BROWN AKA MICHAEL BROWN		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE SHELLY L BROWN AKA SHELLY BROWN & MICHAEL W. BROWN AKA MICHAEL BROWN		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 328 Pine Street, Catawissa, PA 17820		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY (ORIGINATOR) KML Law Group, P.C. 		TELEPHONE NUMBER (215) 825-6344	DATE July 25, 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 Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806
Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
Mortgagor(s) and Record Owner(s)
328 Pine Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2018-CV-625

**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: BROWN, MICHAEL W.
MICHAEL W. BROWN AKA MICHAEL BROWN
328 Pine Street
Catawissa, PA 17820

Your house at 328 Pine Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on Oct. 3rd 2018, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$38,322.03 obtained by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A 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 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, 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 173757FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

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

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

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Plaintiff

vs.

NO. 2018-CV-625

SHELLY L. BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
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): SHELLY L BROWN AKA SHELLY BROWN, has a last known residence of 328 East 8th Street, Bloomsburg, PA 17815. 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

7/25/18

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

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

SSN: [REDACTED]
Birth Date:
Last Name: BROWN
First Name: SHELLY
Middle Name: L
Status As Of: Jul-25-2018
Certificate ID: FVRQSKB80Q05NHD

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: BROWN
First Name: SHELLY
Middle Name:
Status As Of: Jul-25-2018
Certificate ID: C1Y5Y6TPHQ72SL5

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

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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.

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Plaintiff

vs.

SHELLY L BROWN AKA SHELLY BROWN
MICHAEL W. BROWN AKA MICHAEL BROWN
Defendant(s)

NO. 2018-CV-625

**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): MICHAEL W. BROWN AKA MICHAEL BROWN, has a last known residence of 328 Pine Street, Catawissa, PA 17820. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

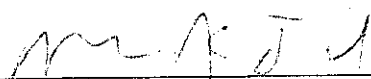
3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

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

7/15/19

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

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

SSN: [REDACTED]
Birth Date:
Last Name: BROWN
First Name: MICHAEL
Middle Name: W
Status As Of: Jul-25-2018
Certificate ID: 8D9KSS09N89LRRG

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

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Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
Birth Date:
Last Name: BROWN
First Name: MICHAEL
Middle Name:
Status As Of: Jul-25-2018
Certificate ID: ZFMY5J668C8C5L1

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			

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651 BOAS STREET

HARRISBURG PA 17121

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INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

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US SMALL BUSINESS
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900 MARKET STREET

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US SMALL BUSINESS
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DEPARTMENT OF PUBLIC
WELFARE

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DEPARTMENT 281230

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HARRISBURG PA 17128

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COMMONWEALTH OF PA

DEPARTMENT 281230

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HARRISBURG PA 17128

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

FIRSTTRUST
800.220.BANK / firsttrust.com
3-7380/2360

899347

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office 100 North Main Street Floor B2
Doylestown, PA 18901

MEMO

BROWN; 173757FC

July 25, 2018

\$

1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



Security features. Details on back.

[Signature]
AUTHORIZED SIGNATURE

⑈00899347⑈ ⑆23607380⑆ 80 00082795⑈