COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 236781 Customer:

1 DEED

Invoice Date: 03/18/2020 9:57:48 AM

RECEIPT

Reg/Drw ID: 0102

By: BSL

SHERIFF

Last Change: Receipt By: WALK-IN

> Amount Inst # / Inst Date \$71.75 202002147 03/18/20 9:57:53 AM

Municipality MILLVILLE BORO

Grantor - AIKEY, MARK R

Grantee - PENNYMAC LOAN SERVICES LLC Consideration -

Chg # Charge / Payment / Fee Description

\$2,239.46 \$0.00

Tax Basis -

Return Via - MAIL Fees Summary: STATE WRIT TAX

JCS/ACCESS TO JUSTICE AFFORDABLE HOUSING RECORDING FEES - RECORDER RECORDER IMPROVEMENT FUND COUNTY IMPROVEMENT FUND

\$2.00 \$71.75

\$0.50 \$40.25

\$13.00 \$13.00

\$3.00

PAYMENTS

TOTAL CHARGES

CHECK: 8808 - SHERIFF **TOTAL PAYMENTS**

\$71.75 \$71.75

AMOUNT DUE PAYMENT ON INVOICE **BALANCE DUE ON INVOICE**

\$71.75 (\$71.75)\$0.00

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

PENNYMAC LOAN SERVICES LLC	VS.	MARC All	KEY
NO. 137-2019 ED	NO.	788-2019	JD
DATE/TIME OF SALE: FEBRUAR	Y 26, 202	0 AT 9:00 A	M
BID PRICE (INCLUDES COST)		95.55	
POUNDAGE – 2% OF BID	\$	43,91	_
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURC	HASE		\$ 2239, 46
PURCHASER(S):ADDRESS:			
NAMES(S) ON DEED:		<u>.</u>	
PURCHASER(S) SIGNATURE(S):	15	€ W.	Necley
			-0.16
TOTAL DUE:			\$ 2039, 46
LESS DEPOSIT:			\$ /350. —
DOWN PAYMEN	IT:		\$
TOTAL DUE IN 8	B DAYS		\$ 887,46

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYMAC LOAN SERVICES LLC vs. Defendant

MARC AIKEY

Attorney for the Plaintiff:

KML LAW GROUP, P.C. 701 MARKET STREET PHILADELPHIA, PA 19106 Sheriff's Sale Date: Wednesday, February 26, 2020

Writ of Execution No.: 2019CV788 Advance Sheriff Costs: \$1,350.00

Location of the real estate: 430 432 SOUTH STATE STREET, MILLVILLE, PA 17846

Sheriff Costs

Grand Tota	l: \$2,195.55
	ibution Costs \$71.75
Recording Fees	\$71.75
Distribution Costs	
Total Sheri	ff Costs \$2,123.80
Surcharge	\$120.00
Tax Claim Search	\$5.00
Notary Fee	\$10.00
Copies	\$5.50
Distribution Form	\$25.00
Service Mileage	\$20.00
Service	\$165.00
Web Posting	\$100.00
Transfer Tax Form	\$25,00
Solicitor Services	\$100.00
Chailffa Dood	\$35,00
Object Automobile Fund	\$50.00
Prothonotary, Acknowledge Deed	\$10.00
Posting Handbill Press Enterprise Inc.	\$1,329.80
Mailing Costs	\$15.00
Levy	\$36.00
Docketing	\$15.00
Crying Sale	\$15.00
Advertising Sale Bills & Copies	\$10.00
Advertising Sale (Newspaper)	\$15.00 \$17.50

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

KML LAW GROUP, P.C.

Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmllawgroup.com

February 27, 2020

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

RE: PENNYMAC LOAN SERVICES LLC vs. MARC R. AIKEY

Sale Book/Writ No.: /

Docket Number: 2019-cv-788

Sale Date: 02/26/2020

Property Address: 430 432 South State Street Millville, PA 17846

To the Sheriff:

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

PENNYMAC LOAN SERVICES LLC

3043 Townsgate Road, Suite 200 Westlake Village, CA 91361

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 <u>postsale@kmllawgroup.com</u> or fax to: 1-267-515-5608. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.

Blair Thompson, Legal Assistant Post Sale Department 215-825-6472 (phone) 267-515-5608 (fax) bthompson@kmllawgroup.com

Enclosed: (if applicable)	
Sheriff's Costs Sheet showing Balance Due of \$	
KML Check Number	
Settlement Amount(s) \$	
Loan Type VA	
KML #192739FC	



REV-183

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

REALTY TRANSFER TAX STATEMENT OF VALUE

1830019105

COMPLETE EACH SECTION

RECORDER'S USE ONLY					
State Tax Paid:					
Book:	Page:				
Instrument Number:					
Date Decorded:					

SECTION I TRANSFER DATA								
Date of Acceptance of Document 02/27/2020								
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY		one Number 389-5622	Grantee(s)/Lessee(s) PENNYMAC LOAN	SERVICES LLC	Telephone Number (215) 627-1322			
Mailing Address PO Box 380			Mailing Address 3043 Townsgate Ro	oad, Suite 200				
City Bloomsburg	State PA	ZIP Code 17815	City Westlake Village		State CA	ZIP Code 91361		
SECTION II REAL ESTATE LOCA	SECTION II REAL ESTATE LOCATION							
Street Address 430-432 South State Street			City, Township, Borough Borough of Millville					
County Columbia		District VILLE AREA		Tax Parcel Number 24 01A01400				
SECTION III VALUATION DATA								
Was transaction part of an assignment or relocation	on? ⊂	⊃ YES 🍅	NO		·			
1. Actual Cash Consideration 2,239.46 2. Other Consideration + 0.00				3. Total Consideration = 2,239.46				
4. County Assessed Value 5. Common Level Ratio 22,100.00 x 4.41		6. Computed Value = 97,461.00						
SECTION IV EXEMPTION DATA -	Refer to	o instructions fo	r exemption status.					
1a. Amount of Exemption Claimed \$ 97,461.00	1b. Per	b. Percentage of Grantor's Interest in Real Estate 1c. Percentage of Grantor's Interest in Real Estate 100 % 10		tor's Inte 100	rest Conveyed %			
2. Check Appropriate Box Below for Exemptio	n Claim	ed.						
Will or intestate succession		(Name of	Decedent)	(Fst	ate File	Number)		
Transfer to a trust. (Attach complete copy	of trust	,	•	(20.				
Transfer from a trust. (Attach complete co								
Transfer between principal and agent/stra								
Transfers to the commonwealth, the U.S. (If condemnation or in lieu of condemnation)	on, attac	h copy of resolut	ion.)		nation.			
Transfer from mortgagor to a holder of a	nortgag	e in default. (Atta	ch copy of mortgage and i	note/assignment.)				
Corrective or confirmatory deed. (Attach of				med.)				
Statutory corporate consolidation, merger								
Other (Provide a detailed explanation of e	xemptic	n claimed. If mor	e space is needed attach	additional sheets.)				

SECTION V CORRESPONDENT INFORMATION - All in	equiries 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	State ZIP Code PA 19106	
Under penalties of law, I declare that I have examined this statement, including accompanying	ng information, and to the best of my know	vledge and belief, it is true, correct and complete.
Signature of Correspondent or Responsible Party		Date 3/3/2020



1830019105



KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

February 25, 2020

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

RE:

No. 2019-cv-788 <u>MARC R. AIKEY</u> KML File#: 192739FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on February 26, 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.,

Winter Dunn Legal Assistant

For questions, please contact:

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

PENNYMAC LOAN SERVICES LLC

3043 Townsgate Road Suite 200 Westlake Village, CA 91361

Plaintiff

VS.

MARC R. AIKEY

Mortgagor(s) and Record Owner(s) 430 432 South State Street Millville, PA 17846

Defendant(s)

CIVIL DIVISION

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-cv-788

DOCUMENT: AFFIDAVIT PURSUANT

TO RULE 3129.1

FILED ON BEHALF OF:

PENNYMAC LOAN SERVICES LLC

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@kmllawgroup.com KML LAW GROUP, P.C.

ATTORNEY FOR PLAINTIFF

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322 3129@kmllawgroup.com

192739FC Sale Date: 02/26/2020 \$136,821.53

PENNYMAC LOAN SERVICES LLC

Plaintiff

VS.

MARC R. AIKEY

Mortgagor(s) and Record Owner(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Defendant(s)

No. 2019-cv-788

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:

- (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.
- 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: 02/25/2020

Winter Dunn

Legal Assistant

KML Law Group, P.C.



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

PENNYMAC LOAN SERVICES LLC	CASE and/or Docket No.:
Plaintiff (Petitioner)	2019-CV-788EY
vs.	Sheriff's Sale Date:
MARC R. AIKEY	02/26/2020
Defendant (Respondent)	
AFFID	AVIT OF SERVICE
TYPE OF PROCESS: NOTICE OF SALE ; NOTICE OF SALE	
an employee nor relative of a party, and that I served	n years of age or older and that I am not a party to the action nor MARC R. AIKEY the above process on 1/17/2020, at 5:18 PM, PA 17846, County of COLUMBIA, Commonwealth of
Manner of Service:	
☑ Substitute - By handing a copy at the residence of he/she resides or to the adult person in charge of the	f the Defendant(s) to an adult member of the family with whom residence because no family member was found*
Name: ODEEN AIKEY Relationship/Title/Position: Sister Remarks: 01/17/2020 05:18:00 PM - SERVED DEF Description: Approximate Age 31-35 Height 5ft 4in Hair Brown	ENDANTS SISTER, ODEEN AIKEY - 5ft 7in Weight <u>131 lbs - 150 lbs</u> Race <u>WHITE</u> Sex <u>FEMALE</u>
Commonwealth/State of PENNSYLVANIA County of) SS:)
Before me, the undersigned notary public, this day, p who being duly sworn according to law, deposes the I hereby swear or affirm that the facts set forth in the Callin Archaeolage (Signature of Affiant)	ersonally, appeared COLLIN HOLLENBAUGH to me known, following: foregoing Affidavit of Service are true and correct. Subscribed and sworn to before me this 20 day of January, 2020. Notary Public
File Number: 1927/39FC	
Case ID #: 5754180	and a support of PA
	Commonwealth of PA NOTARIAL SEAL K. John Brandt, Notary Public Upper Allen Twp., Cumberland County My commission expires Sept. 15, 2021

PS form 3665 Type of Mailing: CERTIFICATE OF MAILING December 12, 2019



List Number of Pieces Listed by Sender 263

Total Number of Pieces Received at Post office

Postmaster: Name of receiving

Dated:

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34	477310	2349507916	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
	 				
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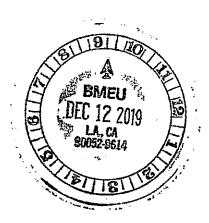
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41	477312	2349507923	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY	\$0.650	\$0.41
			651 Boas Street		
			Harrisburg, PA 17121		
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46	477313	2349507928	TENANTS/OCCUPANTS 430 432 South State Street	\$0.650	\$0.41
			Millville, PA 17846		
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64 64	477311	2349507946	PA DEPARTMENT OF REVENUE	\$0.650	\$0.41
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			HARRISBURG, PA 17128-1230		
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71	477309	2349507953	DOMESTIC RELATIONS OF COLUMBIA COUNTY	\$0.650	\$0.41
			PO Box 380 Bloomsburg, PA 17815		
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1			HARRISSUNG, PA 17 120-1230		



Line	Reference	Tracking Number	Name, Street & P.O. Address		Postage	Fee
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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 (Murtgage Foreclosure) No. 2019CV788

Issued out of the Court of Common Plaas of Columbia County, Permisylvania 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 Permisylvania on:

WEDNESDAY, FEBRUARY 26, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claiments are further notified that a proposed schedule of distribution will be on file in the Shorif's Office no later than thirty [30] days after the date of the sele of any property sold beneauder, and distribution of the proceeds will be made in accordance with the schedule ten [10] days after said filing unless acceptions are filed with the Shoriff's Office prior thereto.

PROPERTY ADDRESS 430 432 SOUTH STATE STREET, MILLVILLE, PA 17846 UR / TAX PARCEL NUMBER: 24-014-01400.000

Seized and taken into execution to be sold as the property of MARC AIKEY in suit of

PENNYMAC LOAN SERVICES LLC. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE The greator of ton (10%) TEMMS OF SALE MINIMUM PRYMENT AT TIME OF SALE The gractor of ton (10%) percent of the bid price or cost lopening bid at sale. Minimum payment is to be paid in cach confided chock or cachior's chock of time of sale. REMANING BALANCE OF BID PRICE Any remaining amount of the bid price is to be paid writh neight 18) days, after the sale in cach confided chock or cachier's chock. IMPORTIANT NOTICE FOR FAILURE TO PAY BID PRICE IN ACCORPANCE THE MITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FINDS ARE AVAILABLE FOR PAYMENT WITH-IN THE PRESCRIBED TIME FERIOD. If the successful bidder fails to pay the bid price as par the above terms, the Sheriff may aloct to either suc the tidder for the balance das without a resale of the property or to resell the property at the bidder's risk and the without a resale of the property or to resell the property at the bidder's risk and the without a resale of the property or to resell the property at the bidder's risk and the without a resale of the property or to resell the property at the bidder's risk and the without a resale of the property or to resell the property at the bidder's risk and the without a resale of the property or to resell the property at the bidder's risk and the without a resale of the property or to resell the property at the bidder's risk and the without a resale of the property or to resell the property at the bidder's risk and the without a resale of the property at the bidder's risk and the sums pad by the bidder's risk and the property of t of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Ad Text: MARC R AIKEY SHERIFF SALE Date(s) Published: 2/5/2020, 2/12/2020, 2/19/2020

Sworn and subscribed to before me this 21 day of February (Notary Public)

> Commonwealth of Pennsylvania - Notary Seat Nathan A. Fetterman, Notary Public Columbia County My commission expires May 31, 2023 Commission number 1352220

Member, Pennsylvania Association of Notaries

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

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

TO: COLUMBIA COUNTY SHERIFF'S OFFICE:

PAGES: 12, INCLUDING COVER PAGE

FAX: 570-389-5625

RE: SALE DATE 02/26/2020

DATE: FEBRUARY 25, 2020

Hello,

Please see the attached for the 02/26/2020 Sale Date. All 3129 Affidavit of Service packages have been sent out today 2/25/20 and should arrive at your office within the next few days.

Attached to this fax:

192739FC Aikey, Marc R.

If there are any issues I can be reached at wdunn@kmllawgroup.com or 215-627-1322 Ext 8372.

Thank you,

Winter Dunn Legal Assistant - Sale Department 3129 KML Law Group, P.C

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

PENNYMAC LOAN SERVICES LLC

3043 Townsgate Road Suite 200 Westlake Village, CA 91361

Plaintiff

VS.

MARC R. AIKEY
Mortgagor(s) and Record

Mortgagor(s) and Record Owner(s) 430 432 South State Street Millville, PA 17846

Defendant(s)

CIVIL DIVISION

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-cv-788

DOCUMENT: AFFIDAVIT PURSUANT

TO RULE 3129.1

FILED ON BEHALF OF:

PENNYMAC LOAN SERVICES LLC

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@kmllawgroup.com KML LAW GROUP, P.C. **SUITE 5000** 701 MARKET STREET

PHILADELPHIA, PA 19106-1532 (215) 627-1322

3129@kmilawgroup.com

ATTORNEY FOR PLAINTIFF

192739FC Sale Date: 02/26/2020 \$136,821.53

PENNYMAC LOAN SERVICES LLC

Plaintiff

MARC R. AIKEY

Mortgagor(s) and Record Owner(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Defendant(s)

No. 2019-cv-788

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: 02/25/2020

Winter Dunn

Legal Assistant



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

PENNYMAC LOAN SERVICES LLC		CASE and/or Docket No.:
Plaintiff (Petitioner)		2019-CV-788EY
vs.		Sheriff's Sale Date:
MARC R. AIKEY		02/26/2020
Defendant (Respondent)		
AFI	FIDAVIT OF SERVICE	<u>C</u>
TYPE OF PROCESS: NOTICE OF SALE ; NOTICE OF SALE		
I, COLLIN HOLLENBAUGH, certify that I eigh an employee nor relative of a party, and that I set at 430 432 SOUTH STATE STREET MILLVIL PENNSYLVANIA:	ved MARC R. AIKEY t	he above process on 1/17/2020, at 5:18 PM,
Manner of Service:		·
☑ Substitute - By handing a copy at the resident he/she resides or to the adult person in charge of	ce of the Defendant(s) to the residence because no	an adult member of the family with whom family member was found*
Name: ODEBN AIKEY Relationship/Title/Position: 5754e72 Remarks: 01/17/2020 05:18:00 PM - SERVED C Description: Approximate Age 31-35 Height 58 Hair Brown	<u>DEFENDANTS SISTER</u> <u>4in - 5ft 7jn</u> Weight <u>13</u>	, ODEEN AIKEY 1 lbs - 150 lbs Racc WHITE Sex FEMALE
Commonwealth/State of PENNSYLVANIA County of Cunter/and) SS:)	
Before me, the undersigned notary public, this da who being duly sworn according to law, deposes I hereby swear or affirm that the facts set forth in Collection Affiant)	the following: the foregoing Affidavit of Subscribed and sw	of Service are true and correct.
File Number: 192739FC		
Case ID #: 5754180		
	Uр Му	Commonwealth of PA NOTARIAL SEAL K. John Brandt, Notary Public per Allen Twp., Cumberland County commission expires Sept. 15, 8081

PS form 3665 Type of Mailing: CERTIFICATE OF MAILING December 12, 2019



List Number of Pieces Listed by Sender 263

Total Number of Pieces Received at Post office



Dated:

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34 477310	2349507916	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
		Health and Welfare Bldg Room 432		
		Harrisburg, PA 17105-2675		
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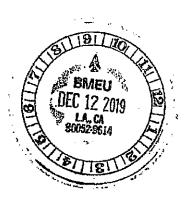
Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
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41	477312	2349507923	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY	\$0.650	\$0.41
			651 Boas Street		
:		<u>.</u>	Hardsburg, PA 17121		
					
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46	477313	2349507928	TENANTS/OCCUPANTS 430 432 South State Street	\$0.650	\$0.41
			Millville, PA 17846		
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Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
					
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64	477311	2349507946	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
			PARKIDBONG, I A II 124-1200	-	
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71	477309	2349507953	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.41
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Line	Reference	Name, Street & P.O. Address		Postage	Fee
L	-		Totals		



KML Law Group, P.C.

SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532 (215) 627-1322 3129@kmllawgroup.com ATTORNEY FOR PLAINTIFF

PENNYMAC LOAN SERVICES LLC

3043 Townsgate Road Suite 200 Westlake Village, CA 91361

Plaintiff

VS.

MARC R. ALKEY

Mortgagor(s) and Record Owner(s) 430 432 South State Street Millville, PA 17846

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-788

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

PENNYMAC LOAN SERVICES LLC, 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:

430 432 South State Street Millville, PA 17846

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

MARC R. AIKEY 430 432 South State Street Millville, PA 17846

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

MARC R. AIKEY 430 432 South State Street Millville, PA 17846

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 430 432 South State Street Millville, PA 17846

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: 02/25/2020

Winter Dunn Legal Assistants

KML Law Group, P.C .-

For inquiries, please contact:

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

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

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

PENNYMAC LOAN SERVICES LLC

3043 Townsgate Road Suite 200 Westlake Village, CA 91361

Plaintiff

VS.

MARC R. AIKEY Mortgagor(s) and Record Owner(s) 430 432 South State Street Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-788

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.

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

Kcvin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHERIFF'S SALE COST SHEET

19-788

	VS.
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15,00
SERVICE PER DEF.	\$ 165.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 36,00
ADVERTISING SALE BILLS &	COPIES \$17.50
ADVERTISING SALE (NEWSP	ADED) \$15.00
MILEAGE	\$ 1500 20,00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>10,00</u> **********************************
TOTAL **	**************************************
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$150.00 \$/329,80
	\$100.00
TOTAL **	\$100.00 *************** \$ <u>/579,90</u>
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>71,75</u> ******** \$ 81,75
TOTAL **	**************************************
REAL ESTATE TAXES:	
BORO, TWP & COUNT	Y 20 \$
SCHOOL DIST.	20 \$
DELINQUENT	20 \$ <u>5,60</u> ************************************
TOTAL **	·*************************************
MUNICIPAL FEES DUE:	
SEWER	20 \$
WATER	20\$
TOTAL **	20
SURCHARGE FEE (DSTE)	\$ 17UDO
MISC.	\$
1111001	 \$
TOTAL **	********
TOTAL C	\$\$ \$\$ ************************

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

Date: 02/13/2020

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 36503

AIKEY MARC R 432 SOUTH STATE STREET MILLVILLE PA 17846

District: MILLVILLE BORO
Deed: 20170 -9342
Location: 430 432 S STATE ST
Parcel Id:24 -01A-014-00,000

Assessment: 22,100 Balances as of 02/13/2020

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

	COLUMBIA COUNTY SHERIFF	
Bv:	OILLING.	Per·
-,	·	

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYMAC LOAN SERVICES LLC vs.
MARC AIKEY

Case Number 2019CV788

SHERIFF'S RETURN OF SERVICE

01/02/2020 08:32 AM - DEPUTY JESSICA SURKIN, 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: MARC AIKEY AT 430 SOUTH STATE STREET, MILLVILLE, PA 17846.

JESSIGN SONNIN, DEFOIT

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 06, 2020

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

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

Affirmed and subscribed to before me this

....

6TH day of

JANUARY

2020

Sarah Jane Klingama

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYMAC LOAN SERVICES LLC
VS.
MARC AIKEY

Case Number 2019CV788

SHERIFF'S RETURN OF SERVICE

01/15/2020 01:55 PM - DEPUTY JESSICA SURKIN, 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 430 432 SOUTH STATE STREET, MILLVILLE, PA 17846.

JESSICA SURKIN, DEPUTY

SO ANSWERS,

January 15, 2020

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

Affirmed and subscribed to before me this

5TH day of

JANUARY

2020

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

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	C LOAN SERVICES LLC				Number 9CV788
AIKEY, MA	ARC				
	SERVICE CO	VER SHE	EET		
Service De	tails:				<u> </u>
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM SHERIFF'S SALE BILL			. Z Jahren W San.	
Serve To:	· · · · · · · · · · · · · · · · · · ·	Final Servi	ce:	-	
Name:	(POSTING)	Served:	Personally · Ad	ے ult In Charge	Posted Other
Primary Address:	430 432 SOUTH STATE STREET MILLVILLE, PA 17846	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:	1/15/20	Time:	13:55
Phone:		Deputy:	8	Mileage:	
Attorney /	Originator:	*	· ·		net L
Name:	KML LAW GROUP, P.C.	Phone:	# 1 (
Service Att	empts:		m = .	4 An	
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Time:					
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430 432 SOUTH STATE STREET, MILLVILLE, PA 17846 NO EXPIRATION

Carlo Communication Con-

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMA vs. AIKEY, MA	C LOAN SERVICE: ARC	SLLC					se Number 019CV788
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Category: Manner:	Real Estate Sale	- Sale Notice			and the second s	Zone:	131
	< Not Specified >	orressor neuen. Indires inspiration grad es neuen de ventralisationelle	Other is an interest for a malifest in a major reconstruction.	Expires:		Warrant	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND			DEBTOR'S F	RIGHTS		; ,
Serve To:				Final Serv			
Name:	MARC AIKEY	oku, wasa makanimika in majara ini kasa in aka kasa in aka kasa in aka kasa in aka kasa in aka kasa in aka kas Mila a aka sa sa sa sa sa kasa ini aka kasa ini aka kasa ini aka kasa ini aka sa sa sa sa kasa ini aka kasa in		•	Personally	Adult In Charge	e · Posted · Other
Primary Address:	430 SOUTH STATE	7846		Adult In Charge:	an mine a sea and a sea an	MARTINI, N. N. M. MARTINI, M. S. M. S. M. S. M. S. M. S. M. S. M. S. M. S. M. S. M. S. M. S. M. S. M. S. M. S.	in a second control of the second control of
Phone:	570-317-	70 \ 300B:	BOT OF ATTERNITOR OF THE STATE	Relation:	an surveyance survey surgers were a	and distance that the control of the	:
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Phone:	The emission of the section of the s	and the second second section is a second second second second second second second second second second second	to transcription of the second	Deputy:		Mileage	
Attorney /	Originator:						
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		, coper					

20

430 SOUTH STATE STREET, MILLVILLE, PA 17846

NO EXPIRATION

PRESS - ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Fax: (570) 784-6152

Proof of Ad 12/04/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost

Ad ID:

Description:

1185429

MARC R AIKEY SHERIFF

SALE

Run Dates:

02/05/20 to 02/19/20

Class:

2

Agate Lines: Blind Box: 204

Amount Paid

ΨΟ.Ο

\$0.00

\$1,329.80

Publication
Press Enterprise

Start Stop 02/05/2002/19/20 <u>Inserts</u>

Cost \$1,329.80

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV788

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, FEBRUARY 26, 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.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Millville, Country of Columbia and State of Pennsylvaria, bounded and described as follows, to writ. BEGINNING at a point in the Western line of State Street in line of lands now or formerly of Mary Woodsde: THENCE along the Western line of said State Street, South twenty-four degrees East, forty feet (S. 24.0 E. 40) to a point in line of lands now or formerly of Raymond L. Adams and Riuth Viola Adams, his write: THENCE by said Adams lands, South sixty-six degrees West, one hundred twenty feet (S. 660 W. 120) to a point in line of lands now or formerly of Millville Lumber Products, Inc.; THENCE by said Millville Lumber Products, Inc. and, North twenty-four degrees West, forty feet (N. 240 W. 40) to a point in line of land now or formerly of the said Mary Woodsde; THENCE along said Woodside lands, North sixty-six degrees East, one hundred twenty feet (N. 660 E. 120) to a point on the Western line of State Street, the place of BEGINNING whereon is erected a double frame dwelling house.

BEING KNOWN AS, 430 432 SOUTH STATE STREET, MILLVILLE, PA 17846PROPERTY D NUMBER: 24-01A-014-00,000 BEING THE SAME PREMISES WHICH CHRISTOPHER P. AIKEY AND PAMELA R. AIKEY, MARRIED BY DEED DATED11/21/2017 AND RECORDED 11/22/2017 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 2017/09342, GRANTED AND CONVEYED UNTO MARC R. AIKEY.

PROPERTY ADDRESS: 430 432 SOUTH STATE STREET, MILLVILLE, PA 17846 UP / TAX PARCEL NUMBER: 24-01A-01400.000

Seized and taken into execution to be sold as the property of MARC AIKEY in suit of PENNYMAC LOAN SERVICES LLC.

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 each, 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 FALLIRE TO PAY BID PRICE: IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER, DO NOT BID UNLESS FROM SHALLABLE FOR PAYMENT WITH-IN THE PESCRIBED 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 broach 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 wall 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

TAX CERTIICATION MADISON TWP/MILLVILLE BORO/COLUMBIA COUNTY CONNIE CRAWFORD, TAX COLLECTOR 570-437-2153

ccrawford2227@hotmail.com

Date: 12.10.19
Name: MARC R AIKEY
Property Location: 430. 432 South STATE ST MILLVILLE PA 17846
Columbia County Parcel # <u>24.01A - 014 - 00</u>
2019 County, Twp & Boro Taxes
Discount \$ $\frac{4/9}{5}$ Face \$ $\frac{428}{5}$ Penalty \$ (03/01-04/30) (After 06/30)
School Taxes (Millville Area School District)
(2019-20 School) Not Paid Paid Date Paid 08.20.19
Discount \$ $\frac{57}{(07/01-08/31)}$ Face \$ $\frac{1059}{(09/01-10/31)}$ Penalty \$ (After 10/31)
Interim Taxes:
Twp/Boro/County Not Paid Paid Date Paid
Discount \$ Penalty \$
School Taxes: Not Paid Date Paid
Discount \$ Face \$ Penalty \$
Connie Cianobord 12-10.19
Tax Collector's Signature Date Verified
My fee for Tax Certification is \$20.00 No / chy Payable to: Connie Crawford TC 2227 Valley Rd., Bloomsburg, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC vs. AIKEY, MARC						Case Number 2019CV788	
Service De	tails:	SER\	/ICE CO\	/ER SH	EET		Saz krtera Turri Saz krtera Turri
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Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
Serve To:				Final Serv	íće:	entre en come anoma anoma en encentre en entre e	A CONTRACTOR OF THE STATE OF TH
Name:	Connie Crawford	Accordant was a constraint with a second constraint and a second constraint was a constraint with a second constraint with a second constraint was a second constraint with a second constraint was a second constraint with a second constraint was a second constraint with a second constraint with a second constraint was a second constraint with a		Served:	Personally A	dult in Charge	Posted · Other
Primary Address:	2227 Valley Road Bloomsburg, PA 178	15		Adult in Charge:	e in the continuous and the control of control of the control of t		
Phone:	570-437-2153	DOB:		Relation:			
Alternate Address:	g menementak nina timusi nian mpambapana timusi pambapana nini mbanya nini sebagai	MacMacMac or an abilities miles of the commence of the c		Date:	12/10/10	Time:	9:23
Phone:				Deputy:	8	Mileage:	
Attorney /	Originator:		S. S. F. 1 34 L. N.S.	e Bir shop X *	3 750 MANAGES		
Name:	KML LAW GROUP, P.	C.		Phone:			g and a second s
Service Att				7	Agamenta i majori i mana managanan ni garaji magaman as		
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6.		*************************************					

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYMAC LOAN SERVICES LLC vs.
MARC AIKEY

Case Number 2019CV788

SHERIFF'S RETURN OF SERVICE

12/06/2019 03:33 PM - DEPUTY JESSICA SURKIN, 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 TIM MUSSLEMAN TENANT, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR OCCUPANT AT 430 SOUTH STATE STREET, MILLVILLE, PA 17846.

JESSICA SURKIN, DEPUTY

SO ANSWERS,

icary i. Garage

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 09, 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

9TH day of

DECEMBER

2019

Sarah Jane Klingama

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS. AIKEY, MA	C LOAN SERVICES LL RC	С					Number 9CV788
		SER\	VICE COV	/ER SHI	EET		
Service De	tails:						
Category:	Real Estate Sale - Sa	le Notice	OCA TITURA Y PRATITURA YA MANUELA MARKAMINI MARKAMINI ALAMIANA MISINI A	entigen sometiment green in the second of th	eminimater agricum magazanismon kaki, material andenius, ar kumitara, angir gi	Zone:	137
Manner:	< Not Specified >			Expires:		Warrant:	
Notes:	SALE DATE & TIME: (PLAINTIFF NOTICE C			EBTOR'S F	RIGHTS	ingkana and the substitute of a conflict of the substitute and substitute and the substitute and the substitute and the substit	**************************************
Serve To:				Final Servi	ice:	en de la companya de la companya de la companya de la companya de la companya de la companya de la companya de	
Name:	OCCUPANT	ophisional replacement on the contract of the development of the contract of t		Served:	Personally ·	Adult In Charge	· Posted · Other
Primary Address:	430432 SOUTH STAT	TE STREET	n ordinarisador e distribuído e mitoria, como e e e e e e e e e e e e e e e e e e	Adult In Charge:	Tim	Mussle	man
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Alternate Address:				Date:	12/4/	9 Time:	15:33
Phone:		The contributed internal of the contributed by the contributed to the contributed internal contributed internal contributed in the contributed internal contributed in the contributed internal contri		Deputy:	Ø	Mileage:	
Attorney / (Originator:						
Name:	KML LAW GROUP, P.	C.	100 VIII 000 000 000 000 000 000 000 000	Phone:		The state of the s	AN TOWN COME THE THE TAX A MANUFACTURE OF THE TAX AND
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430 432 SOUTH STATE STREET, MILLVILLE, PA 17846 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYMA vs. AIKEY, MA	AC LOAN SERVICES LLC ARC					Number 9CV788
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Category:	Real Estate Sale - Sale Notice			entere i filitation de ser emineralisment de service de service de la colonia de la colonia de la colonia de s La colonia de colonia de de que de desenvolvente de la colonia de la colonia de la colonia de la colonia de la	Zone:	137
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Notes:	SALE DATE & TIME: 02/26/2020 PLAINTIFF NOTICE OF SHERIF		DEBTOR'S R	RIGHTS		
Serve To:			Final Servi	ce:		
Name:	Columbia County Tax Office	and the analogue of the control of t	Served:	Personally Ac	lult In Charge	osted · Other
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Phone:	570-389-5649 DOB .	:	Relation:	CLEXY		
Alternate Address:			Date:	12/4/19	Time:	0924
Phone:			Deputy:	4	Mileage:	
Attomey /	Originator:					
Name:	KML LAW GROUP, P.C.	TOTAL TO A STATE OF THE STATE O	Phone:	A CONTRACTOR OF THE PROPERTY O		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DOMESTIC RELATIONS OF

2019CV788

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

PENNYMA vs. AIKEY, MA	AC LOAN SERVICES LLC				Number 9CV788
	SERVICE CO	OVER SHE	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice	errentemente erre systeme sentante ensamper. Manuelle erre errentemente sentante	in in Medical and American in the second and the se	Zone:	137
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS	ter den fregue frede - 11 de julius frede en 15 marie - 15 marie - 15 marie - 15 marie - 15 marie - 15 marie -	1 November 2011
Serve To:		Final Servi	gamage		
Name:	Domestic Relations Office of Columbia Coเ	Served:	Personally · Ad	ult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	DUS	a Wit	
Phone:	DOB:	Relation:	CLER		ر د د مُنْ حدر می روید در می در در سیم دست کرد در میم در
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Phone:		Deputy:	4	Mileage:	
Attorney /	Orlginator:	Salah Salah Salah Salah Salah Salah Salah Salah Salah Salah Salah Salah Salah Salah Salah Salah Salah Salah Sa			
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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 12/04/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID:

Description:

1185429

MARC R AIKEY SHERIFF

SALE

Run Dates:

02/05/20 to 02/19/20

Class:

Agate Lines:

204

Blind Box:

Total Ad Cost **Amount Paid**

\$1,329.80

\$0.00

Publication Press Enterprise Start

Stop 02/05/2002/19/20 Inserts

Cost \$1,329.80

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV788

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, FEBRUARY 26, 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

ALL THAT CERTAIN piece, percel and lot of land situate in the Borough of Millville, County of Columbia and State of Pennsylvaria, bounded and described as follows, to wit, BEGINNING at a point in the Western line of State Street in line of lands now or formerly of Mary Woodside: THENCE along the Western line of said State Street, South twenty-four degrees East, forty feet (S. 24 O.E. 40) to a point in line of lands now or formerly of Raymond L. Adams and Ruth Viola Adams, his wife; THENCE by said Adams lands. South sixty-six degrees West, one hundred twenty feet (5. 660 W, 120) to a point in line of lands now or formerly of Milhite Lumber Products, Inc., THENCE by said Milhite Lumber Products, Inc. land. North twenty-four degrees West, Torty feet (N. 240 W. 40') to a point in line of land now or formerly of the said Mary Woodside; THENCE along said Woodside lands, North staty-six degrees East, one hundred twenty feet (N. 660 E. 120) to a point on the Western line of State Street, the place of BEGINNING

whereon is erected a double frame dwelling house.
BEING KNOWN AS: 430 432 SOUTH STATE STREET, MILLVILLE, PA 17846PROPER-TY D NUMBER: 24-01-A014-00-000 BEING THE SAME PREMISES WHICH CHRISTOPHER P. AIKEY AND PAMELA R. AIKEY, MARRIED BY DEED DATED11/21/2017 AND RECORDED 11/22/2017 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 2017-093-42, GRANTED AND CONVEYED UNTO MARC R AIKEY.

PROPERTY ADDRESS: 430 432 SOUTH STATE STREET, MILLVILLE, PA 17846 UPI / TAX PARCEL NUMBER: 2401A-01400.000

Seized and taken into execution to be sold as the property of MARC AIKEY in suit of

PENNYMAC LOAN SERVICES LLC.
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (operung 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 (2) day 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 WITH IN THE PRESCRIBED TIME PERIOD. If the successful bidder failts 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 for feited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fee 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 Courty Sheriff's Office receives advance written notice otherwise, signed by an authorized representation

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

PENNYMAC LOAN SERVICES LLC 3043 Townsgate Road Suite 200 Westlake Village, CA 91361

Plaintiff

VS.

MARC R AIKEY 430 432 South State Street Millville, PA 17846



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NO. 2019-cv-788

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

2019 - ED-137

Defendant(s)

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: 430 432 South State Street, Millville, PA 17846

	AMOUNT DUE	<u>\$136,821.53</u>
	Interest From 11/26/2019 to the Date of Sheriff's Sale at per diem rate of \$13.21	
	(Costs to be added)	
Dated: 111202019	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania	
	Deputy Acyr	

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625

24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: Dec. 3rd 2019

Re: Sheriff's Sale Advertising Dates

Pennymac Vs. Marc R. Aikey

No. 137 of 2019 E.D. and No. 788 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Feb. 5th 2020

2nd Week Feb. 12th 2020

3rd Week Feb. 19th 2020

SALE DATE: Feb. 26 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	C LOAN SERVICES LLC				Number CV788
AIKEY, MA				!	
		E COVER SHEE	:T		
Service De	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:	and the second s	Warrant:	
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Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 SHERIFF'S SALE BILL	O AM			
Serve To:		Final Service			
Name:	(POSTING)	Served: F	ersonally · A	Adult In Charge ·	Posted · Other
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Attorney /	Originator:				
Name:	KML LAW GROUP, P.C.	Phone:		William Control of the Control of	A CONTRACTOR OF THE CONTRACTOR
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430 432 SOUTH STATE STREET, MILLVILLE, PA 17846 NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV788

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, FEBRUARY 26, 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.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Millville, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Western line of State Street in line of lands now or formerly of Mary Woodside; THENCE along the Western line of said State Street, South twenty-four degrees East, forty feet (S. 24 0 E. 40') to a point in line of lands now or formerly of Raymond L. Adams and Ruth Viola Adams, his wife; THENCE by said Adams lands, South sixty-six degrees West, one hundred twenty feet (S. 660 W. 120') to a point in line of lands now or formerly of Millville Lumber Products, Inc.; THENCE by said Millville Lumber Products, Inc. land, North twenty-four degrees West, forty feet (N. 240 W. 40') to a point in line of land now or formerly of the said Mary Woodside; THENCE along said Woodside lands, North sixty-six degrees East, one hundred twenty feet (N. 660 E. 120') to a point on the Western line of State Street, the place of BEGINNING whereon is erected a double frame dwelling house.

BEING KNOWN AS: 430 432 SOUTH STATE STREET, MILLVILLE, PA 17846

PROPERTY D NUMBER: 24-01A-014-00,000

BEING THE SAME PREMISES WHICH CHRISTOPHER P. AIKEY AND PAMELA R. AIKEY, MARRIED BY DEED DATED 11/21/2017 AND RECORDED 11/22/2017 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 201709342, GRANTED AND CONVEYED UNTO MARC R. AIKEY.

PROPERTY ADDRESS: 430 432 SOUTH STATE STREET, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 24-01A-014-00,000

Seized and taken into execution to be sold as the property of MARC AIKEY in suit of PENNYMAC LOAN SERVICES LLC.

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 failts 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 agiainst 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 conneciton 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

KML LAW GROUP, P.C.

Suite 5000 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Attorney for Plaintiff

PENNYMAC LOAN SERVICES LLC

3043 Townsgate Road Suite 200 Westlake Village, CA 91361

Plaintiff

vs.

MARC R AIKEY

Mortgagor(s) and Record Owner(s) 430 432 South State Street Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-788

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

REAL ESTATE OUTLINE

ED # 2019 ED 137

DATE RECEIVED DOCKET AND INDEX 2019	9 CV 788					
CHECK FOR PROPER INFO.						
WRIT OF EXECUTION	X					
COPY OF DESCRIPTION	<u></u>					
WHEREABOUTS OF LKA	X x x x x x x x x x x x x x x x x x x x					
NON-MILITARY AFFIDAVIT	emiled 12/3/19					
NOTICES OF SHERIFF SALE	*					
WAIVER OF WATCHMAN	*					
AFFIDAVIT OF LIENS LIST	<u> </u>					
CHECK FOR \$1,350.00 OR	X CK# 934422					
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED					
SALE DATE POSTING DATE	Feb. 26th TIME 9:00					
ADV. DATES FOR NEWSPAPER	1 ST WEEK Feb. 5 th 2020					
	2 ND WEEK Feb. 12 2020					
	3RD WEEK <u>Feb. 19</u> 2020					

SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

KRISTEN D. LITTLE, PA I.D. NO. 79992

KEVIN S. FRANKEL, PA I.D. NO. 318323

MICHELLE L. McGOWAN, PA I.D. NO. 62414

LESLIE J. RASE, PA I.D. NO. 58365

MORRIS A. SCOTT, PA I.D. NO. 83587

ALISON H. TULIO, PA I.D. NO. 87075

KATHERINE M. WOLF, PA I.D. NO. 314307

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

S&D FILE NO. 19-061988

Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns and All

Persons, Firms or Associations Claiming

Right, Title or Interest from or under Larry E.

Remphrey, Sr., deceased and Larry

Remphrey, Jr., known Heir of Larry E.

Remphrey, Sr., deceased and Randy

Remphrey, Sr., known Heir of Larry E.

Remphrey, Sr., deceased and Christopher

Remphrey, known Heir of Larry E.

Remphrey, Sr., deceased

DEFENDANTS

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

CASE NO. 2019-CV-399

AFFIDAVIT PURSUANT TO RULE 3129.1

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff in the above action, sets forth, as of the date the praccipe for the writ of execution was filed, the following information concerning the real property located at 7603 Columbia Boulevard, Berwick, PA 18603.

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

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Larry E. Remphrey, Sr., deceased

- 7603 Columbia Boulevard Berwick, PA 18603
- Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased 72 Mill Street
 Benton, PA 17814
- Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased Evansville Road
 Berwick, PA 18603

- Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased 605 North Mulberry Street
 Berwick, PA 18603
- 2. Name and address of Defendants in the judgment:
- Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Larry E. Remphrey, Sr., deceased 7603 Columbia Boulevard Berwick, PA 18603
- Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased 72 Mill Street Benton, PA 17814
- Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased 2 Evansville Road Berwick, PA 18603
- Christopher Remphrey, known Heir of Larry E. Remphrey, Sr., deceased 605 North Mulberry Street Berwick, PA 18603
- 3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Nationstar Mortgage LLC d/b/a Mr. Cooper c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd. Coppell, TX 75019

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

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd.
Coppell, TX 75019

5. Name and address of every other person who has any record lien on the property:

PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230 6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815

PA Dept. of Public Welfare- Bureau of Child Support Health & Welfare Building P.O. Box 2675 Harrisburg, PA 17105

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:

TENANT OR OCCUPANT 7603 Columbia Boulevard Berwick, PA 18603

Commonwealth of Pennsylvania Department of Revenue, Inheritance Tax Division 1131 Strawberry Square, 6th Floor Harrisburg, PA 17128

Internal Revenue Service WM S. Moorehead Federal Bldg. Advisory 1000 Liberty Avenue, Room 704 Pittsburgh, PA 15222

Department of Public Welfare Estate Recovery Program PO Box 8486 Willow Oak Bldg Harrisburg, PA 17105

Commonwealth of Pennsylvania
Department of Revenue
Inheritance Tax Division
Bureau of Compliance
Dept. 280946
Harrisburg, PA 17128

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.

Date: 10/3/119

SHAPIRO & DeNARDO, LLC
Y: Course M. Wolf, Esquire

19-061988

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

PENNYMAC LOAN SERVICES LLC 3043 Townsgate Road Suite 200 Westlake Village, CA 91361 Plaintiff

VS.

MARC R AIKEY 430 432 South State Street Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

NO. 2019-cv-788

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

2019 - ED-137

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: 430 432 South State Street, Millville, PA 17846

	AMOUNT DUE	<u>\$136,821.53</u>
	Interest From 11/26/2019 to the Date of Sheriff's Sale at per diem rate of \$13.21	
	(Costs to be added)	
Dated: 11 36 3019	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania	
	Deputy Age Valey	

PENNYMAC LOAN SERVICES LLC

3043 Townsgate Road Suite 200

Westlake Village, CA 91361

Plaintiff

VS.

MARC R AIKEY

Mortgagor(s) and Record Owner(s) 430 432 South State Street Millville, PA 17846

Defendant(s)

No. 2019-cv-788

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 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.

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-788

ALL THAT CERTAIN lot of land situate in the Borough of Millville, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 430 432 South State Street, Millville, PA 17846

SOLD as the property of MARC R AIKEY

TAX PARCEL #24-01A-014-00,000

ATTORNEY: KML Law Group, P.C.

KML LAW GROUP, P.C.

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

Attorney for Plaintiff

PENNYMAC LOAN SERVICES LLC

3043 Townsgate Road

Suite 200

Westlake Village, CA 91361

Plaintiff

VS.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-788

MARC R AIKEY

Mortgagor(s) and Record Owner(s) 430 432 South State Street Millville, PA 17846

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

PENNYMAC LOAN SERVICES LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the practipe for the writ of execution was filed the following information concerning the real property located at:

430 432 South State Street Millville, PA 17846

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

MARC R AIKEY 430 South State Street Millville, PA 17846

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

MARC R AIKEY 430 South State Street Millville, PA 17846

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380

Bloomsburg, PA 17815

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

Harrisburg, PA 17105-2675

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

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 430 432 South State Street Millville, PA 17846

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

Date:

By:_

KML LAW GROUP, P.C. Michael McKeever Pa. ID 56129

_Michael McKeever Pa. ID 5612 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

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Millville, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Western line of State Street in line of lands now or formerly of Mary Woodside; THENCE along the Western line of said State Street, South twenty-four degrees East, forty feet (S. 24° E. 40') to a point in line of lands now or formerly of Raymond L. Adams and Ruth Viola Adams, his wife; THENCE by said Adams lands, South sixty-six degrees West, one hundred twenty feet (S. 66° W. 120') to a point in line of lands now or formerly of Millville Lumber Products, Inc.; THENCE by said Millville Lumber Products, Inc. land, North twenty-four degrees West, forty feet (N. 24° W. 40') to a point in line of land now or formerly of the said Mary Woodside; THENCE along said Woodside lands, North sixty-six degrees East, one hundred twenty feet (N. 66° E. 120') to a point on the Western line of State Street, the place of BEGINNING whereon is erected a double frame dwelling house.

BEING KNOWN AS: 430 432 SOUTH STATE STREET, MILLVILLE, PA 17846

PROPERTY ID NUMBER: 24-01A-014-00,000

BEING THE SAME PREMISES WHICH CHRISTOPHER P. AIKEY AND PAMELA R. AIKEY, MARRIED BY DEED DATED 11/21/2017 AND RECORDED 11/22/2017 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 201709342, GRANTED AND CONVEYED UNTO MARC R. AIKEY.

KML LAW GROUP, P.C. Suite 5000

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

November 25, 2019

RE: Docket # 2019-cv-788

ATTENTION: Columbia County Sheriff

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

MARC R AIKEY

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

PENNYMAC LOAN SERVICES LLC

3043 Townsgate Road Suite 200 Westlake Village, CA 91361

Plaintiff

VS.

MARC R AIKEY

Mortgagor(s) and Record Owner(s) 430 432 South State Street Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-788

<u>CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS</u> <u>PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION</u>

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

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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

Print Your Documents

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71901140006000169803

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PA 17121

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PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

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71901140006000169797

SUITE 1001

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PA 19406

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HARRISBURG PA 17105 Print Your Documents Page 1 of 1

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HARRISBURG PA 17128

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

Doc Ref#:

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HARRISBURG PA 17128

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DEPT OF WELFARE

PO BOX 2675

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HARRISBURG PA 17105

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Ship to:

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY

651 BOAS STREET

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71901140006000169803

Doc Ref#: Postage

2019ED137

HARRISBURG PA 17121

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

November 25, 2019

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

> RE: PENNYMAC LOAN SERVICES LLC vs. MARC R AIKEY No. 2019-cv-788 KML File#: 192739FC



Kindly enter Judgment and issue the Writ of Execution in the above referenced matter. Once the Writ of Execution has been issued, please forward the same and a copy of the filed Non-Military Affidavit to the Sheriff's Office so this property may be listed for sale accordingly.

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

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

KML LAW GROUP, P.C.,

Leigh Quinn

Supervisor PA Service/Judgment lquinn@kmllawgroup.com

Direct: (215) 825-6454 Main: (215) 627-1322 IKEY; 192739FC Sheriff's Office PO Box 380 Bloomsburg, PA 17815 One Thousand Three Hundred And Fifty And 00 / 100 KML LAW GROUP, P.C. TGAGE CASH ACCOUNT VOID AFTER 180 DAYS November 25, 2019 DOLLARS

#2P75 #800008#408E703E5#