

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 236781	Invoice Date: 03/18/2020 9:57:48 AM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: WALK-IN	By: BSL
SHERIFF			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202002147	MILLVILLE BORO
	Grantor - AIKEY, MARK R		03/18/20 9:57:53 AM	
	Grantee - PENNYMAC LOAN SERVICES LLC			
	Consideration - \$2,239.46			
	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		
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8808 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

PENNYMAC LOAN SERVICES LLC      VS.    MARC AIKEY

NO.    137-2019    ED

NO.    788-2019    JD

DATE/TIME OF SALE:      FEBRUARY 26, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST)      \$ 2195.55

POUNDAGE – 2% OF BID      \$ 43.91

TRANSFER TAX – 2% OF FAIR MKT      \$ \_\_\_\_\_

MISC. COSTS      \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE      \$ 2239.46

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): *Robert W. Kelly*  
\_\_\_\_\_

TOTAL DUE:      \$ 2239.46

LESS DEPOSIT:      \$ 1350.-

DOWN PAYMENT:      \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS      \$ 889.46

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
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

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,329.80
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	\$165.00
Service Mileage	\$20.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
<b>Total Sheriff Costs</b>	<b>\$2,123.80</b>

## Distribution Costs

Recording Fees	\$71.75
<b>Total Distribution Costs</b>	<b>\$71.75</b>

**Grand Total:** **\$2,195.55**

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](http://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 [postsale@kmllawgroup.com](mailto:postsale@kmllawgroup.com) 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](mailto: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**  
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**

Date of Acceptance of Document  
02/27/2020

Grantor(s)/Lessor(s)  
SHERIFF OF COLUMBIA COUNTY

Telephone Number  
(570) 389-5622

Grantee(s)/Lessee(s)  
PENNYMAC LOAN SERVICES LLC

Telephone Number  
(215) 627-1322

Mailing Address  
PO Box 380

Mailing Address  
3043 Townsgate Road, Suite 200

City  
Bloomsburg

State  
PA

ZIP Code  
17815

City  
Westlake Village

State  
CA

ZIP Code  
91361

**SECTION II REAL ESTATE LOCATION**

Street Address  
430-432 South State Street

City, Township, Borough  
Borough of Millville

County  
Columbia

School District  
MILLVILLE AREA

Tax Parcel Number  
24 01A01400

**SECTION III VALUATION DATA**

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

1. Actual Cash Consideration  
2,239.46

2. Other Consideration  
+ 0.00

3. Total Consideration  
= 2,239.46

4. County Assessed Value  
22,100.00

5. Common Level Ratio Factor  
x 4.41

6. Computed Value  
= 97,461.00

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

1a. Amount of Exemption Claimed  
\$ 97,461.00

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.)

**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

Date  
3/3/2020

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW

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SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

February 25, 2020

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

RE: No. 2019-cv-788  
MARC R. AIKEY  
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](mailto:cdilchus@kmllawgroup.com)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

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**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@kmlawgroup.com](mailto:3129@kmlawgroup.com)

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

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

PENNYMAC LOAN SERVICES LLC

Plaintiff

vs.

MARC R. AIKEY

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-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.**

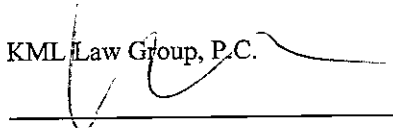
- ( ) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ( ) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ( ) Published in accordance with court order. Copy of publication attached.

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

KML Law Group, P.C.

  
\_\_\_\_\_  
**Winter Dunn**  
Legal Assistant





IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

PENNYMAC LOAN SERVICES LLC

Plaintiff (Petitioner)

vs.

MARC R. AIKEY

Defendant (Respondent)

CASE and/or Docket No.:

2019-CV-788EY

Sheriff's Sale Date:

02/26/2020

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

; NOTICE OF SALE

I, COLLIN HOLLENBAUGH, certify that I eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served MARC R. AIKEY the above process on 1/17/2020, at 5:18 PM, at 430 432 SOUTH STATE STREET MILLVILLE, PA 17846, County of COLUMBIA, Commonwealth of PENNSYLVANIA:

Manner of Service:

☒ **Substitute** - By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no family member was found\*

Name: ODEEN AIKEY

Relationship/Title/Position: Sister

Remarks: 01/17/2020 05:18:00 PM - SERVED DEFENDANTS SISTER, ODEEN AIKEY

Description: Approximate Age 31-35 Height 5ft 4in - 5ft 7in Weight 131 lbs - 150 lbs Race WHITE Sex FEMALE  
Hair Brown

Commonwealth/State of PENNSYLVANIA ) SS:

County of Cumberland )

Before me, the undersigned notary public, this day, personally, appeared COLLIN HOLLENBAUGH to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

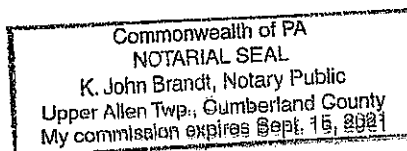
Collin Hollenbaugh  
(Signature of Affiant)

Subscribed and sworn to before me  
this 20 day of January, 2020.

K. John Brandt  
Notary Public

File Number: 192739FC

Case ID #: 5754180



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



\*1169978\*

**Total Number of Pieces  
Received at Post office**

Postmaster:  
Name of receiving employee

**Dated:**

263

[illegible]

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

[illegible]

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

[illegible]

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

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



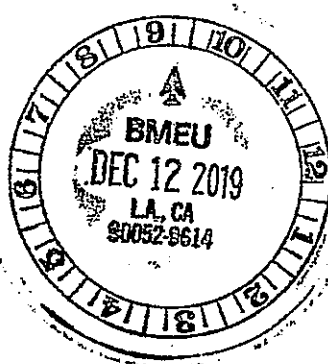
Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
64	477311	2349507946	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
71	477309	2349507953	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.41

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

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



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
				Totals	



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. 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 pieces, parcels 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 Woods; 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. 66° 0' 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° 0' W. 40') to a point in line of land now or formerly of the said Mary Woods; THENCE along said Woods' lands, North sixty-six degrees East, one hundred twenty feet (N. 66° 0' 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  
UR / 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 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 a advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

*James T Micklow*

Sworn and subscribed before me  
this 21 day of February 2020.

*Nathan A. Fetterman*

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
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 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.**  
**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@kmlawgroup.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 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@kmlawgroup.com](mailto: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

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

**PENNYMAC LOAN SERVICES LLC**

Plaintiff

vs.

**MARC R. AIKEY**  
 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-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

KML Law Group, P.C.

  
**Winter Dunn**  
 Legal Assistant



## IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

PENNYMAC LOAN SERVICES LLC

Plaintiff (Petitioner)

vs.

MARC R. AIKEY

Defendant (Respondent)

CASE and/or Docket No.:

2019-CV-788EY

Sheriff's Sale Date:

02/26/2020

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE  
; NOTICE OF SALE

I, COLLIN HOLLENBAUGH, certify that I eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served MARC R. AIKEY the above process on 1/17/2020, at 5:18 PM, at 430 432 SOUTH STATE STREET MILLVILLE, PA 17846, County of COLUMBIA, Commonwealth of PENNSYLVANIA:

## Manner of Service:

☒ Substitute - By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no family member was found\*

Name: ODEEN AIKEY

Relationship/Title/Position: SisterRemarks: 01/17/2020 05:18:00 PM - SERVED DEFENDANTS SISTER, ODEEN AIKEY

Description: Approximate Age 31-35 Height 5ft 4in - 5ft 7in Weight 131 lbs - 150 lbs Race WHITE Sex FEMALE  
Hair Brown

Commonwealth/State of PENNSYLVANIA ) SS:

County of Cumberland )

Before me, the undersigned notary public, this day, personally, appeared COLLIN HOLLENBAUGH to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Collin Hollenbaugh  
(Signature of Affiant)

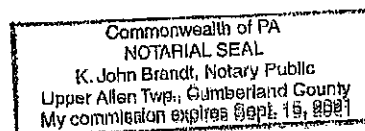
Subscribed and sworn to before me

this 20 day of January, 2020.

K. John Brandt  
Notary Public

File Number: 192739FC

Case ID #: 5754180





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

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



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
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



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

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



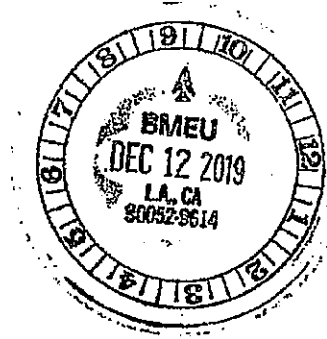
Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
64	477311	2349507946	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
71	477309	2349507953	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.41

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

PS form 3685  
Type of Mailing:  
CERTIFICATE OF MAILING  
December 12, 2019



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
Totals					





**KML Law Group, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
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

**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

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.

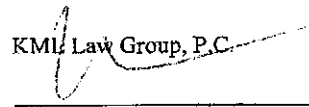
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

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 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

KML Law Group, P.C.

  
\_\_\_\_\_  
**Winter Dunn**  
Legal Assistants

For inquiries, please contact:

Cheryl Dilchus  
Direct (215) 825-6349  
[cdilchus@kmlawgroup.com](mailto:cdilchus@kmlawgroup.com)

For proof of mailing, email: [PostSale@kmlawgroup.com](mailto:PostSale@kmlawgroup.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.

By: 

**KML LAW GROUP, P.C.**  
Michael McKee 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  
Kevin G. McDonald Pa. ID 203783  
Brooke R. Waisbord Pa. ID 326432  
Attorneys for Plaintiff

# SHERIFF'S SALE COST SHEET

19-788

VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <del>15.00</del> <u>20.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>469.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1329.80</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1579.90</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

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

TOTAL COSTS (OPENING BID) \$ 2195.65

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

Date: 02/13/2020

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

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	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: **COLUMBIA COUNTY SHERIFF**

Per: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

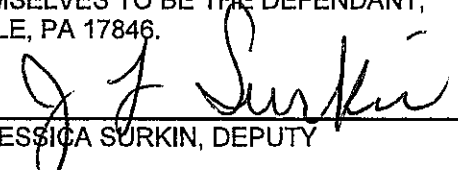


PENNYMAC LOAN SERVICES LLC  
vs.  
MARC AIKEY

Case Number  
2019CV788

## SHERIFF'S RETURN OF SERVICE

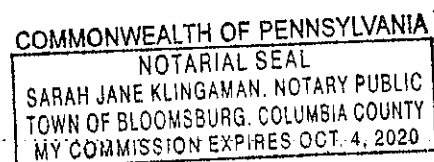
01/02/2020 08:32 AM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARC AIKEY AT 430 SOUTH STATE STREET, MILLVILLE, PA 17846.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 06, 2020



NOTARY

Affirmed and subscribed to before me this

6TH day of JANUARY, 2020



Plaintiff Attorney: KML LAW GROUP, P.C., 703 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Telossoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

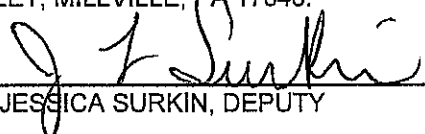


PENNYMAC LOAN SERVICES LLC  
vs.  
MARC AIKEY

Case Number  
2019CV788

## SHERIFF'S RETURN OF SERVICE

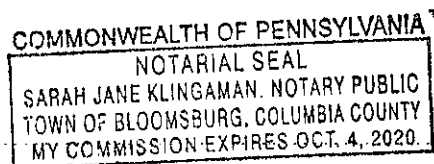
01/15/2020 01:55 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 430 432 SOUTH STATE STREET, MILLVILLE, PA 17846.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 15, 2020



NOTARY

Affirmed and subscribed to before me this

15TH day of JANUARY, 2020



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNYMAC LOAN SERVICES LLC  
vs.  
AIKEY, MARC

Case Number  
2019CV788

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

**Notes:** SALE DATE & TIME: 02/26/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 430 432 SOUTH STATE STREET  
MILLVILLE, PA 17846

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

1/15/20

**Time:**

13:55

**Deputy:**

8

**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)

2019CV788

430 432 SOUTH STATE STREET, MILLVILLE, PA 17846 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNYMAC LOAN SERVICES LLC  
vs.  
AIKEY, MARC

Case Number  
2019CV788

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

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 RIGHTS

### Serve To:

Name: MARC AIKEY

Primary Address: 430 SOUTH STATE STREET  
MILLVILLE, PA 17846

Phone: 570-317-7083 DOB:

Alternate Address: 432 SOUTH STATE STREET  
MILLVILLE, PA 17846

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1/2/20

Time: 8:32a

Deputy: 8

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:	12	12/10/19	12/19/19	12/19/19	12/20/19	1/2/20
Time:		8:50a	9:40	1:23	10:30	7:50a
Mileage:						
Deputy:		8	8	8	8	8

### Service Attempt Notes:

1. No one home served Tent.
2. No one home
3. Got # from 432 side
4. Called left VM
5. Called again
6. Called again

AIKEY, MARC

2019CV788

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**

Ad ID:	1185429
Description:	MARC R AIKEY SHERIFF
SALE	
Run Dates:	02/05/20 to 02/19/20
Class:	2
Agate Lines:	204
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,329.80</b>
<b>Amount Paid</b>	<b>\$0.00</b>

<u><b>Publication</b></u>	<u><b>Start</b></u>	<u><b>Stop</b></u>	<u><b>Inserts</b></u>	<u><b>Cost</b></u>
Press Enterprise	02/05/20	02/19/20	3	\$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, 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. 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 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 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 LAW GROUP, P.C.  
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

**TAX CERTIFICATION**  
**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 # 24.01A-014.00,000

**2019 County, Twp & Boro Taxes**

Not Paid ☐ Paid ☒ Date Paid 04.19.19  
Discount \$ 419<sup>85</sup> Face \$ 428<sup>41</sup> Penalty \$ \_\_\_\_\_  
(03/01-04/30) (05/01-06/30) (After 06/30)

**School Taxes (Millville Area School District)**

(2019-20 School) Not Paid ☐ Paid ☒ Date Paid 08.20.19  
Discount \$ 1038<sup>57</sup> Face \$ 1059<sup>70</sup> Penalty \$ \_\_\_\_\_  
(07/01-08/31) (09/01-10/31) (After 10/31)

**Interim Taxes:**

Twp/Boro/County Not Paid ☐ Paid ☐ Date Paid \_\_\_\_\_  
Discount \$ \_\_\_\_\_ Face \$ \_\_\_\_\_ Penalty \$ \_\_\_\_\_

**School Taxes:**

Not Paid ☐ Paid ☐ Date Paid \_\_\_\_\_  
Discount \$ \_\_\_\_\_ Face \$ \_\_\_\_\_ Penalty \$ \_\_\_\_\_

Connie Crawford  
Tax Collector's Signature

12-10-19  
Date Verified

My fee for Tax Certification is \$20.00 no chg  
Payable to: Connie Crawford TC  
2227 Valley Rd., Bloomsburg, PA 17815

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNYMAC LOAN SERVICES LLC  
vs.  
AIKEY, MARC

Case Number  
2019CV788

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	137
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Connie Crawford		
<b>Primary Address:</b>	2227 Valley Road Bloomsburg, PA 17815		
<b>Phone:</b>	570-437-2153	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally • Adult In Charge • Posted • Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	12/10/19	<b>Time:</b>	9:23
<b>Deputy:</b>	8	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
----------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CRAWFORD, CONNIE

2019CV788

2227 VALLEY ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

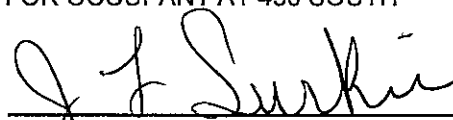


PENNYMAC LOAN SERVICES LLC  
vs.  
MARC AIKEY

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,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 09, 2019

NOTARY

Affirmed and subscribed to before me this

9TH 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



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

(c) CountySolic Sheriff, Telsosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNYMAC LOAN SERVICES LLC  
vs.  
AIKEY, MARC

Case Number  
2019CV788

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	137
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	430 432 SOUTH STATE STREET MILLVILLE, PA 17846
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	Tim Mussleman
<b>Relation:</b>	Occupant
<b>Date:</b>	12/6/19
<b>Time:</b>	15:33
<b>Deputy:</b>	8
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
----------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2019CV788

430 432 SOUTH STATE STREET, MILLVILLE, PA 17846 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNYMAC LOAN SERVICES LLC  
vs.  
AIKEY, MARC

Case Number  
2019CV788

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice		<b>Zone:</b>	137
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	<b>Warrant:</b>	
<b>Notes:</b>	SALE DATE & TIME: 02/26/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

<b>Name:</b>	Columbia County Tax Office	
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815	
<b>Phone:</b>	570-389-5649	<b>DOB:</b>
<b>Alternate Address:</b>		
<b>Phone:</b>		

### Final Service:

<b>Served:</b>	Personally (Adult In Charge) · Posted · Other	
<b>Adult In Charge:</b>	SHERIFF, B. MORDAN	
<b>Relation:</b>	CLERK	
<b>Date:</b>	12/4/19	<b>Time:</b> 0924
<b>Deputy:</b>	4	<b>Mileage:</b>

### Attorney / Originator:

<b>Name:</b>	KML LAW GROUP, P.C.	<b>Phone:</b>	
--------------	---------------------	---------------	--

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2019CV788

PO BOX 380, 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 12/04/19

Account:

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

SALE	Ad ID:	1185429
	Description:	MARC R AIKEY SHERIFF
	Run Dates:	02/05/20 to 02/19/20
	Class:	2
	Agate Lines:	204
	Blind Box:	

<b>Total Ad Cost</b>		<b>\$1,329.80</b>		
<b>Amount Paid</b>		<b>\$0.00</b>		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	02/05/20	02/19/20	3	\$1,329.80

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV768

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. 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 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 UPR / 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 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:  
K&M 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

Defendant(s)

**ATTORNEY  
COPY**

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: 11/26/2019

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

Deputy *[Signature]*

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  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: Dec. 3<sup>rd</sup> 2019

Re: Sheriff's Sale Advertising Dates

Pennymac  
Loan Service 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:

1<sup>st</sup> Week Feb. 5<sup>th</sup> 2020

2<sup>nd</sup> Week Feb. 12<sup>th</sup> 2020

3<sup>rd</sup> Week Feb. 19<sup>th</sup> 2020

SALE DATE: Feb. 26<sup>th</sup> 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNYMAC LOAN SERVICES LLC  
vs.  
AIKEY, MARC

Case Number  
2019CV788

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 02/26/2020 AT 9:00 AM SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	430 432 SOUTH STATE STREET MILLVILLE, PA 17846
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	
<b>Time:</b>	
<b>Deputy:</b>	
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
----------------------------------	---------------

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>	1	2	3	4	5

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2019CV788

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. 66 0 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 0 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 0 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 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

**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 McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

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 11-26-19  
DOCKET AND INDEX 2019 CV 788

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><input type="radio"/></u>	<i>emailed 12/3/19</i>
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>934422</u>

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

SALE DATE Feb. 26<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>Feb. 5<sup>th</sup> 2020</u>
2 <sup>ND</sup> WEEK	<u>Feb. 12 2020</u>
3 <sup>RD</sup> WEEK	<u>Feb. 19 2020</u>

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 praecipe 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

① 7603 Columbia Boulevard  
Berwick, PA 18603

② Larry Remphrey, Jr., known Heir of Larry E. Remphrey, Sr., deceased  
72 Mill Street  
Benton, PA 17814

③ Randy Remphrey, Sr., known Heir of Larry E. Remphrey, Sr., deceased  
2 Evansville Road  
Berwick, PA 18603



④ 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

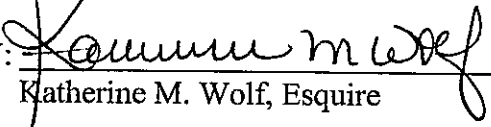
Internal Revenue Service  
WM S. Moorehead Federal Bldg. Advisory  
1000 Liberty Avenue, Room 704  
Pittsburgh, PA 15222

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: 10/31/19

SHAPIRO & DeNARDO, LLC  
BY:   
Katherine 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 \$136,821.53

Interest From 11/26/2019  
to the Date of Sheriff's Sale  
at per diem rate of \$13.21

(Costs to be added)

Dated: 11/26/2019

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

Deputy Steve Stacey

**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.**

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. Ofazian 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.

**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

**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 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 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: \_\_\_\_\_

11/25/17

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**



Aikey

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  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.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

**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

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Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**

## Document Receipt

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Trans #	17432	Carrier / service:	USPS Server	First-Class Mail®	12/3/2019 12:00:00 AM
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Ship to:

PENNSYLVANIA DEPARTMENT OF  
LABOR & INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000169803

Doc Ref #: 2019ED137

Postage 5.6000

HARRISBURG PA 17121

## Document Receipt

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Trans #	17431	Carrier / service:	USPS Server	First-Class Mail®	12/3/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000169797

Doc Ref #: 2019ED137

Postage 5.6000

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	17430	Carrier / service:	USPS Server	First-Class Mail®	12/3/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000169780

Doc Ref #: 2019ED137

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17429	Carrier / service:	USPS Server	First-Class Mail®	12/3/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000169773

Doc Ref #: 2019ED137

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

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Trans #	17429	Carrier / service:	USPS Server	First-Class Mail®	12/3/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000169773

Doc Ref #: 2019ED137

Postage 5.6000

HARRISBURG PA 17128



## Document Receipt

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Trans #	17428	Carrier / service:	USPS Server	First-Class Mail®	12/3/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000169766

Doc Ref #: 2019ED137

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17432	Carrier / service:	USPS Server	First-Class Mail®	12/3/2019 12:00:00 AM
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Ship to:

PENNSYLVANIA DEPARTMENT OF  
LABOR & INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000169803

Doc Ref #: 2019ED137

Postage 5.6000

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

CLERK OF COURT  
COUNTY OF COLORED  
2019 NOV 26 P 12:08  
PROTHONOTARY

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@kmlgroup.com](mailto:lquinn@kmlgroup.com)  
Direct: (215) 825-6454  
Main: (215) 627-1322

934422

**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

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

AIKEY, 192739FC

November 25, 2019

\$ 1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



*[Signature]*  
AUTHORIZED SIGNATURE

⑈00934422⑈ ⑆236073801⑆8000082795⑈

Security features. Details on back.