

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
JUDITH ANN TRAYER (et al.)

Case Number
2018CV547

PROPERTY ADDRESS
520 SCENIC AVE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/15/2018	Advance Fee	Advance Fee	900379	\$0.00	\$1,350.00
08/15/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/15/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/15/2018	Crying Sale			\$10.00	\$0.00
08/15/2018	Docketing			\$15.00	\$0.00
08/15/2018	Levy			\$15.00	\$0.00
08/15/2018	Mailing Costs			\$24.00	\$0.00
08/15/2018	Posting Handbill			\$15.00	\$0.00
08/15/2018	Press Enterprise Inc.			\$1,308.00	\$0.00
08/15/2018	Sheriff Automation Fund			\$50.00	\$0.00
08/15/2018	Web Posting			\$100.00	\$0.00
11/02/2018	Service			\$150.00	\$0.00
11/02/2018	Service Mileage			\$10.00	\$0.00
11/02/2018	Copies			\$5.00	\$0.00
11/02/2018	Notary Fee			\$15.00	\$0.00
11/02/2018	Tax Claim Search			\$5.00	\$0.00
11/02/2018	Surcharge			\$110.00	\$0.00
11/07/2018	Continued or Cancelled Sale	Postponed to: 1/30/2019		\$10.00	\$0.00
01/29/2019	Continued or Cancelled Sale	Postponed to: 2/13/2019		\$10.00	\$0.00

\$1,884.50 \$1,350.00

TOTAL BALANCE: \$(534.50)

KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

January 29, 2019

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: FREEDOM MORTGAGE CORPORATION
vs.
JUDITH A. TRAYER and TIMOTHY R. TRAYER
Term No. 2018-CV-547

Property address:

520 Scenic Avenue
Bloomsburg, PA 17815

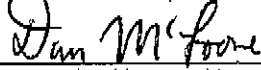
Sheriff's Sale Date: January 30, 2019

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for January 30, 2019 to March 20, 2019.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.


Michael T. McKeever, Esq.
By: Dan McLoone, legal assistant

cc:

JUDITH A. TRAYER
326 Concord Avenue
Greensburg, PA 15601

TIMOTHY R. TRAYER
326 Concord Avenue
Greensburg, PA 15601

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FREEDOM MORTGAGE CORPORATION

vs.

Defendant
JUDITH ANN TRAYER
TIMOTHY R TRAYER

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

Sheriff's Sale Date: Wednesday, January 30, 2019

Writ of Execution No. : 2018CV547

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 520 SCENIC AVE, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,308.00
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	\$150.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Continued or Cancelled Sale	\$10.00

Postponed to: 1/30/2019

Total Sheriff Costs \$2,069.50

Municipal Costs

Sewer \$564.16

Total Municipal Costs \$564.16

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$2,705.41

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
215-627-1322
Attorney for Plaintiff

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and Record Owner(s)
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

Book:
Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for January 30, 2019 at 9:00 AM in the above matter has been continued until
February 13, 2019 at 9:00 AM

Date: 1/30/19 By: Nora C. Viggiano
KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 825-6332
____ Michael McKeever Pa. ID 56129
____ 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
Attorneys for Plaintiff

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

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

Plaintiff
vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and
Record Owner(s)
520 Scenic Avenue
Bloomsburg, PA 17815

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2018-CV-547

Book:
Writ:

CERTIFICATE OF FILING AND SERVICE

I hereby certify that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

JUDITH A. TRAYER
326 Concord Avenue
Greensburg, PA 15601

TIMOTHY R. TRAYER
326 Concord Avenue
Greensburg, PA 15601

defendants

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815
(via e-filing if applicable)

Date: 1/31/19

By: 

Dan McLoone, legal assistant
KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
Direct: 215-825-6334
Email: dmcloone@kmlawgroup.com

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

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
 (Mortgagor and Record Owner)

520 Scenic Avenue
 Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
 OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Term
 No. 2018-CV-547

**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: Nora C. Viggiano
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
 _____ Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

**KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734**

January 29, 2019

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: FREEDOM MORTGAGE CORPORATION
vs.
JUDITH A. TRAYER and TIMOTHY R. TRAYER
Term No. 2018-CV-547

Property address:

**520 Scenic Avenue
Bloomsburg, PA 17815**

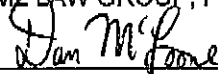
Sheriff's Sale Date: January 30, 2019

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for January 30, 2019 to February 13, 2019.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.



Michael T. McKeever, Esq.
By: Dan McLoone, legal assistant

cc:

JUDITH A. TRAYER
326 Concord Avenue
Greensburg, PA 15601

TIMOTHY R. TRAYER
326 Concord Avenue
Greensburg, PA 15601

KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

January 29, 2019

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: FREEDOM MORTGAGE CORPORATION
vs.
JUDITH A. TRAYER and TIMOTHY R. TRAYER
Term No. 2018-CV-547

Property address:

520 Scenic Avenue
Bloomsburg, PA 17815

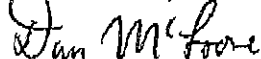
Sheriff's Sale Date: January 30, 2019

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for January 30, 2019 to March 20, 2019.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.


Michael T. McKeever, Esq.
By: Dan McLoone, legal assistant

cc:

JUDITH A. TRAYER
326 Concord Avenue
Greensburg, PA 15601

TIMOTHY R. TRAYER
326 Concord Avenue
Greensburg, PA 15601

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

FREEDOM MORTGAGE CORP VS JUDITH & TIMOTHY TRAYER

NO. 95-2018 ED

NO. 547-2018 JD

DATE/TIME OF SALE: JANUARY 30, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

KML LAW GROUP, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and Record Owner(s)
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

Book:
Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for November 07, 2018 at 9:00 AM in the above matter has been continued
until **January 30, 2019 at 9:00 AM**

Date: 12/18/18 By: Nora C. Viggiano

KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 825-6332
____ Michael McKeever Pa. ID 56129
____ 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
Attorneys for Plaintiff

KML LAW GROUP, P.C.

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

FREEDOM MORTGAGE CORPORATION

10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and
Record Owner(s)
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2018-CV-547

Book:

Writ:

CERTIFICATE OF FILING AND SERVICE

I hereby certify that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

JUDITH A. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

TIMOTHY R. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

SHERIFF OF COLUMBIA COUNTY

Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY

Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815
(via e-filing if applicable)

Date: 12/18/18 By: Tara Busa

Tara Busa, legal assistant
KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
Direct: 215-825-6379
Email: tbusa@kmlawgroup.com

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

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
 (Mortgagor and Record Owner)
 520 Scenic Avenue
 Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
 OF Columbia COUNTY

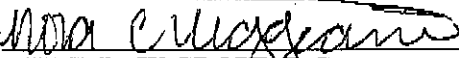
CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Term
 No. 2018-CV-547

**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 19106-1532
(215) 627-1322
FAX (215) 627-7734

November 7, 2018

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: FREEDOM MORTGAGE CORPORATION
vs.
JUDITH A. TRAYER and TIMOTHY R. TRAYER
Term No. 2018-CV-547

Property address:

520 Scenic Avenue
Bloomsburg, PA 17815

Sheriff's Sale Date: November 07, 2018

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for November 07, 2018 to January 30, 2019.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.



Michael T. McKeever, Esq.

By: Tara Busa, legal assistant

cc: JUDITH A. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

TIMOTHY R. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

SHERIFF'S SALE COST SHEET

18-547

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>376.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1308.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1558.00</u>

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

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

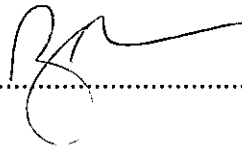
MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>564.16</u>	
WATER 20	\$	
TOTAL *****		\$ <u>564.16</u>

SURCHARGE FEE (DSTE)		\$ <u>110.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

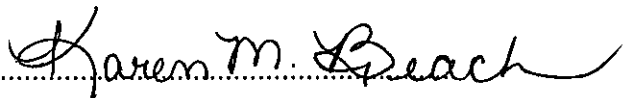
TOTAL COSTS (OPENING BID) \$ 2695.41

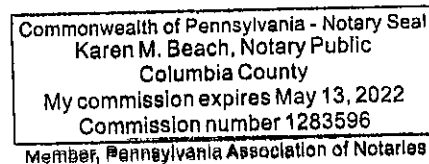
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 October 17, 24, 31, 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 31st day of October 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.

.....

Wonderview Water Co. and Sanitary Facilities
P.O. Box 488
BLOOMSBURG PA. 17815

Cell 570-204-1356

Name: Timothy and Judy Trayer
ADDRESS: 520 SCENIC AVE.
TOWN: BLOOMSBURG PA. 17815
PHONE NUMBER: 594-7281

Billing Month October 2018, payment due 11-25-2018

PAST DUE BALANC: \$514.73

INTEREST: \$6.43

OLD METER: 608

NEW METER: 609

WATER USED: 1000

Water Base: \$12.00

Water Gal.: \$7.00

SEWER BILL: \$24.00

MISC:

TOTAL DUE: \$564.16

AMT. PAID:

Date Pd. :

Balance Due: \$564.16

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 520 SCENIC AVE
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-2-18

Time: 1218

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)

2018CV547

520 SCENIC AVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
JUDITH ANN TRAYER (et al.)

Case Number
2018CV547

SHERIFF'S RETURN OF SERVICE

08/16/2018 06:40 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: TIMOTHY R TRAYER AT 520 SCENIC AVENUE, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 17, 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

17TH day of AUGUST, 2018



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
JUDITH ANN TRAYER (et al.)

Case Number
2018CV547

SHERIFF'S RETURN OF SERVICE

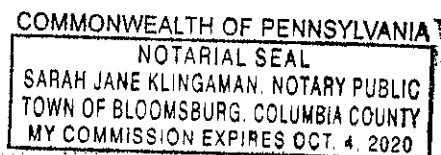
08/16/2018 06:40 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JUDITH ANN TRAYER AT 520 SCENIC AVENUE, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

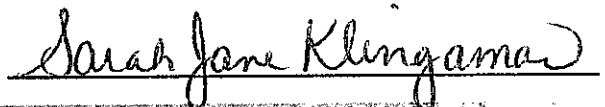
August 17, 2018



NOTARY

Affirmed and subscribed to before me this

17TH day of AUGUST, 2018



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
JUDITH ANN TRAYER (et al.)

Case Number
2018CV547

SHERIFF'S RETURN OF SERVICE

10/02/2018 12:18 PM - DEPUTY CHRIS PRESCOTT, 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 520 SCENIC AVE, BLOOMSBURG, PA 17815.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

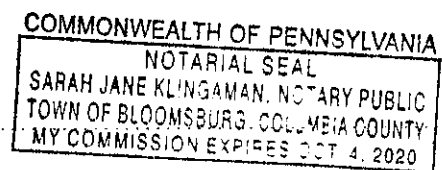

TIMOTHY T. CHAMBERLAIN, SHERIFF

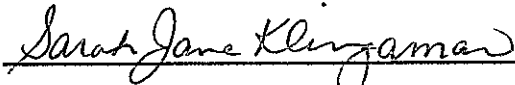
October 02, 2018

NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 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

REAL ESTATE TAX CERTIFICATION

Date: 08/23/2018

Fee: \$5.00

Cert. NO: 33014

TRAYER TIMOTHY R & JUDITH A
520 SCENIC AVENUE
BLOOMSBURG PA 17815

District: MAIN TWP
Deed: 20160 -4854
Location: 520 SCENIC AVE
Parcel Id:22 -01B-042-00,000

Assessment: 42,213
Balances as of 08/23/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 95

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MICHELE GREENLY

Primary Address: 330 SCENICE AVENUE
TAX COLLECTOR / MAIN TWP
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: MAILBOX

Relation: TAX COLLECTOR

Date: 8/21/18

Time: 11:05

Deputy: H

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.

GREENLY, MICHELE

2018CV547

330 SCENICE AVENUE, TAX COLLECTOR / MAIN TWP, BI NO EXPIRATION

*

KMLLAWGROUP P.C.
PENNSYLVANIA AND NEW JERSEY
SUITE 5000, 701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 825-6349
FAX (215) 627-7734
PASALES@KMLLAWGROUP.COM
February 1, 2019

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: 181033FC: Sale Date: February 13, 2019
FREEDOM MORTGAGE CORPORATION

vs.

JUDITH A. TRAYER and TIMOTHY R. TRAYER
Term No. 2018-CV-547

Property address: 520 Scenic Avenue, Bloomsburg, PA 17815

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter, and if applicable, cease all advertising, service and posting of the property. Please forward an updated cost sheet, summary of outstanding costs and return any unused costs. Pursuant to Act 32 of 2018 (68 Pa. C.S.A §2310), no sheriff's commission is due and owing and therefore no sheriff's commission has been charged to or collected from the Defendants.

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for February 13, 2019 has been stayed and cancelled.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
Tara Busa – Supervisor
215-825-6379
PASALES@KMLLAWGROUP.COM

Attorney Contact: Jill P. Jenkins, Esquire, 215-825-6360 jjenkins@kmlawgroup.com

cc:
JUDITH A. TRAYER
326 Concord Avenue
Greensburg, PA 15601
TIMOTHY R. TRAYER
326 Concord Avenue
Greensburg, PA 15601

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

January 9, 2019

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

RE: No. 2018-CV-547
JUDITH A. TRAYER and TIMOTHY R. TRAYER

Real Estate Division:

The above case may be sold on January 30, 2019. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Michelle Clarkson
Legal Assistant

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

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER,

Mortgagor(s) and Record Owner(s)

520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2018-CV-547

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129**

CODE:

FILED ON BEHALF OF:

FREEDOM MORTGAGE CORPORATION

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

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and
Record Owner(s)

520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

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

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

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

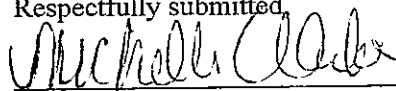
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
 - () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
 - () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
 - () Published in accordance with court order. Copy of publication attached.
- Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. Copies of proofs of mailing attached.

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

DATED: January 9, 2019

Respectfully submitted,



BY: Michelle Clarkson
Legal Assistant
KML Law Group, P.C.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
JUDITH ANN TRAYER (et al.)

Case Number
2018CV547

SHERIFF'S RETURN OF SERVICE

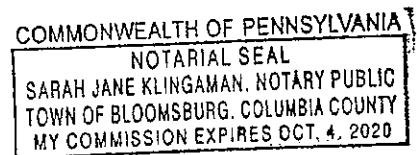
08/16/2018 06:40 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JUDITH ANN TRAYER AT 520 SCENIC AVENUE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 17, 2018



Affirmed and subscribed to before me this
17TH day of AUGUST, 2018
NOTARY

Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106
(c) CountyStyle Sheriff, Teleosoft, Inc.

Sarah Jane Klingaman

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
JUDITH ANN TRAYER (et al.)

Case Number
2018CV547

SHERIFF'S RETURN OF SERVICE

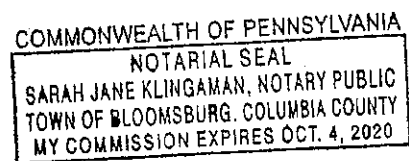
08/16/2018 06:40 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: TIMOTHY R TRAYER AT 520 SCENIC AVENUE, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

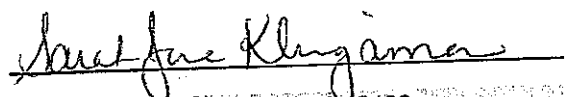
August 17, 2018



NOTARY

Affirmed and subscribed to before me this

17TH day of AUGUST, 2018



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

(c) CountyState Sheriff, Telesoft, 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:

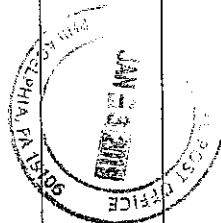
- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	SERVICE 1ST FEDERAL CREDIT UNION 1419 McIntour Blvd P.O. Box 159 Danville, PA 17821										
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	TENANTS/OCCUPANTS 520 Scheis Avenue 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.												

U.S. POSTAGE >>> PITNEY BOWES
 ZIP 19106 \$002.34⁰
 02 1W
 0001403708 JAN 03 2019



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)

181033FC Columbia County Sale Date: 01/30/2019

JUDITH A. TRAYER & TIMOTHY R. TRAYER

Complete by Typewriter, Ink, or Ball Point Pen

KML LAW GROUP, P.C.

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

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and Record Owner(s)

520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2018-CV-547

AFFIDAVIT PURSUANT TO RULE 3129

FREEDOM MORTGAGE CORPORATION, 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:

520 Scenic Avenue
Bloomsburg, PA 17815

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

JUDITH A. TRAYER
326 Concord Avenue
Greensburg, PA 15601

TIMOTHY R. TRAYER
326 Concord Avenue
Greensburg, PA 15601

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

JUDITH A. TRAYER
326 Concord Avenue
Greensburg, PA 15601

TIMOTHY R. TRAYER
326 Concord Avenue
Greensburg, PA 15601

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

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

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

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

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

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

SERVICE 1ST FEDERAL CREDIT UNION
1419 Montour Blvd, P.O. Box 159
Danville, PA 17821

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
520 Scenis Avenue
Bloomsburg, PA 17815

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

DATED: January 9, 2019



KML Law Group, P.C.
BY: Michelle Clarkson
Legal Assistant

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

FREEDOM MORTGAGE CORPORATION

10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
(Mortgagor and Record Owner)

520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2018-CV-547

**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 McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

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

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

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

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

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and Record Owner(s)
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$137,493.59

Interest from
8/10/2018 to Date of
Sale at 3.3750%

(Costs to be added)

By

Nora C. Viggiano
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

FILED
PROTHONOTARY
2018 JUN 14 PM 1:13
CLERK OF COURTS
COUNTY OF COLUMBIA

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

P.R.C.P. 3180-3183 AND Rule 3257

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

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

In the Court of Common Pleas of
Columbia County

No. 2018-CV-547

2018 - ED - 95

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: 520 Scenic Avenue Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$137,493.59

Interest From 8/10/2018
Through Date of Sale

(Costs to be added)

Dated:

8/15/2018

Barbara N. Silvette

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Rosalie Antonello

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

ALL THAT CERTAIN piece, parcel or lot of land situate in Wonderview Development, in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Scenic Avenue said point being South 68 degrees 13 minutes 55 seconds West 117.15 feet from a culvert across Scenic Avenue and in line of Lot No. 100;

THENCE along Lot No. 100 South 00 degrees 46 minutes 05 seconds East 140 feet to a point in line of other lands now or formerly of Clyde E. Yohey and Joan B. Yohey, husband and wife;

THENCE along other lands of the said Yohey South 68 degrees 13 minutes 55 seconds West 100 feet to a point in line of Lot No. 98;

THENCE along Lot No. 98 North 00 degrees 46 minutes 05 seconds West 140 feet to a point on the aforesaid Scenic Avenue;

THENCE along said Avenue North 68 degrees 13 minutes 55 seconds East 100 feet to a point the place of BEGINNING.

CONTAINING 13,070.10 square feet of land.

BEING Lot No. 99 of "Wonderview" and being more fully shown on draft of "Wonderview Incorporated" as prepared by T. Bryce James, R.S., dated April 7, 1975 and revised February 9, 1978.

EXCEPTING AND RESERVING THEREFROM an easement ten (10) feet on the north boundary, twenty (20) feet on the east boundary and ten (10) feet on the south boundary of the lot for utilities, rights of way with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains and with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times.

UNDER AND SUBJECT TO the express covenants, conditions and restrictions as more specifically set forth in Columbia County Record Book 334 at Page 358.

TAX PARCEL #: 22-01B-042-00,000

BEING KNOWN AS: 520 Scenic Avenue, Bloomsburg PA 17815

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

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
(Mortgagor(s) and Record Owner(s))
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

AFFIDAVIT PURSUANT TO RULE 3129

FREEDOM MORTGAGE CORPORATION, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

520 Scenic Avenue
Bloomsburg, PA 17815

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

JUDITH A. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

TIMOTHY R. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

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

JUDITH A. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

TIMOTHY R. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

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

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

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

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

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

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

X SERVICE 1ST FEDERAL CREDIT UNION
1419 Montour Blvd, P.O. Box 159
Danville, PA 17821

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
520 Scenis Avenue
Bloomsburg, PA 17815

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

DATED: 8/9/18

By: Nora C. Viggiano
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
X 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

95

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JUDITH ANN TRAYER

Primary Address: 520 SCENIC AVENUE
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally • Adult In Charge • Posted • Other

Adult In Charge:

Relation:

Date:

8/16/8

Time:

6:40

Deputy:

5

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. _____

TRAYER, JUDITH ANN

2018CV547

520 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 95

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

AFTER 5PM
570.764.0624

Serve To:

Name: TIMOTHY R TRAYER

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 520 SCENIC AVENUE
BLOOMSBURG, PA 17815

Adult In Charge:

Phone: DOB:

Relation:

Alternate Address:

Date: 8/16/18

Time: 6:40

Phone:

Deputy: 5

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	8/15/18					
Time:	1614					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. LIC

2.

3.

4.

5.

6.

TRAYER, TIMOTHY R

2018CV547

520 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV547

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, NOVEMBER 07, 2018
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or lot of land situate in Wonderview Development, in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Scenic Avenue said point being South 68 degrees 13 minutes 55 seconds West 117.15 feet from a culvert across Scenic Avenue and in line of Lot No. 100;

THENCE along Lot No. 100 South 00 degrees 46 minutes 05 seconds East 140 feet to a point in line of other lands now or formerly of Clyde E. Yohey and Joan B. Yohey, husband and wife; THENCE along other lands of the said Yohey South 68 degrees 13 minutes 55 seconds West 100 feet to a point in line of Lot No. 98; THENCE along Lot No. 98 North 00 degrees 46 minutes 05 seconds West 140 feet to a point on the aforesaid Scenic Avenue; THENCE along said Avenue North 68 degrees 13 minutes 55 seconds East 100 feet to a point the place of BEGINNING.

CONTAINING 13,070.10 square feet of land.

BEING Lot No. 99 of "Wonderview" and being more fully shown on draft of "Wonderview Incorporated" as prepared by T. Bryce James, R.S., dated April 7, 1975 and revised February 9, 1978.

EXCEPTING AND RESERVING THEREFROM an easement ten (10) feet on the north boundary, twenty (20) feet on the east boundary and ten (10) feet on the south boundary of the lot for utilities, rights of way with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains and with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times.

UNDER AND SUBJECT TO the express covenants, conditions and restrictions as more specifically set forth in Columbia County Record Book 334 at Page 358.

TAX PARCEL 22-01B-042-00,000

BEING KNOWN AS: 520 Scenic Avenue, Bloomsburg PA 17815

PROPERTY ADDRESS: 520 SCENIC AVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01B-042-00,000

Seized and taken into execution to be sold as the property of JUDITH ANN TRAYER, TIMOTHY R TRAYER in suit of FREEDOM MORTGAGE CORPORATION.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

95

Warrant:

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: ELIZABETH WHITENIGHT

Relation: CLERK

Date: 8/16/18

Time: 1443

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. _____

COLUMBIA COUNTY TAX C

2018CV547

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

95

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELLE SAITOR

Relation: CLERK

Date: 8.16.18

Time: 1447

Deputy: 4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2018CV547

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 95

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mary Ward

Relation:

Tax Collector

Date:

8/16/18

Time:

1457

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

WARD, MARY F.

2018CV547

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 95

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 520 SCENIC AVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Timothy Trayer

Relation:

Date: 8/16/18 Time: 6:40

Deputy: 5 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2018CV547

520 SCENIC AVE, BLOOMSBURG, PA 17815

NO EXPIRATION

520 Scenic Ave

22-013-042-00,000

REAL ESTATE OUTLINE

ED # 2018ED95

DATE RECEIVED 8-15-18
DOCKET AND INDEX 2018 CV 547

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> </u>	
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> </u>	<u>X</u>	CK# <u>900379</u>

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

SALE DATE Nov. 7th TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK
2ND WEEK
3RD WEEK

In the Court of Common Pleas of Columbia County

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

Plaintiff

No. 2018-CV-547

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
(Mortgagor(s) and Record Owner(s))
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

PRAECIPE FOR JUDGMENT

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

Enter the Judgment in favor of Plaintiff and against JUDITH A. TRAYER and TIMOTHY R. TRAYER by default for want of an Answer.

Assess damages as follows:

\$137,493.59

Debt

Interest from 8/10/2018 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:

Nora C. Viggiano
KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129
___ Lisa Leë 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

AND NOW

August 14

2018

, Judgment is entered in favor of

FREEDOM MORTGAGE CORPORATION and against JUDITH A. TRAYER and TIMOTHY R. TRAYER by default for want of an Answer and damages assessed in the sum of \$137,493.59 as per the above certification.

Barbara N. Belvetto/cr
Prothonotary

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

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

Plaintiff

No. 2018-CV-547

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
(Mortgagors and Record Owner(s))
520 Scenic Avenue
Bloomsburg, PA 17815

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. Silveti
Prothonotary
By: Barbara N. Silveti /a

Deputy

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

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

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

Attorney for Plaintiff

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
(Mortgagor(s) and Record owner(s))
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

ORDER FOR JUDGMENT

Please enter Judgment in favor of FREEDOM MORTGAGE CORPORATION, and against JUDITH A. TRAYER and TIMOTHY R. TRAYER 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 \$137,493.59.

By: Nora C. Viggiano
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

FILED
CLERK OF COURT
2018 MAR 14 P 1:12
JUDICIAL
COLUMBIA COUNTY

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is FREEDOM MORTGAGE CORPORATION 10500 Kincaid Drive Fishers, IN 43067-9764 and that the name(s) and last known address(es) of the Defendant(s) is/are JUDITH A. TRAYER, 520 Scenic Avenue Bloomsburg, PA 17815 and TIMOTHY R. TRAYER, 520 Scenic Avenue Bloomsburg, PA 17815;

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

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

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

Principal Balance	\$132,972.23
Interest from 10/01/2017 through 08/09/2018	\$3,842.76
Late Charges	\$224.96
Escrow Advance	\$438.64
Fees	\$15.00

\$137,493.59

By:

Nora C. Viggiano
KML LAW GROUP, P.C.

☐ Michael McKeever Pa. ID 56129
☐ Lisa Lee Pa. ID 78020
☐ David Fein Pa. ID 82628
☐ Jill P. Jenkins Pa. ID 306588
☐ Alyk L. Oflazian Pa. ID 312912
☐ Matthew K. Fissel Pa. ID 314567
☐ Rebecca A. Solarz Pa. ID 315936
☒ Nora C. Viggiano Pa. ID 320864
☐ Lauren B. Karl Pa. ID 88209
☐ Kevin G. McDonald Pa. ID 203873

Attorneys for Plaintiff

FILED
PROTHONOTARY
2018 AUG 14 P 1:12
CLERK OF COURTS
COUNTY OF CECIL, MD

AND NOW, this 14th day of Aug, 2018 damages are assessed as above.

Barbara N. Silvette per

Pro Prothy

2018-CV-547/181033FC

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

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

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and Record Owner(s)
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

2018-ED-95

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$137,493.59

Interest from

8/10/2018 to Date of
Sale at 3.3750%

(Costs to be added)

By

Nora C. Viggiano

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

FILED
PROTHONOTARY
2018 AUG 14 P 1:12
COLUMBIA COUNTY

No. 2018-CV-547
IN THE COURT OF COMMON PLEAS
FREEDOM MORTGAGE CORPORATION

vs.

JUDITH A. TRAYER and
TIMOTHY R. TRAYER
(Mortgagor(s) and Record Owner(s))
520 Scenic Avenue
Bloomsburg, PA 17815

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

SURE) _____ MAY 20
_____ MAY 20
_____ MAY 20
_____ MAY 20

VS.

2018 - ED - 95

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

PREMISES: 520 Scenic Avenue Bloomsburg, PA 17815

See Exhibit "A" attached

\$137,493.59

Interest From 8/10/2018
Through Date of Sale

(Costs to be added)

8/15/2018

Barbara N. Silivetti
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Rosalie Antonello

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

No. 2018-CV-547

IN THE COURT OF COMMON PLEAS

FREEDOM MORTGAGE CORPORATION

vs.

JUDITH A. TRAYER and
TIMOTHY R. TRAYER

Mortgagor(s)

520 Scenic Avenue Bloomsburg, PA 17815

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT \$137,493.59

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

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

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and Record Owner(s)

520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

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: Nora C. Viggiano

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
JUDITH ANN TRAYER (et al.)

Case Number
2018CV547

SHERIFF'S RETURN OF SERVICE

05/11/2018 08:28 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT & NOTICE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JUDITH ANN TRAYER AT 520 SCENIC AVENUE, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

05/11/2018 08:28 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT & NOTICE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: TIMOTHY R TRAYER AT 520 SCENIC AVENUE, BLOOMSBURG, PA 17815.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 14, 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

14TH day of MAY, 2018



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

(c) CountySuite Sheriff, Teleosoft, Inc.

ALL THAT CERTAIN piece, parcel or lot of land situate in Wonderview Development, in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Scenic Avenue said point being South 68 degrees 13 minutes 55 seconds West 117.15 feet from a culvert across Scenic Avenue and in line of Lot No. 100;

THENCE along Lot No. 100 South 00 degrees 46 minutes 05 seconds East 140 feet to a point in line of other lands now or formerly of Clyde E. Yohey and Joan B. Yohey, husband and wife;

THENCE along other lands of the said Yohey South 68 degrees 13 minutes 55 seconds West 100 feet to a point in line of Lot No. 98;

THENCE along Lot No. 98 North 00 degrees 46 minutes 05 seconds West 140 feet to a point on the aforesaid Scenic Avenue;

THENCE along said Avenue North 68 degrees 13 minutes 55 seconds East 100 feet to a point the place of BEGINNING.

CONTAINING 13,070.10 square feet of land.

BEING Lot No. 99 of "Wonderview" and being more fully shown on draft of "Wonderview Incorporated" as prepared by T. Bryce James, R.S., dated April 7, 1975 and revised February 9, 1978.

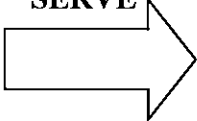
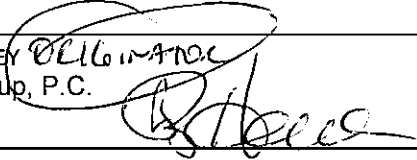
EXCEPTING AND RESERVING THEREFROM an easement ten (10) feet on the north boundary, twenty (20) feet on the east boundary and ten (10) feet on the south boundary of the lot for utilities, rights of way with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains and with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times.

UNDER AND SUBJECT TO the express covenants, conditions and restrictions as more specifically set forth in Columbia County Record Book 334 at Page 358.

TAX PARCEL #: 22-01B-042-00,000

BEING KNOWN AS: 520 Scenic Avenue, Bloomsburg PA 17815

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ FREEDOM MORTGAGE CORPORATION		COURT NUMBER 2018-CV-547	
DEFENDANT/S/ JUDITH A. TRAYER and TIMOTHY R. TRAYER		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JUDITH A. TRAYER & TIMOTHY R. TRAYER		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 520 Scenic Avenue, Bloomsburg, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY  KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6320	DATE August 9, 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.
ATTORNEYS AT LAW

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

August 9, 2018

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

RE:
FREEDOM MORTGAGE CORPORATION
vs.
JUDITH A. TRAYER and TIMOTHY R. TRAYER
No. 2018-CV-547
KML File#: 181033FC

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

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

Thank you for your cooperation in this matter.

Package prepared by BARBHAND.

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

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

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



71901140006000136942

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

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



71901140006000136935

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	13923	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000136942

Doc Ref #: 2018ED95

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	13924	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

SERVICE 1ST FEDERAL CREDIT UNION

1419 MONTOUR BLVD P.O. BOX 159

Tracking #: 71901140006000136959

Doc Ref #: 2018ED95

Postage 5.4200

DANVILLE PA 17821

Document Receipt

Trans #	13924	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

SERVICE 1ST FEDERAL CREDIT UNION

1419 MONTGOMERY BLVD P.O. BOX 159

Tracking #: 71901140006000136959

Doc Ref #: 2018ED95

Postage 5.4200

DANVILLE PA 17821

Document Receipt

Trans #	13923	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000136942

Doc Ref #: 2018ED95

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	13923	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000136942

Doc Ref #: 2018ED95

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	13923	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000136942

Doc Ref #: 2018ED95

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	13922	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000136935

Doc Ref #: 2018ED95

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	13918	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000136898

Doc Ref #: 2018ED95

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	13919	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000136904

Doc Ref #: 2018ED95

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13921	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000136928

Doc Ref #: 2018ED95

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13921	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000136928

Doc Ref #: 2018ED95

Postage 5.4200

HARRISBURG PA 17105

KML LAW GROUP, P.C.

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

FIRSTTRUST

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

900379

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 TRAYER; 181033FC

\$ 1350.00

DOLLARS

August 09, 2018

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



AUTHORIZED SIGNATURE

⑈00900379⑈ ⑆23607380⑆ 80 00082795⑈



Security features. Details on back.