

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
DAWN MUSSELMAN

Case Number
2019CV1312

PROPERTY ADDRESS

533 SUMMERHILL AVENUE, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/09/2020	Advance Fee	Advance Fee	936016	\$0.00	\$1,350.00
01/09/2020	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/09/2020	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/09/2020	Crying Sale			\$10.00	\$0.00
01/09/2020	Docketing			\$15.00	\$0.00
01/09/2020	Levy			\$15.00	\$0.00
01/09/2020	Mailing Costs			\$36.00	\$0.00
01/09/2020	Posting Handbill			\$15.00	\$0.00
01/09/2020	Sheriff Automation Fund			\$50.00	\$0.00
01/09/2020	Web Posting			\$100.00	\$0.00
02/04/2020	Service			\$180.00	\$0.00
02/04/2020	Service Mileage			\$24.00	\$0.00
02/04/2020	Surcharge			\$130.00	\$0.00
02/04/2020	Tax Claim Search			\$5.00	\$0.00
02/04/2020	Copies			\$6.00	\$0.00
02/04/2020	Notary Fee			\$10.00	\$0.00
02/04/2020	Refund	(PAID 02/04/2020)	8776	\$721.50	\$0.00
				\$1,350.00	\$1,350.00

TOTAL BALANCE:	\$0.00
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SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: **198298FC:** Sale Date: March 25, 2020
PENNYMAC LOAN SERVICES, LLC
vs.
DAWN C. MUSSELMAN
Term No. 2019-CV-1312

Property address: 533 Summerhill Avenue, Berwick, PA 18603

To the Sheriff:

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

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for March 25, 2020 has been stayed and cancelled.

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

Attorney Contact: Kevin G. McDonald, Esquire, 215-825-6311 kmcdonald@kmlawgroup.com

cc:
DAWN C. MUSSELMAN
533 Summerhill Avenue
Berwick, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
DAWN MUSSELMAN

Case Number
2019CV1312

SHERIFF'S RETURN OF SERVICE

01/16/2020 11:20 AM - DEPUTY MICHAEL TKACH, 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 ALYSSA MUSSELMAN HER DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DAWN MUSSELMAN AT 533 SUMMERHILL AVENUE, BERWICK, PA 18603.


MICHAEL TKACH, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

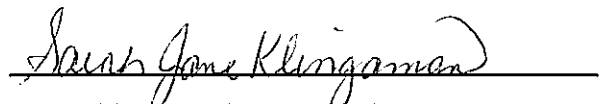
January 17, 2020

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

NOTARY

Affirmed and subscribed to before me this

17TH day of JANUARY, 2020



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

(c) CountyScribe Sheriff, Microsoft, Inc.

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.

DAWN C. MUSSELMAN
533 Summerhill Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019-CV-1312

2019-ED-147

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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: 533 Summerhill Avenue, Berwick, PA 18603

AMOUNT DUE \$92,189.99

Interest From 12/27/2019
to the Date of Sheriff's Sale
at Monthly rate of \$295.39

(Costs to be added)

Dated: 12/30/2019

Barbara N. Jurek

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Prothonotary & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

Deputy

Stephan J. Jurek

Docket No. 2019-CV-1312

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

PENNYMAC LOAN SERVICES, LLC

vs.

DAWN C. MUSSELMAN

Mortgagor(s) and Record Owner(s)
533 Summerhill Avenue, Berwick, PA 18603

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$92,189.99
Monthly INTEREST from 12/27/2019	
to the Date of Sheriff's Sale	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

533 Summerhill Avenue, Berwick, PA 18603

KML Law Group, P.C.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
MUSSELMAN, DAWN

Case Number
2019CV1312

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	147
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DAWN MUSSELMAN
Primary Address:	533 SUMMERHILL AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Alyssa Musselman		
Relation:	Daughter		
Date:	1/16/20	Time:	11:20
Deputy:	6	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

MUSSELMAN, DAWN

2019CV1312

533 SUMMERHILL AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
MUSSELMAN, DAWN

Case Number
2019CV1312

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	147
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally • Adult In Charge • Posted • Other		
Adult In Charge:			
Relation:	Def		
Date:	1/16/20	Time:	11:15
Deputy:	6	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

GINGHER, CONNIE C.

2019CV1312

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
MUSSELMAN, DAWN

Case Number
2019CV1312

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	147
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	OCCUPANT	
Primary Address:	533 SUMMERHILL AVENUE BERWICK, PA 18603	
Phone:	DOB:	
Alternate Address:		
Phone:		

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Alyssa Musselman	
Relation:	Lives There	
Date:	1/16/20	Time: 11:20
Deputy:	G	Mileage:

Attorney / Originator:

Name:	KML LAW GROUP, P.C.	Phone:	
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	

Service Attempt Notes:

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

OCCUPANT

2019CV1312

533 SUMMERHILL AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
MUSSELMAN, DAWN

Case Number
2019CV1312

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	147
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other		
Adult In Charge:	Kelly Morris		
Relation:	Clerk		
Date:	1/14/20	Time:	13:49
Deputy:	6	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2019CV1312

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
MUSSELMAN, DAWN

Case Number
2019CV1312

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	147
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Sherry Evans
Relation:	Clerk
Date:	2/11/2020
Time:	10:18
Deputy:	112
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV1312

PO BOX 380, 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.
MUSSELMAN, DAWN

Case Number
2019CV1312

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	147
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cot
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally Adult In Charge · Posted · Other		
Adult In Charge:	Alyssa Wild		
Relation:	Clerk		
Date:	01/10/2020	Time:	10:24
Deputy:	#2	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV1312 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
DAWN MUSSELMAN

Case Number
2019CV1312

SHERIFF'S RETURN OF SERVICE

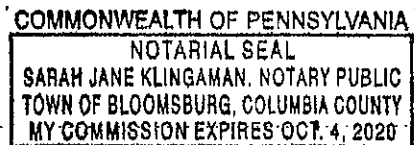
10/24/2019 10:06 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ALLEN MUSSELMAN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DAWN MUSSELMAN AT 533 SUMMERHILL AVENUE, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 24, 2019



NOTARY

Affirmed and subscribed to before me this

24TH day of OCTOBER, 2019

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

(c) CountySuite Sheriff, Telosoft, Inc.

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.

DAWN C. MUSSELMAN

Mortgagor(s) and Record Owner(s)

533 Summerhill Avenue

Berwick, PA 18603

Defendant(s)

CLERK OF COURT
COUNTY OF COLUMBIA

2019 DEC 30 A 11:01

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1312

2019-ED-147

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:

533 Summerhill Avenue

Berwick, PA 18603

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

DAWN C. MUSSELMAN

533 Summerhill Avenue

Berwick, PA 18603

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

DAWN C. MUSSELMAN

533 Summerhill Avenue

Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY

PO Box 380

Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement

Health and Welfare Bldg. - Room 432

P.O. Box 2675

Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE

BUREAU OF COMPLIANCE

P.O. BOX 281230

HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY

651 Boas Street

Harrisburg, PA 17121

PA DEPARTMENT OF REVENUE
Dept. 280948
Harrisburg, PA 17128

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:

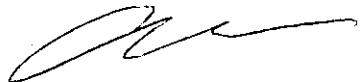
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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
533 Summerhill Avenue
Berwick, PA 18603

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: 11/16/19

By: 
KML LAW GROUP, P.C.
Michael McKeever Pa. ID 56129
Lisa Lee Pa. ID 78020
David Fein Pa. ID 82628
Jill P. Jenkins Pa. ID 306588
Alyk L. Oflazian Pa. ID 312912
Matthew K. Fissel Pa. ID 314567
Rebecca A. Solarz Pa. ID 315936
Nora C. Viggiano Pa. ID 320864
X Kevin G. McDonald Pa. ID 203783
Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

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.

DAWN C. MUSSELMAN

Mortgagor(s) and Record Owner(s)
 533 Summerhill Avenue
 Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019-CV-1312

2019-ED-147

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MUSSELMAN, DAWN C.
DAWN C. MUSSELMAN
 533 Summerhill Avenue
 Berwick, PA 18603

Your house at 533 Summerhill Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on March 25 2020, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$92,189.99 obtained by PENNYMAC LOAN SERVICES, LLC against you.

NOTICE OF OWNER'S RIGHTS**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to PENNYMAC LOAN SERVICES, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 198298FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

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

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

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

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

BEGINNING at a point on the Southerly side of Summerhill Avenue, East of the intersection of Broad Street with said Avenue, said point begin on the Easterly line of land formerly of Dale I. Fox and Pauline Fox, his wife;

THENCE (1) along said land South 30 1/4 degrees East; a distance of 205 1/2 feet, more or less, to an alley;

THENCE (2) along said alley North 64 1/2 degrees East, a distance of 78 feet, more or less to a corner;

THENCE (3) north 30 1/4 degrees West, a distance of 227 feet, more or less, to Summerhill Avenue;

THENCE (4) along Summerhill Avenue South 49 1/2 degrees West, a distance of 76 feet, more or less, to the place of BEGINNING.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

BEING KNOWN AS: 533 SUMMERHILL AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04A-11-145-00-000

BEING THE SAME PREMISES WHICH KEVIN J. ECKROTH AND ANN ECKROTH, HUSBAND AND WIFE BY DEED DATED 5/24/2010 AND RECORDED 5/28/2010 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO.: 201004426, GRANTED AND CONVEYED UNTO DAWN C. MUSSELMAN.

Parcel - 04A-11-145-00-000

Bernick Bond

REAL ESTATE OUTLINE

ED # 2019ED147

DATE RECEIVED 12-30-2019

DOCKET AND INDEX 2019 CV 1312

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

X

CHECK FOR \$1,350.00 OR

X

CK# 936016

check copied ✓

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

SALE DATE

March 25th TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1ST WEEK

3-4-2020

2ND WEEK

3-11-2020

3RD WEEK

3-18-2020

KML
215-627-1322

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

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

24 HOUR PHONE
(570) 784-6300

PHONE
(570) 389-5622

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: 1-9-2020

Re: Sheriff's Sale Advertising Dates

Pennymac Loan Services LLC vs. Dawn C. Musselman

No. 147 of 2019 E.D. and No. 1312 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week March 4th 2020

2nd Week March 11th 2020

3rd Week March 18th 2020

SALE DATE: March 25th 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC LOAN SERVICES, LLC
Plaintiff

vs.

DAWN C. MUSSELMAN

NO. 2019-CV-1312

Defendant(s)

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

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

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

DAWN C. MUSSELMAN

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

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

NONE

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date 12/26/19

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

X Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa ID 326432

Attorneys for Plaintiff

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

SSN: XXX-XX-4440
Birth Date:
Last Name: MUSSELMAN
First Name: DAWN
Middle Name:
Status As Of: Dec-26-2019
Certificate ID: LZMG487DK88779W

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

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

SSN: XXX-XX-4440
Birth Date:
Last Name: MUSSELMAN
First Name: DAWN
Middle Name: C
Status As Of: Dec-26-2019
Certificate ID: K8PGFD8T1QZ7K96

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

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

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

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

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

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

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

PENNYMAC LOAN SERVICES, LLC

3043 Townsgate Road

Suite 200

Westlake Village, CA 91361

Plaintiff

vs.

DAWN C. MUSSELMAN

Mortgagor(s) and Record Owner(s)

533 Summerhill Avenue

Berwick, PA 18603

Defendant(s)

No. 2019-CV-1312

2019 DEC 30 A 11:00

CLERK OF COURT
COUNTY OF COLUMBIA

PRAECIPE FOR JUDGMENT

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

Enter the Judgment in favor of Plaintiff and against DAWN C. MUSSELMAN by default for want of an Answer.

Assess damages as follows:

Debt

\$92,189.99

Interest to 12/26/2019 at 4.0000%

Monthly interest rate of \$295.39

Total

(Assessment of Damages Attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

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

X Kevin G. McDonald Pa. ID 203783

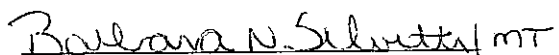
Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

AND NOW

December 30, 2019

Judgment is entered in favor of PENNYMAC LOAN SERVICES, LLC and against DAWN C. MUSSELMAN by default for want of an Answer and damages assessed in the sum of \$92,189.99 as per the above certification.


Prothonotary

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

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

No. 2019-CV-1312

vs.

DAWN C. MUSSELMAN
Mortgagor(s) and Record Owner(s)
533 Summerhill Avenue
Berwick, PA 18603

Defendant(s)

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

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

~~Fami-Kline~~, Prothonotary

By: Barbara W. Selwitz
Deputy

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

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

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.

DAWN C. MUSSELMAN
Mortgagor(s) and Record Owner(s)
533 Summerhill Avenue
Berwick, PA 18603
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1312

ORDER FOR JUDGMENT

Please enter Judgment in favor of PENNYMAC LOAN SERVICES, LLC and against DAWN C. MUSSELMAN for failure to file an Answer in the above action within (20) days, from the date of service of the Complaint, in the sum of \$92,189.99.

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

X Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is PENNYMAC LOAN SERVICES, LLC, 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361 and that the name(s) and last known address(es) of the Defendant(s) is/are DAWN C. MUSSELMAN, 533 Summerhill Avenue, Berwick, PA 18603.

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

X Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

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

Principal Balance	\$88,616.13
Monthly Interest from 03/01/2019 to 12/26/2019	\$2,953.90
Late Charges	\$137.39
Escrow Advance	\$422.57
Recoverable balance	<u>\$60.00</u>

\$92,189.99

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

X Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

AND NOW, this 30th day of December, 2019 damages are assessed as above.

Barbara N. Silvestri/MT
Pro Prothy

2019-CV-1312/198298FC

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.

DAWN C. MUSSELMAN

Mortgagor(s) and Record Owner(s)
533 Summerhill Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1312

2019-ED-147

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$92,189.99

Interest from 12/27/2019
to the Date of Sheriff's Sale
at Monthly rate of \$295.39

(Costs to be added)

By:


KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

☒ Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

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.

DAWN C. MUSSELMAN
533 Summerhill Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019-CV-1312

2019-ED-147

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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: 533 Summerhill Avenue, Berwick, PA 18603

AMOUNT DUE	<u>\$92,189.99</u>
------------	--------------------

Interest From 12/27/2019	_____
to the Date of Sheriff's Sale	
at Monthly rate of \$295.39	_____

(Costs to be added)

Dated: 12/30/2019

Barbara N. Alvaro
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Prothonotary Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020
Deputy Steph

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

PENNYMAC LOAN SERVICES, LLC

vs.

DAWN C. MUSSELMAN

Mortgagor(s) and Record Owner(s)

533 Summerhill Avenue, Berwick, PA 18603

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$92,189.99
Monthly INTEREST from 12/27/2019	
to the Date of Sheriff's Sale	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

533 Summerhill Avenue, Berwick, PA 18603

KML Law Group, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1312

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, MARCH 25, 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, lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly side of Summerhill Avenue, East of the intersection of Broad Street with said Avenue, said point begin on the Easterly line of land formerly of Dale I. Fox and Pauline Fox, his wife;

THENCE (1) along said land South 30 1/4 degrees East; a distance of 205 1/2 feet, more or less, to an alley;

THENCE (2) along said alley North 64 1/2 degrees East, a distance of 78 feet, more or less to a corner;

THENCE (3) north 30 1/4 degrees West, a distance of 227 feet, more or less, to Summerhill Avenue;

THENCE (4) along Summerhill Avenue South 49 1/2 degrees West, a distance of 76 feet, more or less, to the place of BEGINNING.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COHOLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

BEING KNOWN AS: 533 SUMMERHILL AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04A-11-145-00-000

BEING THE SAME PREMISES WHICH KEVIN J. ECKROTH AND ANN ECKROTH, HUSBAND AND WIFE BY DEED DATED 5/24/2010 AND RECORDED 5/28/2010 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO.: 201004426, GRANTED AND CONVEYED UNTO DAWN C. MUSSELMAN.

PROPERTY ADDRESS: 533 SUMMERHILL AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-11-145-00-000

Seized and taken into execution to be sold as the property of DAWN MUSSELMAN 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.

DAWN C. MUSSELMAN
Mortgagor(s) and Record Owner(s)
533 Summerhill Avenue
Berwick, PA 18603
Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1312

2019-ED-147

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

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.

DAWN C. MUSSELMAN
Mortgagor(s) and Record Owner(s)
533 Summerhill Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1312

2019-ED-147

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

☒ Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2019-CV-1312

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 533 Summerhill Avenue, Berwick, PA 18603

SOLD as the property of DAWN C. MUSSELMAN

TAX PARCEL #04A-11-145-00-000

ATTORNEY: KML Law Group, P.C.

Musselman, Dawn C.

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

BEGINNING at a point on the Southerly side of Summerhill Avenue, East of the intersection of Broad Street with said Avenue, said point begin on the Easterly line of land formerly of Dale I. Fox and Pauline Fox, his wife;

THENCE (1) along said land South 30 1/4 degrees East; a distance of 205 1/2 feet, more or less, to an alley;

THENCE (2) along said alley North 64 1/2 degrees East, a distance of 78 feet, more or less to a corner;

THENCE (3) north 30 1/4 degrees West, a distance of 227 feet, more or less, to Summerhill Avenue;

THENCE (4) along Summerhill Avenue South 49 1/2 degrees West, a distance of 76 feet, more or less, to the place of BEGINNING.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

BEING KNOWN AS: 533 SUMMERHILL AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04A-11-145-00-000

BEING THE SAME PREMISES WHICH KEVIN J. ECKROTH AND ANN ECKROTH, HUSBAND AND WIFE BY DEED DATED 5/24/2010 AND RECORDED 5/28/2010 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO.: 201004426, GRANTED AND CONVEYED UNTO DAWN C. MUSSELMAN.

Document Receipt

Trans #	17547	Carrier / service:	USPS Server	First-Class Mail®	1/9/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000170892

Doc Ref #: 2019ED147

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

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DEPARTMENT OF PUBLIC
WELFARE

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HARRISBURG PA 17105

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000170908

Doc Ref #: 2019ED147

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000170885

Doc Ref #: 2019ED147

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HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000170878

Doc Ref #: 2019ED147

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000170915

Doc Ref #: 2019ED147

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17544	Carrier / service:	USPS Server	First-Class Mail®	1/9/2020 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000170861

Doc Ref #: 2019ED147

Postage 5.6000

HARRISBURG PA 17105

936016

FIRST TRUST BANK

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

KML LAW GROUP, P.C.

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

December 27, 2019

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00/100

\$ 1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



Sheriff's Office PO Box 380
Bloomsburg, PA 17815

MEMO

MUSSELMAN; 198298FC

[Signature]
AUTHORIZED SIGNATURE

⑈00936016⑈ ⑆236073801⑆8000082795⑈