

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

QUICKEN LOANS INC

VS. ANDREA ALBERTSON

NO. 115-2019 ED

NO. 23-2019 JD

DATE/TIME OF SALE: JANUARY 29, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2545.90

POUNDAGE - 2% OF BID \$ 50.92

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2596.82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): B. W. Kelly

TOTAL DUE: \$ 2596.82

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1246.82

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
QUICKEN LOANS INC

vs.

Defendant
ANDREA ALBERTSON

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

Sheriff's Sale Date: Wednesday, January 29, 2020

Writ of Execution No. : 2019CV23

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 551 EYTERS GROVE ROAD, 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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,542.65
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	\$240.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$170.00

Total Sheriff Costs **\$2,474.15**

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs **\$71.75**

Grand Total: **\$2,545.90**

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

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 236140 Customer: SHERIFF	Invoice Date: 02/19/2020 11:09:34 AM Last Change:	RECEIPT Receipt By: WALK-IN	Reg/Drw ID: 0102 By: BSL
--	--	--	---

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202001343	MADISON TOWNSHIP
	Grantor - ALBERTSON, ANDREA		02/19/20 11:09:35 AM	
	Grantee - QUICKEN LOANS INC			
	Consideration - \$2,596.82			
	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	<u>\$71.75</u>		
	PAYMENTS			
	CHECK: 8788 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	<u>\$71.75</u>		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

January 30, 2020

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

RE: QUICKEN LOANS INC. vs. ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased
Sale Book/Writ No.: /
Docket Number: 2019-CV-23
Sale Date: 01/29/2020
Property Address: 551 Evers Grove Road Bloomsburg, PA 17815

To the Sheriff:

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

Fannie Mae
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

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.
Maria Mendez, Legal Assistant
FC Special Services/Post Sale
215-627-1322 (Direct Phone)
267-515-5608 (Fax)
mmendez@kmlawgroup.com

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #188898FC

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document 01/30/2020							
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY		Telephone Number (570) 389-5622		Grantee(s)/Lessee(s) Fannie Mae		Telephone Number (215) 627-1322	
Mailing Address PO Box 380				Mailing Address 14221 Dallas Parkway, Suite 1000			
City Bloomsburg		State PA	ZIP Code 17815	City Dallas		State TX	ZIP Code 75254

SECTION II REAL ESTATE LOCATION

Street Address 551 Evers Grove Road		City, Township, Borough Township of Madison	
County COLUMBIA	School District MILLVILLE AREA	Tax Parcel Number 21 13 00900	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration 2,596.82	2. Other Consideration + 0.00	3. Total Consideration = 2,596.82
4. County Assessed Value 29,650.00	5. Common Level Ratio Factor x 4.41	6. Computed Value = 130,756.50

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 130,756.50	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 and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

Fannie Mae is an exempt Corporation

SECTION V CORRESPONDENT INFORMATION - 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	

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>[Signature]</i>	Date 2/5/2020
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

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

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

ANDREA ALBERTSON as Administratrix of the Estate
of Lawrence R. Eckroth, Jr. Deceased
551 Eysers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019-CV-23

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2019 - ED - 115

WRIT OF EXECUTION

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.

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: 551 Eysers Grove Road, Bloomsburg, PA 17815

AMOUNT DUE \$73,858.54

Interest From 02/22/2019
to the Date of Sheriff's Sale
at per diem rate of \$9.06

(Costs to be added)

Dated: 10/1/2019

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

Deputy

Rosalie Antonello

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T Micklow 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, published on dates listed below, and 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.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV23

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, JANUARY 29, 2020 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.

Land situated in the township of Madison in the county of Columbia in the state of PA.

All that certain piece, parcel or tract of land situated in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a set railroad spike located the middle of State Route No. 4018 and also being the the northwest corner of lands now or formerly of Lincoln Johnson; thence south 18 degrees 10 minutes 30 seconds East a distance of 20.04 feet to a found spike located on the southern right of way of said State Route 4018; thence continuing along lands now or formerly of said Lincoln Johnson South 18 degrees 18 minutes 30 seconds East a distance of 628.68 feet to a chestnut oak tree; thence South 06 degrees 42 minutes 30 seconds East, a distance of 262.02 feet to a set iron pin; thence South 61 degrees 00 minutes 20 seconds West a distance of 82.58 feet to a set iron pin; thence North 17 degrees 22 minutes 50 seconds West a distance of 608.13 feet to a set iron pin; thence South 79 degrees 16 minutes 50 seconds West a distance of 115.30 feet to a set iron pin; thence North 07 minutes 10 seconds West a distance of 404.57 feet to a set iron pin located on the southern right of way of State Route 4018; thence continuing North 07 degrees 07 minutes 10 seconds, a distance of 16.56 feet to a set railroad spike located in the middle of said Route 4018; thence North 78 degrees 02 minutes 30 seconds East, a distance of 149.66 feet to a set railroad spike located in the middle of said Route 4018, being the place of beginning.

Containing 3.04 acres as evidence by the survey draft prepared by the Thomas H. Parr, PLS, said draft being dated July 10, 1896, and recorded in Columbia County map book No. 1 and page 1077 being known as 551 Eyes Grove Road, Bloomsburg, PA 17816.

Property Number 21-13-008
Being the same premises which Henrietta Edgorth by deed dated 5/21/2003 and recorded 4/9/2004 in the office of the recorder deeds as instrument # 200403567, granted and conveyed unto Lavranos R. Edgorth, Jr. (deceased).

PROPERTY ADDRESS: 551 EYES GROVE ROAD, BLOOMSBURG, PA 17816
LIR / TAX PARCEL NUMBER: 21-13-008

Seized and taken into execution to be sold as the property of ANDREA ALBERTSON in suit of QUICKEN LOANS INC.

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 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 allow 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 a written notice otherwise, signed by an authorized representative of the plaintiff.

Attorney for the Plaintiff:
KVLLAW GROUP PC
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Ad Text: ANDREA ALBERTSON SHERRIF SALE

Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020

James T Micklow

Sworn and subscribed to before me
this 23 day of January 2020.

Albert Lee Jensen
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ALBERT LEE JENSEN, Notary Public
Scott Township, Columbia County
My Commission Expires April 21, 2020

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

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

January 15, 2020

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

RE: No. 2019-CV-23
ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased
KML File#: 188898FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on January 29, 2020. Service of the Notice of Sale has been completed in accordance with Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.
Thank you for your cooperation in this matter.

KML Law Group, P.C.,

X Winter Dunn
Legal Assistants

For questions, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlgroup.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

QUICKEN LOANS INC.

635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

**ANDREA ALBERTSON as Administratrix of the
Estate of Lawrence R. Eckroth, Jr. Deceased**

Mortgagor(s) and Record Owner(s)
551 Evers Grove Road
Bloomsburg, PA 17815

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-CV-23 / 2019-ED-115

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

FILED ON BEHALF OF:
QUICKEN LOANS INC.

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969
3129@kmlawgroup.com

KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

188898FC
Sale Date: 01/29/2020
\$73,858.54

QUICKEN LOANS INC.

Plaintiff

vs.

**ANDREA ALBERTSON as Administratrix of the
Estate of Lawrence R. Eckroth, Jr. Deceased
Mortgagor(s) and Record Owner(s)**

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23 / 2019-ED-115

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

The undersigned 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:

- () 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.
- () 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)(1)(i)).
- () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

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 KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Published in accordance with court order. Copy of publication attached.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

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

DATED: 01/15/2020

KML Law Group, P.C.

X **Winter Dunn**
Legal Assistants



November 18, 2019

Dear Heather Mayfield:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8100 1170 1018 7584 81.

Item Details

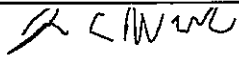
Status:	Delivered, Left with Individual
Status Date / Time:	November 13, 2019, 11:00 am
Location:	BERWICK, PA 18603
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic
Recipient Name:	ALBERTSON ANDREA

Shipment Details

Weight:	2.0oz
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Recipient Signature

Signature of Recipient:


Jason C. Weisenberger

Address of Recipient:

1579

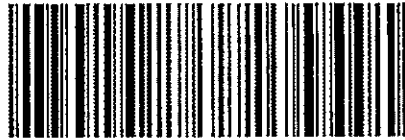
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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

KML Law Group, PC
PO Box 9056
Temecula, CA 92589-9056

Send Correspondence to:
KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106



9314 8100 1170 1018 7584 81

RETURN RECEIPT (ELECTRONIC)

20191031-305



ALBERTSON, ANDREA
559 Evers Grove Road
Bloomsburg, PA 17815

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO



PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
October 18, 2019



1154847

[illegible]

P.O. Box 2075
Harrisburg, PA 17105-2675

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
October 18, 2019



1154847

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
54	445652	2347995268	ALBERTSON, IAN 551 Evers Grove Road Bloomsburg, PA 17815	\$0.650	\$0.41
60	445655	2347995274	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486	\$0.650	\$0.41

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
October 18, 2019



1154847

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
70	445660	2347995284	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
79	445662	2347995293	TENANTS/OCCUPANTS 551 Evers Grove Road Bloomsburg, PA 17815	\$0.650	\$0.41

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
October 18, 2019



1154847

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
90	445657	2347995304	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1000 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222	\$0.650	\$0.41

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
October 18, 2019

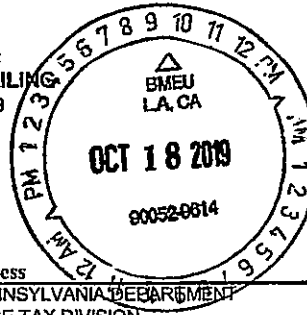


1154847

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
102	445659	2347995316	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	\$0.650	\$0.41
106	445658	2347995320	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1000 Liberty Avenue Room 701 A Pittsburgh, PA 15222	\$0.650	\$0.41
115	445661	2347995329	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.41

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
October 18, 2019



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
119	445654	2347995333	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128	\$0.650	\$0.41

125	445656	2347995339	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.41
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Totals

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

**ANDREA ALBERTSON as Administratrix of the Estate
of Lawrence R. Eckroth, Jr. Deceased**
Mortgagor(s) and Record Owner(s)
551 Eyers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23 / 2019-ED-115

AFFIDAVIT PURSUANT TO RULE 3129

QUICKEN LOANS INC., 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:

551 Eyers Grove Road
Bloomsburg, PA 17815

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

ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased
1534 Spring Garden Avenue
Berwick, PA 18603

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

ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased
1534 Spring Garden Avenue
Berwick, PA 18603

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

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

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

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

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

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
551 Eyers Grove Road
Bloomsburg, PA 17815

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1000 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

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

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

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1000 Liberty Avenue
Room 701 A
Pittsburgh, PA 15222

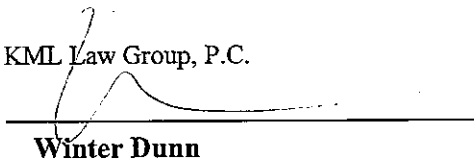
ALBERTSON, IAN
551 Eyers Grove Road
Bloomsburg, PA 17815

ALBERTSON, LONNA
551 Eyers Grove Road
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: 01/15/2020

KML Law Group, P.C.



Winter Dunn
Legal Assistants

For inquiries, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

For proof of mailing, email: PostSale@kmlawgroup.com

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

QUICKEN LOANS INC.

635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

**ANDREA ALBERTSON as Administratrix of the Estate of
Lawrence R. Eckroth, Jr. Deceased**
Mortgagor(s) and Record Owner(s)
551 Evers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23 / 2019-ED-115

**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

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

X Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EXECUTION NUMBER	SECOND EXECUTION NUMBER
2019CV23 (01/29/20)	
DATE OF SALE	
01/29/2020	
AMOUNT	
\$5,886.56	

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

REVENUE ID	CORPORATION TAX
-	\$0.00
EMPLOYER EIN	
-	\$0.00
SALES TAX LICENSE NUMBER	
-	\$0.00
SOCIAL SECURITY NUMBER	
-	\$0.00
INHERITANCE TAX FILE NUMBER	
19 17-0291 -	\$5,886.56
OTHER TAX NUMBER	
-	\$0.00

DEFENDANT

ANDREA ALBERTSON AS ADMINISTRATRIX OF THE ESTATE OF LAWRENCE R ECKROTH JR DECEASED

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
- ☐ Employer Withholding Tax, 72 P.S. § 7345
- ☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Inheritance Tax		DOD - 10/23/2017	\$5,886.56
TOTAL:			\$5,886.56

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of Revenue 03 day of, January 2020	DIRECTOR, BUREAU OF COMPLIANCE Sean Washington
	SECRETARY OF REVENUE C. Daniel Hassell

SHERIFF'S SALE COST SHEET

19-23

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>246.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>8.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>496.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1542.65</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1792.65</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.-</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.-</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.-</u>

TOTAL COSTS (OPENING BID) \$ 2545.90

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

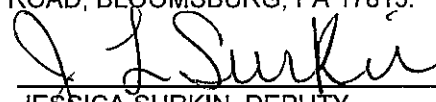


QUICKEN LOANS INC
vs.
ANDREA ALBERTSON

Case Number
2019CV23

SHERIFF'S RETURN OF SERVICE

12/02/2019 04:26 PM - I, DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: LONNA ALBERTSON, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

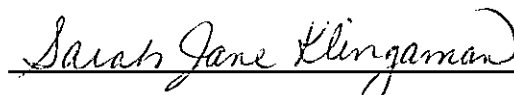
December 04, 2019

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

4TH day of DECEMBER, 2019



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

101 Countywide Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	115
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	LONNA ALBERTSON
Primary Address:	551 EYERS GROVE ROAD BLOOMSBURG, PA 17815
Phone:	DOB: 01/28/1981
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	12-2-19
Time:	16:26
Deputy:	8
Mileage:	

Attorney / Originator:

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

Phone:	
---------------	--

Service Attempts:

Date:	10/22/19	10/22/19				
Time:	1:51	2:14				
Mileage:						
Deputy:	8	8				

Service Attempt Notes:

1. Unable to find on JNet
2. Maybe @ 2901 N Six Mile Rd Sioux Falls SD
- 3.
- 4.
- 5.
- 6.

ALBERTSON, LONNA

2019CV23

551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

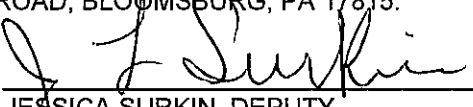


QUICKEN LOANS INC
vs.
ANDREA ALBERTSON

Case Number
2019CV23

SHERIFF'S RETURN OF SERVICE

12/02/2019 04:26 PM - I, DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: ANDREA ALBERTSON, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


December 04, 2019

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

4TH day of DECEMBER, 2019



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

(c) CountyGuide Sheriff, Telesoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	115
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:	** YES **		

Serve To:

Name:	ANDREA ALBERTSON
Primary Address:	551 EYERS GROVE ROAD BLOOMSBURG, PA 17815
Phone:	DOB: 01/28/1981
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	12-2-19	Time:	16:24
Deputy:	8	Mileage:	

Attorney / Originator:

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

Service Attempts:

	10/22/19	10/22/19				
Date:	10/22/19	10/22/19				
Time:	1:11	2:00				
Mileage:						
Deputy:	8	8				

Service Attempt Notes:

1. Home empty
2. J-Net P.O. Box 155
- 3.
- 4.
- 5.
- 6.

ALBERTSON, ANDREA

2019CV23

551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
ANDREA ALBERTSON

Case Number
2019CV23

SHERIFF'S RETURN OF SERVICE

12/02/2019 02:31 PM - DEPUTY MICHAEL BEYER, 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 551 EYTERS GROVE ROAD, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019

NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019

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

Sarah Jane Klingaman

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



QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 551 EYTERS GROVE ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date:

12-2-19

Time:

14:31

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.

(POSTING)

2019CV23

551 EYTERS GROVE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	115
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: center; font-size: 1.2em; margin-top: 10px;">North Hampton</div>		
Warrant:	** YES **		

Serve To:

Name:	IAN ALBERTSON
Primary Address:	551 EYERS GROVE ROAD BLOOMSBURG, PA 17815
Phone:	DOB: 01/28/1981
Alternate Address:	<i>Chambersburg</i>
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	10/22/19
Time:	1:43
Deputy:	8
Mileage:	

Attorney / Originator:

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

Phone:	
---------------	--

Service Attempts:

Date:	10/22	10/22				
Time:	1:40	1:11				
Mileage:						
Deputy:	8	8				

Service Attempt Notes:

1. J-Net 120 S. 7th St. Bangor PA 18013
2. "Late Note" Home empty
- 3.
- 4.
- 5.
- 6.

ALBERTSON, IAN

2019CV23

551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 115

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 01/29/2020 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: 10-11-19 Time: 10:40

Deputy: // Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV23

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 115

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 01/29/2020 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: Alyssa Wido

Relation: Receptionist

Date: 10/11/19 Time: 10:45

Deputy: 11 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 2019CV23 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 115

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie Crawford

Primary Address: 2227 Valley Road
Bloomsburg, PA 17815

Phone: 570-437-2153

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CRAWFORD, CONNIE

2019CV23

2227 VALLEY ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 10/14/19

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Telephone: **(570) 389-5622**

Ad ID: 1180946
Description: **ANDREA ALBERTSON
SHERRIF SALE**
Run Dates: 01/08/20 to 01/22/20
Class: 2
Agate Lines: 237
Blind Box:

**Total Ad Cost \$1,542.65
Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/08/20	01/22/20	3	\$1,542.65

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV73

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, JANUARY 29, 2020 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.

Land situated in the township of Madison in the county of Columbia in the state of PA

All that certain piece, parcel or tract of land situated in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a set railroad spike located the middle of State Route No. 4018 and also being the the northwest corner of lands now or formerly of Lincoln Johnson; thence south 19 degrees 19 minutes 30 seconds East, a distance of 20.34 feet to a bound oak located on the southern right of way of said State Route 4018; Thence continuing along lands now or formerly of said Lincoln Johnson South 19 degrees 19 minutes 30 seconds East, a distance of 628.58 feet to a chestnut oak tree; thence South 05 degrees 42 minutes 30 seconds East, a distance of 252.02 feet to a set iron pin; thence South 51 degrees 00 minutes 20 seconds West, a distance of 82.58 feet to a set iron pin; thence North 17 degrees 27 minutes 50 seconds West, a distance of 806.15 feet to a set iron pin; thence South 78 degrees 15 minutes 50 seconds West, a distance of 115.30 feet to a set iron pin; thence North 07 minutes 10 seconds West, a distance of 404.57 feet to a set iron pin located on the southern right of way of State Route 4018; thence continuing North 07 degrees 07 minutes 10 seconds, a distance of 16.56 feet to a set railroad spike located in the middle of said Route 4018; thence North 18 degrees 02 minutes 30 seconds East, a distance of 149.66 feet to a set railroad spike located in the middle of said Route 4018, being the place of beginning.

Containing 3.04 acres as evidenced by the survey draft prepared by the Thomas H. Parr, P. E., said draft being dated July 10, 1996, and recorded in Columbia County map book No. 1 and page 1077 being known as 551 Evans Grove Road, Bloomsburg, PA 17815

Property Number 21-13-009

Being the same premises which Lorette Lickoth by deed dated 6/21/2003 and recorded 4/8/2004 in the office of the recorder deeds as instrument # 200403567, granted and conveyed unto Lawrence H. Lickoth, Jr (deceased).

PROPERTY ADDRESS: 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 21-13-009

Seized and taken into execution to be sold as the property of **ANDREA ALBERTSON** in suit of **QUICKEN LOANS INC.**

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:
KIM I. AW GROUP PC
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

KML LAW GROUP, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
215-627-1322

Attorney for Plaintiff

QUICKEN LOANS INC.

635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

**ANDREA ALBERTSON as Administratrix of the Estate
of Lawrence R. Eckroth, Jr. Deceased**

551 Evers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23

2019 - ED - 115

AFFIDAVIT PURSUANT TO RULE 3129

QUICKEN LOANS INC., 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:

551 Evers Grove Road
Bloomsburg, PA 17815

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

ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased
551 Evers Grove Road
Bloomsburg, PA 17815

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

ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased
551 Evers Grove Road
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

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

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

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

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

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

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

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

TENANTS/OCCUPANTS

551 Evers Grove Road
Bloomsburg, PA 17815

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH

1000 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE

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

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION

1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH

1000 Liberty Avenue
Room 701 A
Pittsburgh, PA 15222

ALBERTSON, IAN
551 Evers Grove Road
Bloomsburg, PA 17815

ALBERTSON, LONNA
551 Evers Grove Road
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.

Date: _____

9/27/19

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

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Press Enterprise

2700 Lackawanna Ave

Bloomsburg, PA 17815

Date: 10-4-19

Re: Sheriff's Sale Advertising Dates

Quicken Loans Inc. vs. Andrea Albertson

Case No: 115 ED 20 19 and Case No. 23 CV 20 19

Dear Sir / Madam:

Please advertise the enclosed SHERIFF SALE on following dates:

1st Week Jan. 8 2020

2nd Week Jan. 15 2020

3rd Week Jan 22 2020

SALE DATE: Jan. 29th 2020 @ 9:00am

Feel free to contact Sarah Klingaman or Sheriff Chamberlain if you have any questions. Thank you

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

QUICKEN LOANS INC.

Plaintiff

vs.

NO. 2019-CV-23

ANDREA ALBERTSON as Administratrix of the Estate
of Lawrence R. Eckroth, Jr. Deceased

Defendant(s)

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

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

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://scra.dmdc.osd.mil/>) for the following individual(s):

ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr.
Deceased

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.

4. An inquiry cannot be made for the following individuals because Plaintiff does not have the social security number for them:

NONE

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

3/3/19

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
____ X Rebecca A. Solarz Pa. ID 315936
____ Nora C. Viggiano Pa. ID 320864
____ Lauren B. Karl Pa. ID 88209
____ Kevin G. McDonald Pa. ID 203783
____ Brooke R. Waisbord Pa ID 326432

Attorneys for Plaintiff

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

SSN: XXX-XX-
Birth Date:
Last Name: ALBERTSON
First Name: ANDREA
Middle Name:
Status As Of: Mar-05-2019
Certificate ID: RTNP9SRVM9XHM4Y

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

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

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

ANDREA ALBERTSON as Administratrix of the Estate
of Lawrence R. Eckroth, Jr. Deceased
Mortgagor(s) and Record Owner(s)

551 Eysers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23

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

21-13-009 - Albertson
Madison

REAL ESTATE OUTLINE

ED # 2019 ED 115

DATE RECEIVED 10-1-19
DOCKET AND INDEX 2019 CV 23

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>	email 10/1/19
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>930802</u>

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

SALE DATE Jan. 29, 2020 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan. 8</u>
2 ND WEEK	<u>Jan. 15</u>
3 RD WEEK	<u>Jan. 22</u>

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

**ANDREA ALBERTSON as Administratrix of the Estate of
Lawrence R. Eckroth, Jr. Deceased**
551 Eysers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23

2019 - ED -115

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

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2019-CV-23

ALL THAT CERTAIN lot of land situate in Township of Madison , County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 551 Eyers Grove Road, Bloomsburg, PA 17815

SOLD as the property of ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased

TAX PARCEL #21-13-009

ATTORNEY: KML Law Group, P.C.

LAND SITUATED IN THE TOWNSHIP OF MADISON IN THE COUNTY OF COLUMBIA IN THE STATE OF PA

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN MADISON TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A SET RAILROAD SPIKE LOCATED IN THE MIDDLE OF STATE ROUTE NO. 4018 AND ALSO BEING THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF LINCOLN JOHNSON; THENCE SOUTH 19 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.34 FEET TO A FOUND AXLE LOCATED ON THE SOUTHERN RIGHT OF WAY OF SAID STATE ROUTE 4018; THENCE CONTINUING ALONG LANDS NOW OR FORMERLY OF SAID LINCOLN JOHNSON SOUTH 19 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 628.58 FEET TO A CHESTNUT OAK TREE; THENCE SOUTH 05 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 252.02 FEET TO A SET IRON PIN; THENCE SOUTH 51 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 82.58 FEET TO A SET IRON PIN; THENCE NORTH 17 DEGREES 22 MINUTES 50 SECONDS WEST, A DISTANCE OF 508.13 FEET TO A SET IRON PIN; THENCE SOUTH 79 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 115.30 FEET TO A SET IRON PIN; THENCE NORTH 07 DEGREES 07 MINUTES 10 SECONDS WEST, A DISTANCE OF 404.57 FEET TO A SET IRON PIN LOCATED ON THE SOUTHERN RIGHT OF WAY OF STATE ROUTE 4018; THENCE CONTINUING NORTH 07 DEGREES 07 MINUTES 10 SECONDS, A DISTANCE OF 16.56 FEET TO A SET RAILROAD SPIKE LOCATED IN THE MIDDLE OF SAID ROUTE 4018; THENCE NORTH 78 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 149.56 FEET TO A SET RAILROAD SPIKE LOCATED IN THE MIDDLE OF SAID ROUTE 4018, BEING THE PLACE OF BEGINNING.


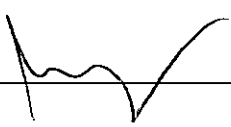
CONTAINING 3.04 ACRES AS EVIDENCED BY THE SURVEY DRAFT PREPARED BY THOMAS H. PARR, P.L.S., SAID DRAFT BEING DATED JULY 10, 1996, AND RECORDED IN COLUMBIA COUNTY MAP BOOK NO. 7 AND PAGE 1077.

BEING KNOWN AS: 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 21-13-009

BEING THE SAME PREMISES WHICH HARRIETTE ECKROTH BY DEED DATED 5/21/2003 AND RECORDED 4/6/2004 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 200403567, GRANTED AND CONVEYED UNTO LAWRENCE R. ECKROTH, JR (DECEASED).

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ QUICKEN LOANS INC.		COURT NUMBER 2019-CV-23	
DEFENDANT/S/ ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased		TYPE OF <u>WRIT</u> OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 551 Evers Grove Road, Bloomsburg, PA 17815 (Township of Madison)		
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) 627-1322	DATE September 27, 2019
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

KML LAW GROUP, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com
(215) 627-1322
Fax (215) 627-7734

September 27, 2019

RE: Docket # 2019-CV-23

ATTENTION: Columbia County Sheriff

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

ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased

will be personally served with the 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

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

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

**ANDREA ALBERTSON as Administratrix of the Estate of
Lawrence R. Eckroth, Jr. Deceased**
Mortgagor(s) and Record Owner(s)
551 Eysers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23

**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

____ Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

____ Kevin G. McDonald Pa. ID 203783

____ Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV23

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, JANUARY 29, 2020
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.

LAND SITUATED IN THE TOWNSHIP OF MADISON IN THE COUNTY OF COLUMBIA IN THE STATE OF PA

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN MADISON TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A SET RAILROAD SPIKE LOCATED THE MIDDLE OF STATE ROUTE NO. 4018 AND ALSO BEING THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF LINCOLN JOHNSON; THENCE SOUTH 19 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.34 FEET TO A FOUND AXLE LOCATED ON THE SOUTHERN RIGHT OF WAY OF SAID STATE ROUTE 4018; THENCE CONTINUING ALONG LANDS NOW OR FORMERLY OF SAID LINCOLN JOHNSON SOUTH 19 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 628.58 FEET TO A CHESTNUT OAK TREE; THENCE SOUTH 05 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 252.02 FEET TO A SET IRON PIN; THENCE SOUTH 51 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 82.58 FEET TO A SET IRON PIN; THENCE NORTH 17 DEGREES 22 MINUTES 50 SECONDS WEST, A DISTANCE OF 508.13 FEET TO A SET IRON PIN; THENCE SOUTH 79 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 115.30 FEET TO A SET IRON PIN; THENCE NORTH 07 DEGREES 07 MINUTES 10 SECONDS WEST, A DISTANCE OF 404.57 FEET TO A SET IRON PIN LOCATED ON THE SOUTHERN RIGHT OF WAY OF STATE ROUTE 4018; THENCE CONTINUING NORTH 07 DEGREES 07 MINUTES 10 SECONDS, A DISTANCE OF 16.56 FEET TO A SET RAILROAD SPIKE LOCATED IN THE MIDDLE OF SAID ROUTE 4018; THENCE NORTH 78 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 149.56 FEET TO A SET RAILROAD SPIKE LOCATED IN THE MIDDLE OF SAID ROUTE 4018, BEING THE PLACE OF BEGINNING.

CONTAINING 3.04 ACRES AS EVIDENCED BY THE SURVEY DRAFT PREPARED BY THOMAS H. PARR, PLS., SAID DRAFT BEING DATED JULY 10, 1996, AND RECORDED IN COLUMBIA COUNTY MAP BOOK NO. 7 AND PAGE 1077. BEING KNOWN AS: 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815

PROPERTY NUMBER: 21-13-009

BEING THE SAME PREMISES WHICH HARRIETTE ECKROTH BY DEED DATED 5/21/2003 AND RECORDED 4/6/2004 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 200403567, GRANTED AND CONVEYED UNTO LAWRENCE R. ECK-ROTH, JR (DECEASED).

PROPERTY ADDRESS: 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 21-13-009

Seized and taken into execution to be sold as the property of ANDREA ALBERTSON in suit of QUICKEN LOANS INC.

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

Document Receipt

Trans #	17219	Carrier / service:	USPS Server	First-Class Mail®	10/9/2019 12:00:00 AM
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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000167892

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PHILADELPHIA PA 19106

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000167885
Doc Ref #:	2019ED115
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KING OF PA 19406
PRUSSIA

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IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000167878

Doc Ref #: 2019ED115

Postage 5.6000

PITTSBURGH PA 15222

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Ship to:

INHERITANCE TAX OFFICE

COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

SUITE # 204

PHILADELPHIA PA 19107

Tracking #: 71901140006000167861

Doc Ref #: 2019ED115

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000167854

Doc Ref #: 2019ED115

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HARRISBURG PA 17128

Document Receipt

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000167847

Doc Ref #: 2019ED115

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HARRISBURG PA 17105

KML LAW GROUP, P.C.

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

**FIRSTTRUST
BANK**

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

930802

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00/100

Sheriff's Office PO Box 380
Bloomsburg, PA 17815

MEMO

ALBERTSON; 188898FC

September 27, 2019

\$

1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



Security features. Details on back.

[Signature]
AUTHORIZED SIGNATURE

⑈00930802⑈ ⑆23607380⑆⑈8000082795⑈