

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 232994	Invoice Date: 10/07/2019 11:04:29 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: DAG

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201907772	MAIN TOWNSHIP
	Grantor - TRAYER, TIMOTHY R		10/07/19 11:04:31 AM	
	Grantee - FREEDOM MORTGAGE CORP			
	Consideration - \$3,761.61			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8714 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

FREEDOM MORTGAGE CORP VS. JUDITH AND TIMOTHY TRAYER

NO. 87-2019 ED

NO. 547-2018 JD

DATE/TIME OF SALE: SEPTEMBER 11 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 3687,85

POUNDAGE – 2% OF BID \$ 73.76

TRANSFER TAX – 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3761,61

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): *[Signature]*

TOTAL DUE: \$ 3761,61

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 2411,61

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FREEDOM MORTGAGE CORPORATION

vs.

Defendant
JUDITH ANN TRAYER
TIMOTHY R TRAYER

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. : 2018CV547

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 520 SCENIC AVENUE, 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,639.40
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Surcharge	\$130.00
Other	\$93.42
Tax Claim Search	\$5.00

WESTMORELAND COUNTY SHERIFF

Total Sheriff Costs \$2,541.32

Municipal Costs

Water \$1,074.78

Total Municipal Costs \$1,074.78

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$3,687.85

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon Eyerly 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 August 21, 28 & September 4, 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 9 day of September 2019

..... Albert Lee Jensen

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ALBERT LEE JENSEN, Notary Public
Scott Township, Columbia County
My Commission Expires April 21, 2020

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

.....

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

September 12, 2019

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

RE: FREEDOM MORTGAGE CORPORATION vs. JUDITH A. TRAYER and TIMOTHY R. TRAYER
Sale Book/Writ No.: /
Docket Number: 2018-CV-547
Sale Date: 09/11/2019
Property Address: 520 Scenic Avenue Bloomsburg, PA 17815

To the Sheriff:

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

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at postsale@kmlawgroup.com or fax to: 1-267-515-5608. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.
Jonathan A. Orange, Legal Assistant
FC Special Services/Post Sale
215-627-1322 (Direct Phone)
215-627-7734 (Fax)
jorange@kmlawgroup.com

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type VA 101060690851

KML #181033FC

REV-183

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

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

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document 09/12/2019					
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY		Telephone Number (570) 389-5622		Grantee(s)/Lessee(s) FREEDOM MORTGAGE CORPORATION	
Mailing Address Sheriff's Office, PO Box 380		Mailing Address 10500 Kincaid Drive.			
City Bloomsburg	State PA	ZIP Code 17815	City Fishers	State IN	ZIP Code 43067

SECTION II REAL ESTATE LOCATION

Street Address 520 Scenic Avenue		City, Township, Borough Bloomsburg – Main Township	
County Columbia	School District Bloomsburg Area	Tax Parcel Number 22-01B-042-00.000	

SECTION III VALUATION DATA

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

1. Actual Cash Consideration 3,761.61	2. Other Consideration + 0.00	3. Total Consideration = 3,761.61
4. County Assessed Value 42,213.00	5. Common Level Ratio Factor x 4.41	6. Computed Value = 186,159.33

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

1a. Amount of Exemption Claimed \$ 186,159.33	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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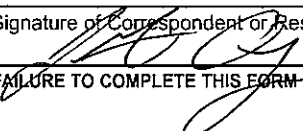
2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name KML Law Group, P.C.		Telephone Number (215) 627-1322	
Mailing Address 701 Market Street, Suite 5000 BNY Independence Center		City Philadelphia	State PA
		ZIP Code 19106	

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 09/12/2019
--	--------------------

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



1830019105

1830019105

Wonderview Water Co. and Sanitary Facilities
P.O. Box 488
BLOOMSBURG PA. 17815

Cell 570-204-1356

Name: Timothy and Judy Trayer
ADDRESS: 520 SCENIC AVE.
TOWN: BLOOMSBURG PA. 17815
PHONE NUMBER: 594-7281

Billing Month August 2019, payment due 9-25-19

PAST DUE BALANC: \$534.05

INTEREST: \$6.68

OLD METER: 609

NEW METER: 609

WATER USED: 0

Water Base: \$0.00

Water Gal.: \$0.00

SEWER BILL: \$0.00

MISC:

TOTAL DUE: \$540.73

AMT. PAID:

Date Pd. :

Balance Due: \$540.73

Wonderview Water Co. and Sanitary Facilities
P.O. Box 488
BLOOMSBURG PA. 17815

Cell 570-204-1356

Name: Timothy and Judy Trayer
ADDRESS: 520 SCENIC AVE.
TOWN: BLOOMSBURG PA. 17815
PHONE NUMBER: 594-7281

Billing Month July 2019, payment due 8-25-19

PAST DUE BALANC: \$527.46

INTEREST: \$6.59

OLD METER: 609

NEW METER: 609

WATER USED: 0

Water Base: \$0.00

Water Gal.: \$0.00

SEWER BILL: \$0.00

MISC:

TOTAL DUE: \$534.05

AMT. PAID:

Date Pd. :

Balance Due: \$534.05

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

August 28, 2019

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

RE: No. 2018-CV-547
JUDITH A. TRAYER and TIMOTHY R. TRAYER
KML File#: 181033FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on September 11, 2019. Service of the Notice of Sale has been completed in accordance with Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

Winter Dunn
Legal Assistant

For questions, please contact:

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

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

FREEDOM MORTGAGE CORPORATION

10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER

TIMOTHY R. TRAYER

Mortgagor(s) and Record Owner(s)
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2018-CV-547 / 2019-ED-87

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

FILED ON BEHALF OF:
FREEDOM MORTGAGE CORPORATION

ATTORNEY FOR PLAINTIFF:

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

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

181033FC
Sale Date: 09/11/2019
\$137,493.59

FREEDOM MORTGAGE CORPORATION

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547 / 2019-ED-87

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

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- () Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- (X) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () 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)(1)(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: 08/28/2019

KML Law Group, P.C.

Winter Dunn
Legal Assistant



July 22, 2019

Dear Heather Mayfield:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8100 1170 1005 5101 39.

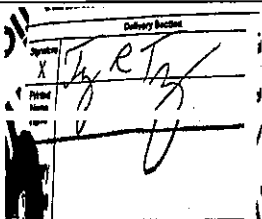
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 19, 2019, 2:46 pm
Location:	GREENSBURG, PA 15601
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic
Recipient Name:	TRAYER JUDITH A

Shipment Details

Weight:	2.0oz
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Recipient Signature

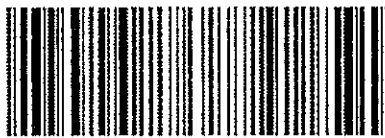
Signature of Recipient:	
Address of Recipient:	

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

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

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



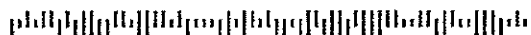
9314 8100 1170 1005 5101 39

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

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

RETURN RECEIPT (ELECTRONIC)

20190711-305



TRAYER, JUDITH A.
520 Scenic Avenue
Bloomsburg, PA 17815





July 22, 2019

Dear Heather Mayfield:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8100 1170 1005 5101 53.

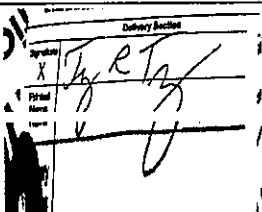
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 19, 2019, 2:46 pm
Location:	GREENSBURG, PA 15601
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	TRAYER TIMOTHY R

Shipment Details

Weight:	2.0oz
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Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

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



9314 8100 1170 1005 5101 53

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

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

RETURN RECEIPT (ELECTRONIC)

20190711-305



TRAYER, TIMOTHY R.
520 Scenic Avenue
Bloomsburg, PA 17815



PS form 3665 : 7-1
Type of Mailing:
CERTIFICATE OF MAILING
July 12, 2019

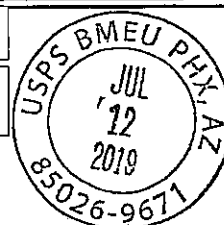


1129121

Dated:

84

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
6	387796	2345309244	TENANTS/OCCUPANTS 520 Scenis Avenue Bloomsburg, PA 17815	\$0.650	\$0.41
9	387792	2345309247	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



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



1129121

[illegible]

~~Dallas, TX 75220~~

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



1129121

[illegible]

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



1129121

[illegible]

HARRISBURG, PA 17120-1230

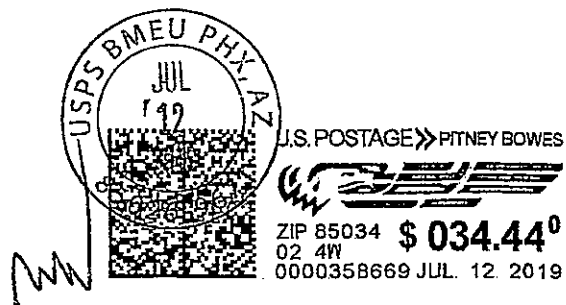
KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

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



1129121

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



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

FREEDOM MORTGAGE CORPORATION

10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and Record Owner(s)
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547 / 2019-ED-87

AFFIDAVIT PURSUANT TO RULE 3129

FREEDOM MORTGAGE CORPORATION, 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:

520 Scenic Avenue
Bloomsburg, PA 17815

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

JUDITH A. TRAYER
326 Concord Avenue
Greensburg, PA 15601

TIMOTHY R. TRAYER
326 Concord Avenue
Greensburg, PA 15601

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

JUDITH A. TRAYER
326 Concord Avenue
Greensburg, PA 15601

TIMOTHY R. TRAYER
326 Concord Avenue
Greensburg, PA 15601

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:

SERVICE 1ST FEDERAL CREDIT UNION
1419 Montour Blvd, P.O. Box 159
Danville, PA 17821

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
520 Scenis Avenue
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: 08/28/2019

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

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and Record Owner(s)
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547 / 2019-ED-87

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

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

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

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

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

SCAN



WESTMORELAND CO
83.42 SHERIFF
10 NOTARY
93.42 TOTAL
250 ADVANCE
56.58 REFUND

Earl D. Mordan, Jr.
Chief Deputy

10 of 2

FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547
1918-5477

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

Manner: < Not Specified >

Expires: ASAP

Warrant:

Notes: SALE DATE & TIME: 09/11/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Westmoreland
\$ 250.00

Serve To:

Name: JUDITH ANN TRAYER
Primary Address: 326 CONCORD AVENUE
GREENSBURG, PA 15601

Phone: DOB:

Alternate Address: 520 SCENIC AVENUE
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Timothy Trayer

Relation: Husband

Date: 7-25-19 Time: 1249P

Deputy: SHARCK Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	7-22-19					
Time:	213P					
Mileage:						
Deputy:	SHARCK					

Notes / Special Instructions:

Commonwealth of Pennsylvania - Notary Seal
Martina Marie Milcic, Notary Public
Westmoreland County
My commission expires May 31, 2023
Commission number 1347327

Member, Pennsylvania Association of Notaries

Martina Marie Milcic

Now, July 09, 2019 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Westmoreland County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

TRAYER, JUDITH ANN

2018CV547

326 CONCORD AVENUE, GREENSBURG, PA 15601

NO EXPIRATION

001

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

SCAN

WESTMORELAND CO
83.42 SHERIFF
10 NOTARY
93.42 TOTAL
250 ADVANCE
156.58 REFUNDEarl D. Moran, Jr.
Chief Deputy

20f2

FREEDOM MORTGAGE CORPORATION

vs.

TRAYER, JUDITH ANN (et al.)

Case Number

2018CV547

1918-547 T

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

Manner: < Not Specified >

Expires: ASAP

Warrant:

Notes:

SALE DATE & TIME: 09/11/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: TIMOTHY R TRAYER

Primary Address: 326 CONCORD AVENUE
GREENSBURG, PA 15601

Phone:

DOB:

Alternate Address: 520 SCENIC AVENUE
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-25-19

Time: 1249P

Deputy: SHAROK

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date: 7-22-19

Time: 213P

Mileage:

Deputy: SHAROK

Notes / Special Instructions:

Martina Marie Milcic
Commonwealth of Pennsylvania - Notary Seal
Martina Marie Milcic, Notary Public
Westmoreland County
My commission expires May 31, 2023
Commission number 1347327
Member, Pennsylvania Association of Notaries

Now, July 09, 2019 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Westmoreland County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

TRAYER, TIMOTHY R

2018CV547

326 CONCORD AVENUE, GREENSBURG, PA 15601

NO EXPIRATION

RECEIPT FOR PAYMENT
=====

WESTMORELAND COUNTY SHERIFF

2 North Main St
Greensburg, PA 15601

Receipt Date 07/16/2019

Receipt Time 12:07:25

Receipt No. 423945

FREEDOM MORTGAGE CORPORATION (VS) TIMOTHY R TRAYER ETAL

Case Number 1918-00547 T
Reference No 2018CV547 COLUMBIA
Service Info 001 2 complaints
Remarks

Case Type.: A-COMPLAINT CIVIL
7/16/2019 Open

AM

Total Check... + 250.00
Total Cash.... + .00
Cash Out..... - .00

Number .. 8627

Receipt Total. = 250.00

----- Distribution Of Payment -----

Transaction Description Payment Amount

ADVANCE PAYMENT 250.00

COLUMBIA COUNTY SHERIFF

250.00

1918-00547-T

COLUMBIA CO SHERIFFS OFFICE
PO BOX 380
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
JUDITH ANN TRAYER (et al.)

Case Number
2018CV547

SHERIFF'S RETURN OF SERVICE

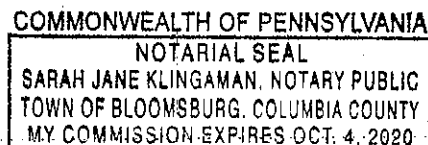
08/07/2019 12:14 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 520 SCENIC AVENUE, BLOOMSBURG, PA 17815.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 07, 2019



NOTARY

Affirmed and subscribed to before me this

7TH day of AUGUST, 2019

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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/11/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 520 SCENIC AVENUE
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8/7/19

Time: 12:14

Deputy: 3

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)

2018CV547

520 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 07/25/2019

Fee: \$5.00

Cert. NO: 35649

TRAYER TIMOTHY R & JUDITH A
520 SCENIC AVENUE
BLOOMSBURG PA 17815

District: MAIN TWP
Deed: 20160 -4854
Location: 520 SCENIC AVE
Parcel Id:22 -01B-042-00,000

Assessment: 42,213
Balances as of 07/25/2019

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

By: COLUMBIA County SHERIFF Per: _____

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 07/09/19

Account:

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

Ad ID:	1172706
Description:	JUDITH & TIMOTHY TRAY-
ER SALE	
Run Dates:	08/21/19 to 09/04/19
Class:	2
Agate Lines:	252
Blind Box:	

Total Ad Cost	\$1,639.40
Amount Paid	\$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/21/19	09/04/19	3	\$1,639.40

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV547

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, SEPTEMBER 11, 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.

ALL THAT CERTAIN piece, parcel or lot of land situate in Wonderview Development, in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Scenic Avenue said point being South 68 degrees 13 minutes 55 seconds West 117.15 feet from a culvert across Scenic Avenue and in line of Lot No. 100;

THENCE along Lot No. 100 South 00 degrees 46 minutes 05 seconds East 140 feet to a point in line of other lands now or formerly of Clyde E. Yohey and Joan B. Yohey, husband and wife; THENCE along other lands of the said Yohey South 68 degrees 13 minutes 55 seconds West 100 feet to a point in line of Lot No. 98; THENCE along Lot No. 98 North 00 degrees 46 minutes 05 seconds West 140 feet to a point on the aforesaid Scenic Avenue; THENCE along said Avenue North 68 degrees 13 minutes 55 seconds East 100 feet to a point the place of BEGINNING. Containing 13,070.10 square feet of land.

BEING Lot No. 99 of "Wonderview" and being more fully shown on draft of "Wonderview Incorporated" as prepared by T. Bryce James, R.A., dated April 7, 1975 and revised February 9, 1978.

EXCEPTING AND RESERVING THEREFROM an easement ten (10) feet on the north boundary, twenty (20) feet on the east boundary and ten (10) feet on the south boundary of the lot for utilities, rights of way with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains and with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times, UNDER AND SUBJECT TO the express covenants, conditions and restrictions as more specifically set forth in Columbia County, Record Book 3:4 at Page 358.

BEING KNOWN AS: 520 SCENIC AVENUE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 22-01B-042-00,000

TIMOTHY R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE, BECAME SEIZED OF THE INTEREST GRANTED AND CONVEYED, IN FEE, BY TIMOTHY R. TRAYER, SR., N/K/A TIMOTHY R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE AS EVIDENCED BY DEED DATED 6/9/2016 AND RECORDED 6/24/2016 IN THE OFFICE OF THE RECORDER IN COLUMBIA COUNTY, AS DOCUMENT NUMBER 201804854.

PROPERTY ADDRESS: 520 SCENIC AVENUE, BLOOM

UPI/TAX PARCEL NUMBER 22-01B-042-00,000

Seized and taken into execution to be sold as the property of JUDITH ANN TRAYER, TIMOTHY R. TRAYER in suit of FREEDOM MORTGAGE CORPORATION

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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/11/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Michele Greenly

Primary Address: 330 Scenic Ave.
Bloomsburg, PA 17815

Phone: 570-784-1853

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7/11/19

Time:

9:29

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. _____

GREENLY, MICHELE

2018CV547

330 SCENIC AVE., 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 07/09/19

Account:

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

Ad ID:	1172706
Description:	JUDITH & TIMOTHY TRAY-
ER SALE	
Run Dates:	08/21/19 to 09/04/19
Class:	2
Agate Lines:	252
Blind Box:	

Total Ad Cost	\$1,639.40
Amount Paid	\$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/21/19	09/04/19	3	\$1,639.40

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV547

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, SEPTEMBER 11, 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.

ALL THAT CERTAIN piece, parcel or lot of land situate in Wonderview Development, in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Scenic Avenue; said point being South 68 degrees 13 minutes 55 seconds West 117.15 feet from a culvert across Scenic Avenue and in line of Lot No. 100;

THENCE along Lot No. 100 South 00 degrees 46 minutes 05 seconds East 140 feet to a point in line of other lands now or formerly of Clyde E. Yohay and Joan B. Yohay, husband and wife; THENCE along other lands of the said Yohay, South 68 degrees 13 minutes 55 seconds West 100 feet to a point in line of Lot No. 98; THENCE along Lot No. 98, North 00 degrees 46 minutes 05 seconds West 140 feet to a point on the aforesaid Scenic Avenue; THENCE along said Avenue North 68 degrees 13 minutes 55 seconds East 100 feet to a point the place of BEGINNING. Containing 13,070.10 square feet of land.

BEING Lot No. 99 of "Wonderview" and being more fully shown on draft of "Wonderview Incorporated" as prepared by T. Bryce James, R.A., dated April 7, 1975 and revised February 8, 1978.

EXCEPTING AND RESERVING THEREFROM an easement ten (10) feet on the north boundary, twenty (20) feet on the east boundary and ten (10) feet on the south boundary of the lot for utilities, rights of way with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains and with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times. UNDER AND SUBJECT TO the express covenants, conditions and restrictions as more specifically set forth in Columbia County Record Book 334 at Page 358.

BEING KNOWN AS: 520 SCENIC AVENUE, BLOOMSBURG, PA 17815
PROPERTY ID NUMBER: 22-01B-042-00.000

TIMOTHY R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE BECAME SEIZED OF THE INTEREST GRANTED AND CONVEYED, IN FEE, BY TIMOTHY R. TRAYER, SR. N/K/A TIMOTHY R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE AS EVIDENCED BY DEED DATED 6/9/2016 AND RECORDED 6/24/2016 IN THE OFFICE OF THE RECORDER IN COLUMBIA COUNTY, AS DOCUMENT NUMBER 201604854.

PROPERTY ADDRESS: 520 SCENIC AVENUE, BLOOM

UPI/TAX PARCEL NUMBER 22-01B-042-00.000

Seized and taken into execution to be sold as the property of JUDITH ANN TRAYER, TIMOTHY R. TRAYER in suit of FREEDOM MORTGAGE CORPORATION

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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

2019 - ED-87

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2018-CV-547

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: 520 Scenic Avenue, Bloomsburg, PA 17815

AMOUNT DUE \$137,493.59

Interest From 8/10/2018
to the Date of Sheriff's Sale
at per diem rate of \$12.30

(Costs to be added)

Dated: 7/1/2019

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

Deputy Ronnie Antoniewicz

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/11/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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 WIDDA

Relation: CLERK

Date: 7/9/19 Time: 1451

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. _____

DOMESTIC RELATIONS OF 2018CV547 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/11/2019 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: JERRIE MILLER

Relation: CLERK

Date: 7/9/19

Time: 1449

Deputy: 4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2018CV547

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORPORATION
vs.
TRAYER, JUDITH ANN (et al.)

Case Number
2018CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 87

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/11/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 520 SCENIC AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge: Front Door

Relation:

Date: 7/9/19

Time: 1758

Deputy: 4

Mileage: 5

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2018CV547

520 SCENIC AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: June 25, 2019

Re: Sheriff's Sale Advertising Dates

Freedom Mortgage Corporation

VS.

Judith & Timothy Traver

No 87 of 2019 E.D. and No. 547 of 2018 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week August 21st 2019

2nd Week August 28th 2019

3rd Week September 4th 2019

SALE DATE: September 11th 2019 at 9:00 am

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

FREEDOM MORTGAGE CORPORATION
Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER

Defendant(s)

NO. 2018-CV-547

**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://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): TIMOTHY R. TRAYER, has a last known residence of 520 Scenic Avenue, Bloomsburg, PA 17815. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

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.

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 8/9/18

By: Nora C. Viggiano
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
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

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and Record Owner(s)

520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

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. Ofazian 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

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

2019 - ED - 87

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2018-CV-547

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: 520 Scenic Avenue, Bloomsburg, PA 17815

AMOUNT DUE \$137,493.59

Interest From 8/10/2018
to the Date of Sheriff's Sale
at per diem rate of \$12.30

(Costs to be added)

Dated:

7/1/2019

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

Deputy

Ronnie Antoniewicz

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

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

2019 - ED - 87

FREEDOM MORTGAGE CORPORATION

10500 Kincaid Drive

Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER

TIMOTHY R. TRAYER

Mortgagor(s) and Record Owner(s)

520 Scenic Avenue

Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

AFFIDAVIT PURSUANT TO RULE 3129

FREEDOM MORTGAGE CORPORATION, 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:

520 Scenic Avenue

Bloomsburg, PA 17815

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

JUDITH A. TRAYER

326 Concord Avenue

Greensburg, PA 15601

TIMOTHY R. TRAYER

326 Concord Avenue

Greensburg, PA 15601

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

JUDITH A. TRAYER

326 Concord Avenue

Greensburg, PA 15601

TIMOTHY R. TRAYER

326 Concord Avenue

Greensburg, PA 15601

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:

SERVICE 1ST FEDERAL CREDIT UNION
1419 Montour Blvd, P.O. Box 159
Danville, PA 17821

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
520 Scenis Avenue
Bloomsburg, PA 17815

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

Date: _____

6/28/09

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

ALL THAT CERTAIN piece, parcel or lot of land situate in Wonderview Development, in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Scenic Avenue said point being South 68 degrees 13 minutes 55 seconds West 117.15 feet from a culvert across Scenic Avenue and in line of Lot No. 100;

THENCE along Lot No. 100 South 00 degrees 46 minutes 05 seconds East 140 feet to a point in line of other lands now or formerly of Clyde E. Yohey and Joan B. Yohey, husband and wife;

THENCE along other lands of the said Yohey South 68 degrees 13 minutes 55 seconds West 100 feet to a point in line of Lot No. 98;

THENCE along Lot No. 98 North 00 degrees 46 minutes 05 seconds West 140 feet to a point on the aforesaid Scenic Avenue;

THENCE along said Avenue North 68 degrees 13 minutes 55 seconds East 100 feet to a point the place of BEGINNING.

Containing 13,070.10 square feet of land.

BEING Lot No. 99 of "Wonderview" and being more fully shown on draft of "Wonderview Incorporated" as prepared by T. Bryce James, R.A., dated April 7, 1975 and revised February 9, 1978.

EXCEPTING AND RESERVING THEREFROM an easement ten (10) feet on the north boundary, twenty (20) feet on the east boundary and ten (10) feet on the south boundary of the lot for utilities, rights of way with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains and with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times.

UNDER AND SUBJECT TO the express covenants, conditions and restrictions as more specifically set forth in Columbia County. Record Book 334 at Page 358.

BEING KNOWN AS: 520 SCENIC AVENUE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 22-01B-042-00,000

TIMOTHY R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE BECAME SEIZED OF THE INTEREST GRANTED AND CONVEYED, IN FEE, BY TIMOTHY R. TRAYER, SR., N/K/A TIMOTHY R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE AS EVIDENCED BY DEED DATED 6/9/2016 AND RECORDED 6/24/2016 IN THE OFFICE OF THE RECORDER IN COLUMBIA COUNTY, AS DOCUMENT NUMBER 201604854.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV547

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, SEPTEMBER 11, 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.

ALL THAT CERTAIN piece, parcel or lot of land situate in Wonderview Development, in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Scenic Avenue said point being South 68 degrees 13 minutes 55 seconds West 117.15 feet from a culvert across Scenic Avenue and in line of Lot No. 100;

THENCE along Lot No. 100 South 00 degrees 46 minutes 05 seconds East 140 feet to a point in line of other lands now or formerly of Clyde E. Yohey and Joan B. Yohey, husband and wife; THENCE along other lands of the said Yohey South 68 degrees 13 minutes 55 seconds West 100 feet to a point in line of Lot No. 98; THENCE along Lot No. 98 North 00 degrees 46 minutes 05 seconds West 140 feet to a point on the aforesaid Scenic Avenue; THENCE along said Avenue North 68 degrees 13 minutes 55 seconds East 100 feet to a point the place of BEGINNING. Containing 13,070.10 square feet of land.

BEING Lot No. 99 of "Wonderview" and being more fully shown on draft of "Wonderview Incorporated" as prepared by T. Bryce James, R.A., dated April 7, 1975 and revised February 9, 1978.

EXCEPTING AND RESERVING THEREFROM an easement ten (10) feet on the north boundaw, twenty (20) feet on the east boundary and ten (10) feet on the south boundary of the lot for utilities, rights of way with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains and with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times. UNDER AND SUBJECT TO the express covenants, conditions and restrictions as more specifically set forth in Columbia County. Record Book 334 at Page 358.

BEING KNOWN AS: 520 SCENIC AVENUE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 22-01B-042-00,000

TIMOTHY R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE BECAME SEIZED OF THE INTEREST GRANTED AND CONVEYED, IN FEE, BY TIMOTHY R. TRAYER, SR., N/K/A TIMOTHY R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE AS EVIDENCED BY DEED DATED 6/9/2016 AND RECORDED 6/24/2016 IN THE OFFICE OF THE RECORDER IN COLUMBIA COUNTY, AS DOCUMENT NUMBER 201604854.

PROPERTY ADDRESS: 520 SCENIC AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01B-042-00,000

Seized and taken into execution to be sold as the property of JUDITH ANN TRAYER, TIMOTHY R TRAYER in suit of FREEDOM MORTGAGE CORPORATION.

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

REAL ESTATE OUTLINE

ED # 2019 ED 87

DATE RECEIVED 7.1.19
DOCKET AND INDEX 2018 CV 547

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>924424</u>

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

SALE DATE Sept. 11^m TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>8-21</u>
2 ND WEEK	<u>8-28</u>
3 RD WEEK	<u>9-4</u>

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

June 28, 2019

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

RE:
FREEDOM MORTGAGE CORPORATION
vs.
JUDITH A. TRAYER and TIMOTHY R. TRAYER
No. 2018-CV-547
KML File#: 181033FC

FILED
PROTHONOTARY
2019 JUL -1 A 11:44
CLERK OF COURTS
COUNTY OF COLUMBIA

Kindly issue the Writ of Execution in the above referenced matter. Once the Writ of Execution has been issued, please forward the same to the Sheriff's Office so this property may be listed for sale accordingly.

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

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

KML LAW GROUP, P.C.,

Leigh Quinn
Supervisor PA Service/Judgment
lquinn@kmlgroup.com
Direct: (215) 825-6454
Main: (215) 627-1322

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

2019 - ED -87

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2018-CV-547

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: 520 Scenic Avenue, Bloomsburg, PA 17815

AMOUNT DUE \$137,493.59

Interest From 8/10/2018
to the Date of Sheriff's Sale
at per diem rate of \$12.30

(Costs to be added)

Dated: 7/1/2019

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

Deputy

Rosalie Antonello

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

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

2019 - EP-87

FREEDOM MORTGAGE CORPORATION
10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER
TIMOTHY R. TRAYER
Mortgagor(s) and Record Owner(s)
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

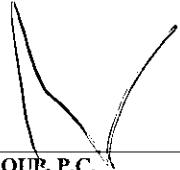
ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

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. Ofazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
✓ ☒ Rebecca A. Solarz Pa. ID 315936
____ Nora C. Viggiano Pa. ID 320864
____ Kevin G. McDonald Pa. ID 203783
____ Brooke R. Waisbord Pa. ID 326432
Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2018-CV-547

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 520 Scenic Avenue, Bloomsburg, PA 17815

SOLD as the property of JUDITH A. TRAYER and TIMOTHY R. TRAYER

TAX PARCEL #22-01B-042-00,000

ATTORNEY: KML Law Group, P.C.

ALL THAT CERTAIN piece, parcel or lot of land situate in Wonderview Development, in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Scenic Avenue said point being South 68 degrees 13 minutes 55 seconds West 117.15 feet from a culvert across Scenic Avenue and in line of Lot No. 100;

THENCE along Lot No. 100 South 00 degrees 46 minutes 05 seconds East 140 feet to a point in line of other lands now or formerly of Clyde E. Yohey and Joan B. Yohey, husband and wife;

THENCE along other lands of the said Yohey South 68 degrees 13 minutes 55 seconds West 100 feet to a point in line of Lot No. 98;

THENCE along Lot No. 98 North 00 degrees 46 minutes 05 seconds West 140 feet to a point on the aforesaid Scenic Avenue;

THENCE along said Avenue North 68 degrees 13 minutes 55 seconds East 100 feet to a point the place of BEGINNING.

Containing 13,070.10 square feet of land.

BEING Lot No. 99 of "Wonderview" and being more fully shown on draft of "Wonderview Incorporated" as prepared by T. Bryce James, R.A., dated April 7, 1975 and revised February 9, 1978.

EXCEPTING AND RESERVING THEREFROM an easement ten (10) feet on the north boundary, twenty (20) feet on the east boundary and ten (10) feet on the south boundary of the lot for utilities, rights of way with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains and with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times.


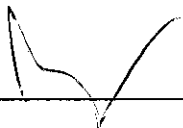
UNDER AND SUBJECT TO the express covenants, conditions and restrictions as more specifically set forth in Columbia County. Record Book 334 at Page 358.

BEING KNOWN AS: 520 SCENIC AVENUE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 22-01B-042-00,000

TIMOTHY R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE BECAME SEIZED OF THE INTEREST GRANTED AND CONVEYED, IN FEE, BY TIMOTHY R. TRAYER, SR., N/K/A TIMOTHY R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE AS EVIDENCED BY DEED DATED 6/9/2016 AND RECORDED 6/24/2016 IN THE OFFICE OF THE RECORDER IN COLUMBIA COUNTY, AS DOCUMENT NUMBER 201604854.

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ FREEDOM MORTGAGE CORPORATION		COURT NUMBER 2018-CV-547	
DEFENDANT/S/ JUDITH A. TRAYER and TIMOTHY R. TRAYER		TYPE OF <u>WRIT</u> OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JUDITH A. TRAYER & TIMOTHY R. TRAYER		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 520 Scenic Avenue, Bloomsburg, PA 17815 (Main Township)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. 		TELEPHONE NUMBER (215) 627-1322	DATE June 28, 2019
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

KML LAW GROUP, P.C.

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

June 28, 2019

RE: Docket # 2018-CV-547

ATTENTION: Columbia County Sheriff

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

JUDITH A. TRAYER and TIMOTHY R. TRAYER

will be personally served with the Notice of Sheriff's Sale by an outside process server.

Thank you,
Judgment Department
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

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

FREEDOM MORTGAGE CORPORATION

10500 Kincaid Drive
Fishers, IN 43067-9764

Plaintiff

vs.

JUDITH A. TRAYER

TIMOTHY R. TRAYER

Mortgagor(s) and Record Owner(s)
520 Scenic Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-547

**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. Ofazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

✓ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

Document Receipt

Trans #	16693	Carrier / service:	USPS Server	First-Class Mail®	7/9/2019 12:00:00 AM
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Ship to:

SERVICE 1ST FEDERAL CREDIT UNION

1419 MONTOUR BVLD P.O. BOX 159

Tracking #: 71901140006000162927

Doc Ref #: 2019ED87

Postage 5.4200

DANVILLE PA 17821

Document Receipt

Trans #	16691	Carrier / service:	USPS Server	First-Class Mail®	7/9/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000162903
Doc Ref #:	2019ED87
Postage	5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	16690	Carrier / service:	USPS Server	First-Class Mail®	7/9/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000162897

Doc Ref #: 2019ED87

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	16689	Carrier / service:	USPS Server	First-Class Mail®	7/9/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000162880

Doc Ref #: 2019ED87

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	16688	Carrier / service:	USPS Server	First-Class Mail®	7/9/2019 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNSYLVANIA	DEPARTMENT OF PUBLIC WELFARE
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BUREAU OF CHILD SUPPORT
ENFORCEMENT

Tracking #: 71901140006000162873

P.O. BOX 2675

Doc Ref #: 2019ED87

ATTN: DAN RICHARD

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June 28, 2019

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