

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
ANDREA ALBERTSON

Case Number
2019CV23

PROPERTY ADDRESS
551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
03/11/2019	Advance Fee	Advance Fee	914962	\$0.00	\$1,350.00
03/11/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/11/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/11/2019	Crying Sale			\$10.00	\$0.00
03/11/2019	Docketing			\$15.00	\$0.00
03/11/2019	Levy			\$15.00	\$0.00
03/11/2019	Mailing Costs			\$54.00	\$0.00
03/11/2019	Posting Handbill			\$15.00	\$0.00
03/11/2019	Press Enterprise Inc.			\$1,362.00	\$0.00
03/11/2019	Sheriff Automation Fund			\$50.00	\$0.00
03/11/2019	Web Posting			\$100.00	\$0.00
05/22/2019	Continued or Cancelled Sale	Postponed to: 6/12/2019		\$10.00	\$0.00
06/05/2019	Service			\$240.00	\$0.00
06/05/2019	Service Mileage			\$16.00	\$0.00
06/05/2019	Copies			\$8.00	\$0.00
06/05/2019	Notary Fee			\$10.00	\$0.00
06/05/2019	Surcharge			\$170.00	\$0.00
06/10/2019	Continued or Cancelled Sale	Postponed to: 7/24/2019		\$10.00	\$0.00
07/23/2019	Continued or Cancelled Sale	Postponed to: 9/11/2019		\$10.00	\$0.00
09/11/2019	Tax Claim Search			\$5.00	\$0.00
				\$2,132.50	\$1,350.00

TOTAL BALANCE: \$(782.50)

TX Result Report

P 1

09/11/2019 13:38

Serial No. A6VF011029028

TC:00061675

Addressee	Start Time	Time	Prints	Result	Note
912156277734	09-11 13:36	00:01:36	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffcolumbiacounty.com

fax

TO: KML Law Group

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: September 11, 2019

RE: Albertson

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

I received your stay attached is a cost sheet showing a balance
due of \$782.50.

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I received your stay attached is a cost sheet showing a balance due of \$782.50.

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

June 7, 2019

Columbia

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

RE: QUICKEN LOANS INC.
vs.
ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr.
Deceased
Term No. 2019-CV-23

Property address:

551 Eyers Grove Road
Bloomsburg, PA 17815

Sheriff's Sale Date: June 12, 2019

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for June 12, 2019 to July 24, 2019.

This is a second postponement as allowed pursuant to Pa. R.C.P 3129.3(b) amended effective January 1, 2007.

Thank you for your cooperation.

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

Aaron Utain- Evans
Michael T. McKeever, Esq.
By: Tara Busa, legal assistant

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
QUICKEN LOANS INC

vs.

Defendant
ANDREA ALBERTSON

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

Sheriff's Sale Date: Wednesday, September 11, 20

Writ of Execution No. : 2019CV23

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$54.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,362.00
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale	Postponed to: 6/12/2019	\$10.00
Service		\$240.00
Service Mileage		\$16.00
Distribution Form		\$25.00
Copies		\$8.00
Notary Fee		\$10.00
Surcharge		\$170.00
Continued or Cancelled Sale	Postponed to: 7/24/2019	\$10.00
Continued or Cancelled Sale	Postponed to: 9/11/2019	\$10.00
Total Sheriff Costs		\$2,322.50

Municipal Costs

Delinquent Taxes	\$2,257.21
Current Taxes	\$475.70
Total Municipal Costs	\$2,732.91

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

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

Location of the real estate: 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815

Grand Total:	\$5,127.16
--------------	------------

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

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

QUICKEN LOANS INC.

VS. ANDREA ALBERTSON

NO. 38-2019 ED

NO. 23-2019 JD

DATE/TIME OF SALE: Sept. 11, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Deb Miller

From: Timothy Chamberlain
Sent: Friday, July 19, 2019 10:53 AM
To: Deb Miller
Subject: Sale

*Tax Sale
Sept. 11th*

Deb,

Could you check this one? It was postponed from an early date.

Thanks
Tim

ANDREA ALBERTSON—551 EYERS GROVE ROAD BLOOMSBURG—21-13-009

County 024 21-13-003-00.000 2019
 Year Authority Fund

Year	Authority	Fund					
2018	PRIM		1,854.17	91.74	185.42	75.00	2,206.33
			1,854.17	91.74	185.42	75.00	2,206.33

2,206.33+
 45.88+ Interest
 5. + Tax cert.
 003
 2,257.21* Total

2,257.21
 October amount
 due.

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

Defendant

IN THE COURT OF COMMON
PLEAS

OF Columbia County

No. 2019-CV-23

ORDER

AND NOW, this 23rd day of July, 2019 upon consideration of
Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby

ORDERED and DECREED:

That the Motion is granted and the Sheriff's Sale of the subject property, located at 551
Evers Grove Road Bloomsburg, PA 17815 is postponed until September 11, 2019, without need
for further notice, costs, and advertising. *No further continuance without a*

hearing!

BY THE COURT:

[Signature]
J. _____

FILED
PROTHONOTARY
2019 JUL 23 P 12:57
CLERK OF COURTS OF
COUNTY OF COLUMBIA

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

QUICKEN LOANS INC.

635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2019-CV-23

Book:

Writ:

CERTIFICATE OF FILING AND SERVICE

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

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

SHERIFF OF COLUMBIA COUNTY

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

PROTHONOTARY OF COLUMBIA COUNTY

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

Date: 6/19/19 By: AUE

Aaron Utain- Evans legal assistant
KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
Direct: 215-825-6379
Email: pasales@kmlawgroup.com

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

QUICKEN LOANS INC.
 635 Woodward Avenue
 Detroit, MI 48226

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
 OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Term
 No. 2019-CV-23

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE
 RECORDS PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: Michael McKeever
KML LAW GROUP, P.C.
 Michael McKeever Pa. ID 56129
 Lisa Lee Pa. ID 78020
 David Fein Pa. ID 82628
 Jill P. Jenkins Pa. ID 306588
 Alyk L. Oflazian Pa. ID 312912
 Michael J. Clark Pa. ID 202929
 Matthew K. Fissel Pa. ID 314567
 Rebecca A. Solarz Pa. ID 315936
 Nora C. Viggiano Pa. ID 320864
 Kevin G. McDonald Pa. ID 203783
 Maria D. Miksich Pa. ID 319383
 Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

SHERIFF'S SALE COST SHEET

19-23

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>246.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>500.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1362.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1612.00</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>415.70</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>2196.06</u>	
TOTAL *****		\$ <u>2611.76</u>

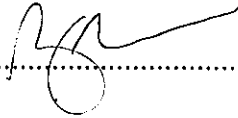
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

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

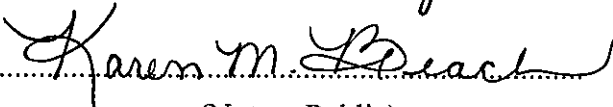
TOTAL COSTS (OPENING BID) \$ 5036.01

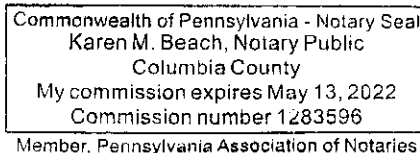
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice May 8, 15, 22, 2019 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.

.....

Sworn and subscribed to before me this 22nd day of May 2019.

.....
(Notary Public)



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

.....

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

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23

Book:
Writ:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for May 29, 2019 at 9:00 AM in the above matter has been continued until
June 12, 2019 at 9:00 AM

Date: 5/24/19 By: [Signature]

KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 825-6332
____ Michael McKeever Pa. ID 56129
____ David Fein Pa. ID 82628
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Oflazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
X _____ Rebecca A. Solarz Pa. ID 315936
____ Nora C. Viggiano Pa. ID 320864
Attorneys for Plaintiff

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

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

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IN THE COURT OF COMMON PLEAS

of Columbia County

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

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

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

Date: 5/24/19 By: AUE

Aaron Utain-Evans, legal assistant
KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
Direct: 215-825-6369
Email: PAsales@kmlawgroup.com

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

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

ANDREA ALBERTSON as Administratrix of the
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(Mortgagor and Record Owner)

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IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2019-CV-23

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE
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Kevin G. McDonald Pa. ID 203783
Maria D. Miksich Pa. ID 319383
Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

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Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

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Date: 5/24/19 By: _____

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____ Nora C. Viggiano Pa. ID 320864
Attorneys for Plaintiff

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701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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Bloomsburg, PA 17815

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IN THE COURT OF COMMON PLEAS

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CIVIL ACTION -- LAW

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

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

Date: 5/24/19 By: AUE

Aaron Utain-Evans, legal assistant
KML LAW GROUP, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106
Direct: 215-825-6369
Email: PAsales@kmlawgroup.com

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

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

551 Evers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2019-CV-23

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By: 

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Maria D. Miksich Pa. ID 319383

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

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SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

May 21, 2019

Columbia

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

RE: QUICKEN LOANS INC.
vs.
ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr.
Deceased
Term No. 2019-CV-23

Property address:

551 Eyers Grove Road
Bloomsburg, PA 17815

Sheriff's Sale Date: May 29, 2019

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for May 29, 2019 to June 12, 2019.

Thank you for your cooperation.

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

Patrick Rooney /s/

Michael T. McKeever, Esq.
By: Patrick Rooney, legal assistant

cc:

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

KML LAW GROUP, P.C.

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

May 16, 2019

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

RE: No. 2019-CV-23

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

Deceased

KML File#: 188898FC

To the Real Estate Division:

The above case may be sold on May 29, 2019. Service has been completed in accordance with Rule 3129.

KML Law Group, P.C.

For questions, please contact:

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

Jill Jenkins, Esquire
Direct (215) 825-6360
jjenkins@kmlgroup.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

QUICKEN LOANS INC.

635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

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

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-CV-23 / 2019-ED-38

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

CODE:

**FILED ON BEHALF OF:
QUICKEN LOANS INC.**

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 825-6349
Firm State I.D. #23-217969
3129@kmlawgroup.com

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 825-6349
3129@kmlawgroup.com
Attorney for Plaintiff

188898FC
CF: 01/04/2019
SD: 05/29/2019
\$73,858.54

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23 / 2019-ED-38

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.
- ☐ () Certified mail by Sheriff's Office.
- ☐ () Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(i)).
- ☐ () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.
- ☐ () Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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: May 16, 2019

KML Law Group, P.C.

Winter Dunn
Legal Assistant



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

QUICKEN LOANS INC.; et seq.

Plaintiff (Petitioner)

V.

ANDREA ALBERTSON AS ADMINISTRATRIX OF THE ESTATE OF
LAWRENCE R. ECKROTH, JR. DECEASED; et al.

Defendant (Respondent)

CASE and/or DOCKET No.: 2019-CV-23

Sheriff's Sale Date: May 29-19

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, JOHN JONES, certify that I am 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 ANDREA ALBERTSON AS ADMINISTRATRIX OF THE ESTATE OF LAWRENCE R. ECKROTH, JR. DECEASED the above process on the 20 day of March, 2019, at 11:09 o'clock, AM, at 551 EYERS GROVE ROAD BLOOMSBURG, PA 17815, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 36-40 Height 5FT 8IN - 5FT 11IN Weight 211 LBS - 230 LBS Race WHITE Sex FEMALE Hair BROWN

Commonwealth/State of Pennsylvania) SS:
County of Luzerne)

Before me, the undersigned notary public, this day, personally, appeared John Jones 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.

[Signature]
(Signature of Affiant)

File Number: 188898FC

Case ID #: 5467351

Subscribed and sworn to before me
this 22 day of March 20 19

Cynthia A. DeLuca
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

CYNTHIA A. DeLUCA, Notary Public

Hazleton City, Luzerne County

My Commission Expires February 05, 2020

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 15, 2019



163

[illegible]Page 1 of 9
305

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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 15, 2019



1095945

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
42	312943	2342378366	TENANTS/OCCUPANTS 551 Eyers Grove Road Bloomsburg, PA 17815	\$0.650	\$0.41
44	312941	2342378368	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.41
48	312935	2342378372	ALBERTSON, IAN 551 Eyers Grove Road Bloomsburg, PA 17815	\$0.650	\$0.41
49	312934	2342378373	ALBERTSON, ANDREA 551 Eyers Grove Road Bloomsburg, PA 17815	\$0.650	\$0.41
54	312938	2342378378	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.41
56	312940	2342378380	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
March 15, 2019



1095945

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
60	312939	2342378384	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1000 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222	\$0.650	\$0.41
63	312937	2342378387	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486	\$0.650	\$0.41
68	312942	2342378392	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.41
72	312936	2342378396	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128	\$0.650	\$0.41

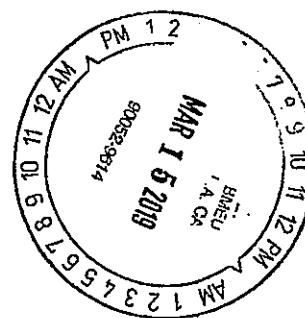
KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 15, 2019



1095945

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



PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
April 17, 2019



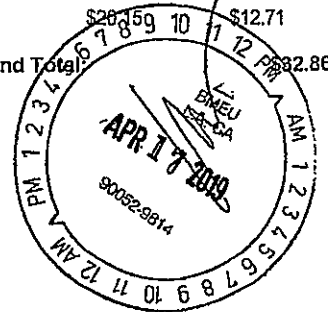
A circular clock face with handwritten prices for each hour. The prices are: 12 PM: \$0.41, 1 PM: \$0.41, 2 PM: \$0.44, 3 PM: \$0.44, 4 PM: \$0.44, 5 PM: \$0.44, 6 PM: \$0.65, 7 PM: \$0.65, 8 PM: \$0.65, 9 PM: \$0.65, 10 PM: \$0.65, 11 PM: \$0.65. A date stamp in the center reads "APR 17 2013". A small stamp in the center reads "L.A. BMLI L.A. CA".

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
April 17, 2019



Totals

Grand Total



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

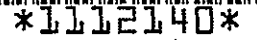
PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
May 9, 2019



1112140

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
38	348445	2343687815	ALBERTSON, LONNA 551 Evers Grove Road Bloomsburg, PA 17815	\$0.650	\$0.41

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
May 9, 2019



KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 825-6349
3129@kmlawgroup.com
Attorney for Plaintiff

QUICKEN LOANS INC.

635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

Mortgagor(s) and Record Owner(s)

551 Evers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2019-CV-23 / 2019-ED-38

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

QUICKEN LOANS INC., Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

551 Evers Grove Road
Bloomsburg, PA 17815

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

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

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

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

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

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

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

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

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

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

TENANTS/OCCUPANTS
551 Evers Grove Road
Bloomsburg, PA 17815

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

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

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

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

ALBERTSON, IAN
551 Evers Grove Road
Bloomsburg, PA 17815

ALBERTSON, LONNA
551 Evers Grove Road
Bloomsburg, PA 17815

I verify that the statements made in this affidavit are true and correct to the best of my 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: May 16, 2019

KML Law Group, P.C.

Winter Dunn
Legal Assistant

For inquiries, please contact:

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

Jill Jenkins, Esquire
Direct (215) 825-6360
jjenkins@kmlawgroup.com

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

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

QUICKEN LOANS INC.

635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

551 Eysers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2019-CV-23 / 2019-ED-38

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE
RECORDS PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Michael J. Clark Pa. ID 202929

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

☒ Kevin G. McDonald Pa. ID 203783

Maria D. Miksich Pa. ID 319383

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Final Service:

Name: (POSTING)

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 551 EYERS GROVE ROAD
BLOOMSBURG, PA 17815

Adult In Charge:

Phone: **DOB:**

Relation:

Alternate Address:

Date: 4/22/19 **Time:** 1325

Phone:

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2019CV23

551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

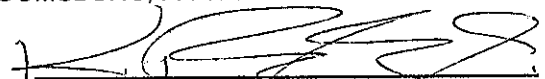


QUICKEN LOANS INC
vs.
ANDREA ALBERTSON

Case Number
2019CV23

SHERIFF'S RETURN OF SERVICE

04/22/2019 01:25 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

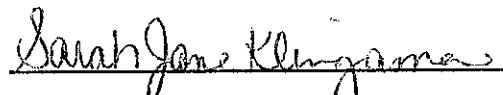
April 22, 2019

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

NOTARY

Affirmed and subscribed to before me this

22ND day of APRIL, 2019



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

(c) CountySuite Sheriff, Teleosoft, Inc.

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 08-APR-19 FEE: \$5.00 CERT. NO34957
ECKROTH LAWRENCE R JR DISTRICT: MADISON TWP
C/O ANDREA ALBERTSON DEED 20040-3567
551 EYERSGROVE ROAD LOCATION: 551 EYERSGROVE RD BLOOMSBURG
BLOOMSBURG PA 17815 PARCEL: 21 -13 -009-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2018	PRIM	2,130.46	30.60	30.00	2,191.06
TOTAL DUE :					\$2,191.06

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June , 2019

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2018

REQUESTED BY: Columbia County Sheriff

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

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EXECUTION NUMBER

2019CV23 (05/29/19)

SECOND EXECUTION NUMBER

DATE OF SALE

05/29/2019

AMOUNT

\$5,670.67

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

REVENUE ID	CORPORATION TAX
-	\$0.00
EMPLOYER EIN	
-	\$0.00
SALES TAX LICENSE NUMBER	
-	\$0.00
SOCIAL SECURITY NUMBER	
-	\$0.00
INHERITANCE TAX FILE NUMBER	
19 17-0291	\$5,670.67
OTHER TAX NUMBER	
-	\$0.00

DEFENDANT

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

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

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

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

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

- ☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Inheritance Tax		10-23-2017	\$5,670.67
TOTAL:			\$5,670.67

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

WITNESS my hand and the seal of the Department of Revenue 04 day of, April 2019	DIRECTOR, BUREAU OF COMPLIANCE Sean Washington SECRETARY OF REVENUE C. Daniel Hassell
--	--

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

ccrawford2227@hotmail.com

Date: 03.27.19
Name: CKROTH, LAWRENCE R JR
Property Location: 511 EYERSGROVE ROAD
BLOOMSBURG PA 17815
Columbia County Parcel # 21-13-009.00,000

2019 County, Twp & Boro Taxes

Not Paid ☒ Paid ☐ Date Paid _____

Discount \$ 423.81 Face \$ 432.45 Penalty \$ 475.70
(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 _____

Discount \$ _____ Face \$ _____ 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 03.27.19
Tax Collector's Signature Date Verified

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

Tax Notice 2019 County & Municipality

MADISON TWP

MAKE CHECKS PAYABLE TO:

MADISON TOWNSHIP
TAX COLLECTOR
2227 VALLEY RD
BLOOMSBURG, PA 17815

HOURS: TUES & THURS : 4 PM TO 8 PM

DURING DISCOUNT PERIOD

NO SATURDAY HOURS

PHONE: 570-437-2153

FOR: COLUMBIA County

DATE
03/01/2019BILL NO.
22391

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	29,650	11.385	330.82	337.57	371.33
SINKING		1	29.06	29.65	32.62
TWP RE		2.2	63.93	65.23	71.75
The discount & penalty have been calculated for your convenience			423.81	432.45	475.70
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

ECKROTH LAWRENCE R JR
C/O ANDREA ALBERTSON
551 EYERSGROVE ROAD
BLOOMSBURG PA 17815

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 21 -13 -009-00,000		
551 EYERSGROVE RD		
3.04 Acres	Land	7,485
	Buildings	22,165
Total Assessment		29,650

This tax returned
to courthouse on:
January 1, 2020

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226
Plaintiff

vs.

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

551 Eysers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019-CV-23

2019-ED-38

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: ALBERTSON, ANDREA

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

551 Eysers Grove Road
Bloomsburg, PA 17815

Your house at 551 Eysers Grove Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on May 29 2019, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$73,858.54 obtained by QUICKEN LOANS INC. 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 QUICKEN LOANS INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 188898FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

38

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 05/29/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie Crawford
Primary Address: 2227 Valley Road
Bloomsburg, PA 17815

Phone: 570-437-2153

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MAIL BOX

Relation:

TAX

Date:

3/27/19

Time:

1003

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

3/25/19

Time:

1102

Mileage:

Deputy:

4

Service Attempt Notes:

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

CRAWFORD, CONNIE

2019CV23

2227 VALLEY ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

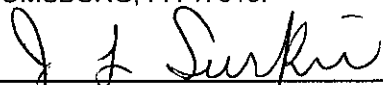


QUICKEN LOANS INC
vs.
ANDREA ALBERTSON

Case Number
2019CV23

SHERIFF'S RETURN OF SERVICE

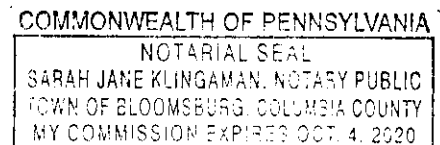
03/13/2019 12:14 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, T. WIT: ANDREA ALBERTSON AT 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 13, 2019



NOTARY

Affirmed and subscribed to before me this

13TH day of MARCH, 2019



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

PA County/City Sheriff - Telepass, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 38
Manner: < Not Specified > **Expires:** **Warrant:** ** YES **
Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: ~~Personally~~ Adult In Charge > Posted · Other
Adult In Charge: Andrea Albertson
Relation: ~~AA~~
Date: 3/13/19 **Time:** 12:44
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. _____

ALBERTSON, ANDREA

2019CV23

551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




QUICKEN LOANS INC
vs.
ANDREA ALBERTSON

Case Number
2019CV23

SHERIFF'S RETURN OF SERVICE

03/13/2019 12:14 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 ANDREA ALBERTSON HIS SISTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LONNA ALBERTSON AT 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,

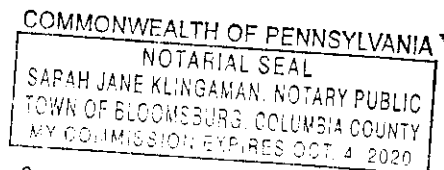

TIMOTHY T. CHAMBERLAIN, SHERIFF

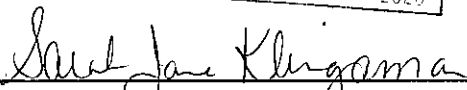
March 13, 2019

NOTARY

Affirmed and subscribed to before me this

13TH day of MARCH, 2019





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

City of Columbia County Sheriff's Office

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 38

Manner: < Not Specified >

Expires:

Warrant: ** YES **

Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LONNA ALBERTSON

Primary Address: 551 EYERS GROVE ROAD
BLOOMSBURG, PA 17815

Phone: DOB: 01/28/1981

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge, Posted, Other

Adult In Charge: Andrea Albertson

Relation: Sister

Date: 3/13/19 Time: 12:14

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. _____

ALBERTSON, LONNA

2019CV23

551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 38

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 551 EYERS GROVE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally • Adult In Charge • Posted • Other

Adult In Charge: Andrea Albertson

Relation: Def

Date: 3/13/19 Time: 12:13

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.

OCCUPANT

2019CV23

551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 38

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/29/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Alyssa Wicks

Relation: Clerk

Date: 3-13-19 Time: 2:05p

Deputy: 5 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV23 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




QUICKEN LOANS INC
vs.
ANDREA ALBERTSON

Case Number
2019CV23

SHERIFF'S RETURN OF SERVICE

03/13/2019 12:14 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 ANDREA ALBERTSON HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR IAN ALBERTSON AT 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

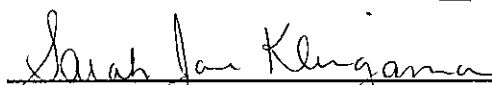
March 13, 2019

NOTARY

Affirmed and subscribed to before me this

13TH day of MARCH, 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

City/County/Suite/State/Zip/Phone/Fax

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

38

Manner: < Not Specified >

Expires:

Warrant:

** YES **

Notes:

SALE DATE & TIME: 05/29/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: IAN ALBERTSON

Primary Address: 551 EYERS GROVE ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:** 01/28/1981

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Andrea ~~Albertson~~ A. Albertson

Relation:

Wife

Date:

3/13/19

Time:

12:14

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. _____

ALBERTSON, IAN

2019CV23

551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 03/11/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID: 1162330
Description: ANDREA ALBERTSON
ESTATE
Run Dates: 05/08/19 to 05/22/19
Class: 2
Agate Lines: 225
Blind Box:

Total Ad Cost \$1,362.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/08/19	05/22/19	3	\$1,362.00

SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to be 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, MAY 29, 2019 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 objections are filed with the Sheriff's Office prior thereto.

Tract Numbered 21-13-00900 Land Situated in the Township of Madison in the County of Columbia in the State of PA. All that certain piece, parcel or tract of land situated in Madison Township, Columbia County, Pennsylvania, bounded and described as follows: to wit: Beginning at a set railroad spike located in the middle of State Route No. 4018 and extending to the northwest corner of land now or formerly of Lincoln Johnson thence south 19 degrees 19 minutes 30 seconds east, a distance of 70.31 feet to a land angle located on the southern right of way of said State Route 4018, thence continuing along land now or formerly of said Lincoln Johnson south 19 degrees 19 minutes 30 seconds east, a distance of 628.58 feet to a Chesnut Oak tree; thence south 05 degrees 42 minutes 30 seconds east, a distance of 252.02 feet to a set iron pin; thence south 51 degrees 00 minutes 20 seconds west, a distance of 82.58 feet to a set iron pin; thence north 17 degrees 22 minutes 50 seconds west, a distance of 508.13 feet to a set iron pin; thence south 79 degrees 15 minutes 50 seconds west, a distance of 115.50 feet to a set iron pin; thence north 07 degrees 07 minutes 10 seconds west, a distance of 401.57 feet to a set iron pin located on the southern right of way of State Route 4018; thence continuing north 07 degrees 07 minutes 10 seconds, a distance of 16.56 feet to a set railroad spike located in the middle of said Route 4018; thence north 78 degrees 02 minutes 30 seconds east, a distance of 149.59 feet to a set railroad spike located in the middle of said Route 4018, being the place of beginning. Containing 3.04 acres as evidenced by the survey draft prepared by Thomas L. Hart, P.L.S., said draft being dated July 10, 1996, and recorded in Columbia County map book no. 7 and page 107. The property address and tax parcel identification number listed are provided solely for informational purposes.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only. County tax map no. 551 Evers Grove Rd, Bloomsburg, PA 17815-0638

PROPERTY ADDRESS: 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815
UP / TAX PARCEL NUMBER: 21-13-00900

Seized and taken into execution to be sold as the property of ANDREA ALBERTSON in suit of CHICKEN LOANS INC, COLUMBIA COUNTY SHERIFF'S SALE - Case No. 2019CV23. 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, PC
P.O. BOX 111A, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23

2019-ED-38

FILED
PROTHONOTARY
2019 MAR -6 P 12:06
CLERK OF COURTS
COUNTY OF COLUMBIA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$73,858.54

Interest from
2/22/2019 to Date of
Sale at 4.6250%

(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

X Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

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

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

vs.

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

In the Court of Common Pleas of
Columbia County

No. 2019-CV-23

2019-ED-38

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 551 Eyers Grove Road Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE \$73,858.54

Interest From 2/22/2019
Through Date of Sale

(Costs to be added)

Dated: 03-06-19

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

Proth & Clerk of Sev. Courts
Deputy My Comm Exp. 12/31/2020

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

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23

2019-ED-38

AFFIDAVIT PURSUANT TO RULE 3129

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

551 Eyers Grove Road
Bloomsburg, PA 17815

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

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

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

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

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

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

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

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

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

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

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

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

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

✓ TENANTS/OCCUPANTS
551 Eyers Grove Road
Bloomsburg, PA 17815

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

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

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

✓ ALBERTSON, IAN
551 Eyers Grove Road
Bloomsburg, PA 17815

✓ ALBERTSON, LONNA
551 Eyers Grove Road
Bloomsburg, PA 17815

I verify that the statements made in this affidavit are true and correct to the best of my 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: 2/22/12

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

X Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

Tax Id Number(s): 21 13 00900

Land Situated in the Township of Madison in the County of Columbia in the State of PA

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

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

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

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 551 Eyers Grove Rd, Bloomsburg, PA 17815-6638

SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 29, 2019
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.

Tax Id Number(s): 21 13 00900

Land Situated in the Township of Madison in the County of Columbia in the State of PA

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

BEGINNING AT A SET RAILROAD SPIKE LOCATED IN THE MIDDLE OF STATE

ROUTE NO. 4018 AND ALSO BEING THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF LINCOLN JOHNSON;

THENCE SOUTH 19 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.34 FEET TO A FOUND AXLE LOCATED ON THE

SOUTHERN RIGHT OF WAY OF SAID STATE ROUTE 4018; THENCE CONTINUING

ALONG LANDS NOW OR FORMERLY OF SAID LINCOLN JOHNSON SOUTH 19

DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 628.58 FEET TO A

CHESTNUT OAK TREE; THENCE SOUTH 05 DEGREES 42 MINUTES 30 SECONDS

EAST, A DISTANCE OF 252.02 FEET TO A SET IRON PIN; THENCE SOUTH 51 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 82.58 FEET TO A SET

IRON PIN; THENCE NORTH 17 DEGREES 22 MINUTES 50 SECONDS WEST, A

DISTANCE OF 508.13 FEET TO A SET IRON PIN; THENCE SOUTH 79 DEGREES 15 MINUTES 50 SECONDS WEST, A

DISTANCE OF 115.30 FEET TO A SET IRON PIN;

THENCE NORTH 07 DEGREES 07 MINUTES 10 SECONDS WEST, A DISTANCE OF

404.57 FEET TO A SET IRON PIN LOCATED ON THE SOUTHERN RIGHT OF WAY OF

STATE ROUTE 4018; THENCE CONTINUING NORTH 07 DEGREES 07 MINUTES 10

SECONDS, A DISTANCE OF 16.56 FEET TO A SET RAILROAD SPIKE LOCATED IN

THE MIDDLE OF SAID ROUTE 4018; THENCE NORTH 78 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 149.56

FEET TO A SET RAILROAD SPIKE LOCATED IN THE MIDDLE OF SAID ROUTE 4018, BEING THE PLACE OF BEGINNING.

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

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Commonly known as: 551 Eyers Grove Rd, Bloomsburg, PA 17815-6638

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

UPI / TAX PARCEL NUMBER: 21-13-00900

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 38
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 05/29/2019 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: [Signature]
Relation: TAX COLLECTOR
Date: 3-12-19 **Time:** 1:50
Deputy: 5 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV23

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
ALBERTSON, ANDREA

Case Number
2019CV23

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	38
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/29/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Stephaine Yutko
Relation:	Tax Collector
Date:	3-12-19
Time:	1:50p
Deputy:	5
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV23

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

21-13-00900

Madison Twp.

REAL ESTATE OUTLINE

ED # 2019 ED 38

DATE RECEIVED 3-6-2019
DOCKET AND INDEX 2019 CV 23

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>914962</u>

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

SALE DATE May 29 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

1st 8th
2nd 15th
3rd 22nd

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

QUICKEN LOANS INC.

Plaintiff

vs.

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

NO. 2019-CV-23

Defendant(s)

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

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

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

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

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

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

NONE

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

Date

8/5/19

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

____ Lauren B. Karl Pa. ID 88209

____ Kevin G. McDonald Pa. ID 203783

____ Brooke R. Waisbord Pa ID 326432

Attorneys for Plaintiff

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

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff

vs.

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

551 Eysers Grove Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-23

2019-ED-38

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

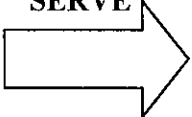
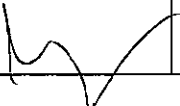
Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ QUICKEN LOANS INC.		COURT NUMBER 2019-CV-23	2019-ED-38
DEFENDANT/S/ ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE ANDREA ALBERTSON as Administratrix of the Estate of Lawrence R. Eckroth, Jr. Deceased		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 551 Evers Grove Road, Bloomsburg, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C. 		TELEPHONE NUMBER (215) 825-6344	DATE February 21, 2019
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

KML LAW GROUP, P.C.
701 MARKET ST. SUITE 5000
(215) 627-1322 info@kmlawgroup.com

PAY TO THE
ORDER OF Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office 100 North Main Street Floor B2
Doylestown, PA 18901

MEMO ALBERTSON; 188898FC

FIRSTRUST
800.220.BANK / firstrust.com
3-7380/2360

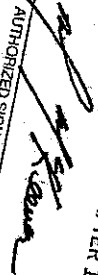
914962

February 22, 2019

\$ 1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS


AUTHORIZED SIGNATURE

⑈00944962⑈ ⑆23E073804⑆ 80 00082795⑈

Security features. Details on back.

Document Receipt

Trans #	15595	Carrier / service:	USPS Server	First-Class Mail®	3/11/2019 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

ESTATE OF RECOVERY

P.O. BOX 8486 WILLOW OAK BUILDING

Tracking #: 71901140006000152720

Doc Ref #: 2019ED38

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15594	Carrier / service:	USPS Server	First-Class Mail®	3/11/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000152713

Doc Ref #: 2019ED38

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15593	Carrier / service:	USPS Server	First-Class Mail®	3/11/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000152706

Doc Ref #: 2019ED38

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	15593	Carrier / service:	USPS Server	First-Class Mail®	3/11/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000152706
Doc Ref #:	2019ED38
Postage	5.4200

KING OF
PRUSSIA PA 19406

Document Receipt

Trans #	15592	Carrier / service:	USPS Server	First-Class Mail®	3/11/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000152690

Doc Ref #: 2019ED38

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15591	Carrier / service:	USPS Server	First-Class Mail®	3/11/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000152683

Doc Ref #: 2019ED38

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15590	Carrier / service:	USPS Server	First-Class Mail®	3/11/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000152676

Doc Ref #: 2019ED38

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15589	Carrier / service:	USPS Server	First-Class Mail®	3/11/2019 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000152669

Doc Ref #: 2019ED38

Postage 5.4200

PITTSBURGH PA 15222

914962

KML LAW GROUP, P.C.

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

FIRSTRUST

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

February 22, 2019

\$ 1350.00

DOLLARS

PAY TO THE
ORDER OF Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office 100 North Main Street Floor B2
Doylestown, PA 18901

MEMO ALBERTSON; 188898FC

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE



⑈009119E2⑈ ⑆23607380⑆ 80 00082795⑈

Security features. Details on back.