

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING, LLC
vs.
JASON A ZERBE (et al.)

Case Number
2019CV584

PROPERTY ADDRESS
525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
08/13/2019	Advance Fee	Advance Fee	927296	\$0.00	\$1,350.00
08/13/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/13/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/13/2019	Crying Sale			\$10.00	\$0.00
08/13/2019	Docketing			\$15.00	\$0.00
08/13/2019	Levy			\$15.00	\$0.00
08/13/2019	Mailing Costs			\$36.00	\$0.00
08/13/2019	Posting Handbill			\$15.00	\$0.00
08/13/2019	Poundage			\$71.66	\$0.00
08/13/2019	Press Enterprise Inc.			\$1,426.55	\$0.00
08/13/2019	Sheriff Automation Fund			\$50.00	\$0.00
08/13/2019	Web Posting			\$100.00	\$0.00
10/03/2019	Service			\$165.00	\$0.00
10/03/2019	Service Mileage			\$12.00	\$0.00
10/03/2019	Copies			\$5.50	\$0.00
10/03/2019	Notary Fee			\$15.00	\$0.00
10/03/2019	Tax Claim Search			\$5.00	\$0.00
10/03/2019	Surcharge			\$120.00	\$0.00
				\$2,094.21	\$1,350.00

TOTAL BALANCE:	\$(744.21)
-----------------------	-------------------

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

701 MARKET STREET
SUITE 5000
PHILADELPHIA, PENNSYLVANIA 19106-1532
(215) 627-1322
(866) 413-2311
FAX (215) 627-7734

WWW.KMLLAWGROUP.COM

December 10, 2019

Jason A. Zerbe
118 W 1st Street
Bloomsburg, PA 17815

Heather L. Zerbe
315 W Main Street
Bloomsburg, PA 17815

Sheriff of Columbia County
Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

**RE: LAKEVIEW LOAN SERVICING, LLC vs. JASON A. ZERBE
and HEATHER L. ZERBE
COLOMBIA COUNTY CCP, No. 2019-cv-584**

To all parties listed above:

Enclosed herewith please find the Court Order dated October 22, 2019 relative to the above-referenced matter. Please be guided accordingly.

KML Law Group, P.C.

Jennifer Alper
Litigation Paralegal
TEL: 215-825-6359
EMAIL: jalper@kmllawgroup.com

MF/ja
Enclosure

cc: Jason A. Zerbe, 246 Bitler Road, Millville, PA 17815
315 W. Main Street, Bloomsburg, PA 17815
525 Riverview Avenue, Bloomsburg, PA 17815
Heather L. Zerbe, 525 Riverview Avenue, Bloomsburg, PA 17815



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

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

vs.

JASON A. ZERBE and
HEATHER L. ZERBE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019-CV-584

AFFIDAVIT OF SERVICE

I hereby certify that the Court Order dated October 22, 2019 relative to above-captioned matter was served pursuant to Rule 440 by first class mail on the following parties on the date listed below:

Jason A. Zerbe
118 W 1st Street
Bloomsburg, PA 17815
&
246 Bitler Road
Millville, PA 17815
&
315 W. Main Street
Bloomsburg, PA 17815
&
525 Riverview Avenue
Bloomsburg, PA 17815

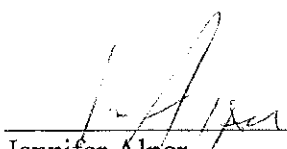
Heather L. Zerbe
315 W Main Street
Bloomsburg, PA 17815
&
525 Riverview Avenue
Bloomsburg, PA 17815

Sheriff of Columbia County
Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsifications to authorities.

KML LAW GROUP, P.C.

Date: 12/10/19



Jennifer Alper
Litigation Paralegal



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

v.

JASON A. ZERBE
HEATHER L. ZERBE
Defendants

NO. 2019-CV-584

ORDER

AND NOW, this 22 day of October, 2019, upon consideration of Plaintiff's Petition to Set Aside Sheriff's Sale and any responses thereto, it is hereby

ORDERED and DECREED the Plaintiff's Petition to Set Aside the Sheriff's Sale is GRANTED and that the Sheriff's Sale held on October 09, 2019 is set aside and the writ of execution shall be marked "Stayed" by the Sheriff and returned to the Prothonotary, and it is further

ORDERED and DECREED that the terms of the note and mortgage as more fully described in Plaintiff's Complaint and that form the basis of Plaintiff's Action of Mortgage foreclosure shall be reinstated in full, as if no Sheriff's Sale of the Property were held.

BY THE COURT:

/s/ Thomas A. James Jr.
J.

FILED
PROTHONOTARY
2019 OCT 23 A 11:42
CLERK OF COURT
COLUMBIA COUNTY



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING, LLC
vs.
JASON A ZERBE (et al.)

Case Number
2019CV584

PROPERTY ADDRESS
525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
08/13/2019	Advance Fee	Advance Fee	927296	\$0.00	\$1,350.00
08/13/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/13/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/13/2019	Crying Sale			\$10.00	\$0.00
08/13/2019	Docketing			\$15.00	\$0.00
08/13/2019	Levy			\$15.00	\$0.00
08/13/2019	Mailing Costs			\$36.00	\$0.00
08/13/2019	Posting Handbill			\$15.00	\$0.00
08/13/2019	Poundage			\$71.66	\$0.00
08/13/2019	Press Enterprise Inc.			\$1,426.55	\$0.00
08/13/2019	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
08/13/2019	Sheriff Automation Fund			\$50.00	\$0.00
08/13/2019	Sheriff's Deed			\$35.00	\$0.00
08/13/2019	Solicitor Services			\$100.00	\$0.00
08/13/2019	Transfer Tax Form			\$25.00	\$0.00
08/13/2019	Web Posting			\$100.00	\$0.00
10/03/2019	Service			\$165.00	\$0.00
10/03/2019	Service Mileage			\$12.00	\$0.00
10/03/2019	Distribution Form			\$25.00	\$0.00
10/03/2019	Copies			\$5.50	\$0.00
10/03/2019	Notary Fee			\$15.00	\$0.00
10/03/2019	Tax Claim Search			\$5.00	\$0.00
10/03/2019	Surcharge			\$120.00	\$0.00
10/03/2019	Water			\$1,293.79	\$0.00
10/03/2019	Recording Fees			\$71.75	\$0.00
				\$3,654.75	\$1,350.00
TOTAL BALANCE:				\$(2,304.75)	

KML Law Group, P.C.

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

October 16, 2019

Tami Kline
Prothonotary of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

**RE: Lakeview Loan Servicing, LLC v. Jason A. Zerbe and Heather L. Zerbe
Columbia County CCP, Docket No.: 2019-cv-584**

Dear Sir/Madam:

Enclosed please find for filing Plaintiff's Petition to Set Aside Sheriff's Sale relative to the above-captioned matter.

Kindly file and return a time-stamped copy of Plaintiff's Petition to Set Aside Sheriff's Sale in the self-addressed stamped envelope provided for your convenience.

KML Law Group, P.C.

/s/ John J. Williams, III
Litigation Paralegal
Phone: 215-825-6408
Fax: 215-825-6346
Email: jwilliams@kmlawgroup.com

Enclosure

DF/jw

cc: Lakeview Loan Servicing, LLC
Jason A. Zerbe and Heather L. Zerbe



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

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

JASON A. ZERBE
HEATHER L. ZERBE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

NO. 2019-CV-584

**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



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

v.

JASON A. ZERBE
HEATHER L. ZERBE
Defendants

NO. 2019-CV-584

ORDER

AND NOW, this day of , 2019, upon consideration of
Plaintiff's Petition to Set Aside Sheriff's Sale and any responses thereto, it is hereby

ORDERED and DECREED the Plaintiff's Petition to Set Aside the Sheriff's Sale is
GRANTED and that the Sheriff's Sale held on October 09, 2019 is set aside and the writ of
execution shall be marked "Stayed" by the Sheriff and returned to the Prothonotary, and it is further

ORDERED and DECREED that the terms of the note and mortgage as more fully described
in Plaintiff's Complaint and that form the basis of Plaintiff's Action of Mortgage foreclosure shall
be reinstated in full, as if no Sheriff's Sale of the Property were held.

BY THE COURT:

J.



KML Law Group, P.C.
By: David Fein, Esquire
Attorney I.D. No. 82628
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
Attorney for Plaintiff

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

JASON A. ZERBE
HEATHER L. ZERBE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019-CV-584

PLAINTIFF'S PETITION TO SET ASIDE SHERIFF'S SALE

Plaintiff, Lakeview Loan Servicing, LLC, ("Plaintiff"), petitions this Honorable Court to set aside the Sheriff's Sale of the subject property, held on October 09, 2019, and assigns the following reasons therefore:

1. On May 02, 2019, Plaintiff filed its Complaint against defendants, Jason A. Zerbe and Heather L. Zerbe ("Defendants").
2. The subject property is located at 525 Riverview Avenue, Bloomsburg, Pennsylvania 17815 ("Property").
3. On July 10, 2019, Plaintiff filed a default judgment and writ of execution, and scheduled the Property to be sold at the October 09, 2019 Sheriff's sale.
4. The Property was sold at Sheriff's sale to Plaintiff.
5. After the sale, Plaintiff's counsel discovered that Defendants were not served with the Notice of Sheriff's Sale as required under Pa. R.C.P. No. 3129.2.
6. The lack of service was due to a clerical error at Plaintiff's counsel's office.
7. There is no prejudice to any party.



8. In addition to the reasons dated above, the Court should grant the equitable relief requested as it is specifically authorized by Rule 3132 of the Rules of Civil Procedures as the sheriff has not yet delivered the deed.

9. The Court retains jurisdiction over a Sheriff's sale and may set aside a sale for any equitable ground or to prevent injustice.

WHEREFORE, Plaintiff prays that the Court enter the attached Order setting aside the sale and reinstating the terms of the note and mortgage.

Respectfully submitted,
KML Law Group, P.C.



David Fein, Esquire
Attorney for Plaintiff

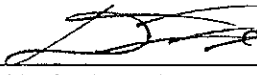


VERIFICATION

David Fein, Esquire states that he is the attorney for the Plaintiff herein; that he is authorized to make this verification on behalf of the Plaintiff; and that the facts set forth in the foregoing Petition to Set Aside Sheriff's Sale are true and correct upon his information and belief.

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

Date: 10/17/19



David Fein, Esquire
Attorney for Plaintiff

Lakeview v. Zerbe



KML Law Group, P.C.
By: David Fein, Esquire
Attorney I.D. No. 82628
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
Attorney for Plaintiff

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

JASON A. ZERBE
HEATHER L. ZERBE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019-CV-584

**MEMORANDUM OF LAW IN SUPPORT OF
PLAINTIFF'S PETITION TO SET ASIDE SHERIFF'S SALE**

I. LEGAL ARGUMENT

This Honorable Court is empowered to grant the requested relief by the Pennsylvania Rules of Court, which permits this Court to act in a manner calculated to effect a speedy and just result. Pa.R.C.P. 126 provides this Honorable Court with the power to "disregard an error or defect of procedure which does not affect the substantial rights of the parties." As the court stated in First Eastern Bank v. Campstead, 637 A.2d 1364 (Pa.Super. 1994):

This approach does not countenance the wholesale derogation of our procedural rules, but does allow us to bend them just a little where the interests of justice demand. I would not surrender this flexibility in favor of a uniform policy of super-strict compliance with procedural rules, when such compliance would only be pointless and burdensome.

Rule 3132 of the Rules of Civil Procedure provides as follows:

Upon petition of any part in interest before delivery of the personal property or of the sheriff's deed to real property, the court may, upon proper cause shown, set aside the sale and order a resale or enter any other order which may be just and proper



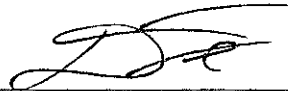
under the circumstances.

For all the reasons discussed in the attached Petition, it is respectfully submitted that proper cause to set aside the sheriff's sale of September 18, 2019 has been shown.

II. CONCLUSION

For all the reasons discussed above and in the attached Petition to Set Aside Sheriff's Sale, the Court should grant the requested relief and enter the attached proposed order.

Respectfully submitted,
KML Law Group, P.C.



David Fein, Esquire
Attorney for Plaintiff



KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
Attorney for Plaintiff

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

JASON A. ZERBE
HEATHER L. ZERBE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019-CV-584

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of Plaintiff's Petition to Set Aside Sheriff's Sale and all supporting papers hereto were served upon the following via first class mail, postage pre-paid, on the date listed below:

Jason A. Zerbe
118 W 1st Street
Bloomsburg, PA 17815
&
246 Bitler Road
Millville, PA 17815
&
315 W. Main Street
Bloomsburg, PA 17815
&
525 Riverview Avenue
Bloomsburg, PA 17815

Heather L. Zerbe
315 W Main Street
Bloomsburg, PA 17815
&
525 Riverview Avenue
Bloomsburg, PA 17815

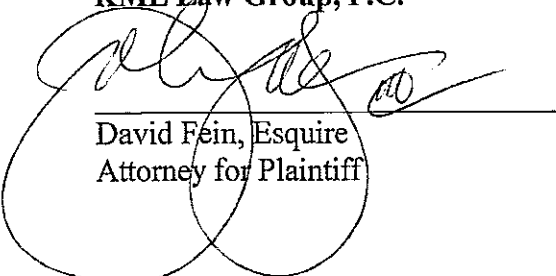


Sheriff of Columbia County
Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

Date:

10/17/19

KML Law Group, P.C.



David Fein, Esquire
Attorney for Plaintiff



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

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



20191017-305



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

CofM-Simp_FLAT



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

LAKEVIEW LOAN SERVICING LLC VS. JASON & HEATHER ZERBE

NO. 96-2019 ED

NO. 584-2019 JD

DATE/TIME OF SALE: OCTOBER 9, 2019

BID PRICE (INCLUDES COST) \$ 3583.09

POUNDAGE – 2% OF BID \$ 71.66

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3654.75

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): B. W. Kelly

TOTAL DUE: \$ 3654.75

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2304.75

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LAKEVIEW LOAN SERVICING, LLC

vs.

Defendant
JASON A ZERBE
HEATHER L ZERBE
OCCUPANT ZERBE

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

Sheriff's Sale Date: Wednesday, October 9, 2019

Writ of Execution No. : 2019CV584

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 525 RIVERVIEW 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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,426.55
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
Total Sheriff Costs	\$2,217.55

Municipal Costs

Water	\$1,293.79
Total Municipal Costs	\$1,293.79

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$3,583.09**

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

SHERIFF'S SALE COST SHEET

19-584

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>406.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1426.55</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1676.55</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$ <u>1293.79</u>	
TOTAL *****		\$ <u>1293.79</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

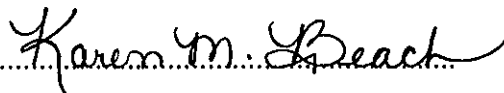
TOTAL COSTS (OPENING BID) \$ 3583.09

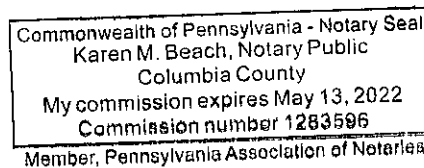
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice September 18, 25 & October 2, 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 this3rd day of October.....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.

.....

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

Cell 570-204-1356

Name: Jason Zerbe
ADDRESS: 525 riverview ave.
TOWN: bloomsburg pa. 17815
PHONE NUMBER:

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

PAST DUE BALANC: \$1,277.82
INTEREST: \$15.97

OLD METER: 634

NEW METER: 634

WATER USED: 0

Water Base: \$0.00

Water Gal.: \$0.00

SEWER BILL: \$0.00

MISC:

TOTAL DUE: \$1,293.79

AMT. PAID:

Date Pd. :

Balance Due: \$1,293.79

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING, LLC
vs.
JASON A ZERBE (et al.)

Case Number
2019CV584

SHERIFF'S RETURN OF SERVICE

09/04/2019 11:30 AM - 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 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 05, 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

5TH day of SEPTEMBER, 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

LAKEVIEW LOAN SERVICING, LLC
vs.
ZERBE, JASON A (et al.)

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 525 RIVERVIEW AVENUE
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

9-4-19

Time:

11:30

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)

2019CV584

525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 08/28/2019

Fee: \$5.00

Cert. NO: 35802

ZERBE JASON A & HEATHER L
525 RIVERVIEW AVE
BLOOMSBURG PA 17815

District: MAIN TWP
Deed: 20140 -1946
Location: 525 RIVERVIEW AVE
Parcel Id:22 -01C-015-00,000

Assessment: 31,665
Balances as of 08/28/2019

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

By: Columbia County Sheriff

Per: dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LAKEVIEW LOAN SERVICING, LLC
vs.
JASON A ZERBE (et al.)

Case Number
2019CV584

SHERIFF'S RETURN OF SERVICE

08/23/2019 06:26 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JASON A ZERBE AT 118 WEST 1ST STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

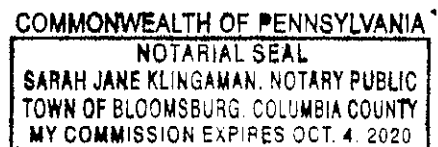

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 26, 2019

NOTARY

Affirmed and subscribed to before me this

26TH day of AUGUST, 2019





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

(c) Chesapeake Sheriff Express, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LAKEVIEW LOAN SERVICING, LLC
vs.
ZERBE, JASON A (et al.)

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 90

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

DANIELLE BURKE-GF.
570.880.5475

Serve To:

Name: JASON A ZERBE

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 118 WEST 1ST STREET
BLOOMSBURG, PA 17815

Adult In Charge: JASON ZERBE

Phone: DOB:

Relation: DEF

Alternate Address:

Date: 4/23/19

Time: 12:26

Phone:

Deputy: 4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	8/14/19	8/15/19	8/15/19	8/16/19	8/19/19	8/19/19
Time:	0920	1050	1440	1412	1443	1902
Mileage:						
Deputy:	4	4	4	4	4	4

Service Attempt Notes:

1. LC
2. CALLED, LEFT MESSAGE
3. CALLED, LEFT MESSAGE
4. CALLED, LC
5. NOTICE - WILL BE AFTER 5PM
6. LC - DID NOT ANSWER DECK

ZERBE, JASON A

2019CV584

118 WEST 1ST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

06/18/19 am

From Cambria

JONATHAN HELD, SHERIFF OF WESTMORELAND COUNTY
2 NORTH MAIN STREET
GREENSBURG, PA 15601
PHONE: 724-830-3457 FAX: 724-830-3808

WESTMORELAND CO
 58.06 SHERIFF
 5 NOTARY
 43.06 TOTAL
 175 ADVANCE
 111.94 REFUND

(Prepare a separate affidavit form for each defendant to be served by the Sheriff)

Date: _____

Last Day to Serve: 07/11/19Case Number: 2019-CV-584 1119-584T

Attorney's or Plaintiff's Name and address

KML Law Group, P.C.
 Suite 5000, BNY Mellon Independence Center
 701 Market Street, Philadelphia, PA 19106

Phone: 215-825-6398Plaintiff: Lakewood LoanServicing

vs

Deft(s): Jason A Zerbe &Heather A ZerbeServe: Jason A Zerbe

Address: Penn Line Service Inc
300 Scottsdale Avenue
Scottsdale, PA 15683

Complaint/Summons	Revival/SCI FA
Seizure/Possession	Handbill
Writ of Execution Garnishee	Notice of Sale
Interrogatories	Deputized Service
Letter Mailed _____	Other: <u>CIMF</u>

Indicate type of service: ☒ Personal ☒ Person in Charge ☐ Deputized ☐ POST ☐ Other _____**SHERIFF'S OFFICE USE ONLY**

I hereby certify and return that on the _____ day of _____, 20____, at _____ o'clock a.m./p.m. address above/address below, County of Westmoreland Pennsylvania I have served in the manner described below:

☐ Defendant(s) personally served☐ Adult in charge of Residence - Name: _____ Relationship: _____☐ Manager authorized to accept - Name: _____ Title: _____☐ Posted:Defendant Not Found: ☒ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☒ Other: _____Attempts: 6/19/19 1200pm _____ / _____ / _____

Deputy's Remarks:

Penn Line - Scottsdale
Refused Service as Deft. does not work there

Deputy Signature: DANIEL S-53

Advanced monies	West'd Sheriff's Cost	Deputized Co	TOTAL COSTS	Refund	Add Amount Owed
\$ <u>175</u>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

NOW: _____ 20____ I, SHERIFF OF WESTMORELAND COUNTY, PA do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law.

Deputized Cty Ck # _____ Advanced Amt \$ _____

Sheriff

AFFIRMED and subscribed to before me this

25 day of June 2019

Martina Marie Milicic
 Notary Public/ Prothonotary

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

Deputized Sheriff

Date

Signature of Sheriff (Westmoreland Co)

Date

PROTHONOTARY (WHITE)

ATTORNEY (YELLOW)

SHERIFF (PINK)

6/21/19 ma

96

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

Cell 570-204-1356

Name: Jason Zerbe
ADDRESS: 525 riverview ave.
TOWN: bloomsburg pa. 17815
PHONE NUMBER:

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

PAST DUE BALANC: \$1,246.46

INTEREST: \$15.58

OLD METER: 634

NEW METER: 634

WATER USED: 0

Water Base: \$0.00

Water Gal.: \$0.00

SEWER BILL: \$0.00

MISC:

TOTAL DUE: \$1,262.04

AMT. PAID:

Date Pd. :

Balance Due: \$1,262.04

2019 ED 96

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LAKEVIEW LOAN SERVICING, LLC
vs.
ZERBE, JASON A (et al.)

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 94

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Moved TO - 272 Welliver Rd.
Danville PA 17021-9347*

*Montour Co
8/13/19*

Serve To:

Name: HEATHER L ZERBE
Primary Address: 315 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Moved

Relation:

SEND BACK

Date:

8/15/19

Time:

1125

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	<i>8/14/19</i>	<i>8/15/19</i>				
Time:	<i>0924</i>	<i>1125</i>				
Mileage:						
Deputy:	<i>4</i>	<i>4</i>				

Service Attempt Notes:

- VACANT*
- POST OFFICE - MOVED TO DANVILLE*
-
-
-
-

ZERBE, HEATHER L

2019CV584

315 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Restricted Information

UNITED STATES
POSTAL SERVICE

Detail COA Information

Home Logout

Back New Search

Current COA Information (PAD)

Exclude COA

Move Type: FP Request: Added Effective Date: 08/01/2019 Orig Trans: 1919790000501960 Created On: 07/16/2019 Primary: ZERB315
Temporary Date: Mod Trans: 1919790000501960 Last Update: 07/17/2019

Name: ZERBE HEATHRR LEIGH

Old Addr: 315 W MAIN ST; BLOOMSBURG PA 17815-1608-15

New Addr: 272 WELLIVER RD; DANVILLE PA 17821-9347-72

Old CRID: C001

New CRID: R003

Label Print: ☐ 3982 ☐ Old Addr ☐ New Addr

COARS History Record 1

Move Type: FP Primary: ZERB315
Request: Added
Change Reason: ICOA Maint. Function: Added
Effective Date: 08/01/2019
Orig Trans : 1919790000501960
Created On: 07/16/2019 05:08 Last Update: 07/17/2019
Status: Active
Machine ID: 9000
Name: ZERBE HEATHRR LEIGH
Old CRID: C001
Old 315 W MAIN ST
Address: BLOOMSBURG PA 17815-1608-15
New CRID: R003
New 272 WELLIVER RD
Address: DANVILLE PA 17821-9347-72

No Image Available

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LAKEVIEW LOAN SERVICING, LLC
vs.
ZERBE, JASON A (et al.)

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes:

SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

96

Warrant:

Serve To:

Name: Domestic Relations Office of Columbia Col

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:

Mikieue FETNER

Relation:

CLERK

Date:

8/14/19

Time:

0905

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 2019CV584 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LAKEVIEW LOAN SERVICING, LLC
vs.
ZERBE, JASON A (et al.)

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 96

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 525 RIVERVIEW AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8/14/19

Time: 7:49

Deputy: Y

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

2019CV584

525 RIVERVIEW AVENUE, 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 08/14/19

Account:

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

Ad ID: 1175602
Description: ZERBE SALE
Run Dates: 09/18/19 to 10/02/19
Class: 2
Agate Lines: 219
Blind Box:

Total Ad Cost \$1,426.55
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/18/19	10/02/19	3	\$1,426.55

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV584

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, OCTOBER 09, 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 or parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a rebar (set) in the northern line of Riverview Avenue; Thence along Riverview Avenue, North 83 degrees 00 minutes 00 seconds West, 100 feet to a rebar set at the southeast corner of Lot No. 162; Thence along Lot 162, due North a distance of 122.23 feet to a rebar set at the southwest corner of lands now or formerly of Russell and Mandy Karshick; Thence along land now or formerly of said Karshick, South 81 degrees 00 minutes 00 seconds East, 100.49 feet to a rebar set at the northwest corner of Lot No. 164; Thence along Lot 164, due South 118.69 feet to a rebar, the point and place of BEGINNING.

CONTAINING 0.275 acres,
SUBJECT TO a 10 foot wide drainage and utility easement along the eastern, western and northern boundaries of the above described premises.

ALL OF THE ABOVE being more fully shown as Lot No. 163 on a draft prepared by Balfe, James and Associates dated June 30, 1990, last revised September 12, 1994 (File # 8-20).

BEING KNOWN AS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815
PROPERTY ID NUMBER: 22-01 C-0150.000

BEING THE SAME PREMISES WHICH JOHN A. YOHEY, JOINED BY HIS SPOUSE, ANGELA S. YOHEY BY DEED DATED 3/6/2014 AND RECORDED 3/18/2014 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 201401946, GRANTED AND CONVEYED UNTO JASON A. ZERBE AND HEATHER L. ZERBE.

PROPERTY ADDRESS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01C-015-00.000

Seized and taken into execution to be sold as the property of JASON A. ZERBE, HEATHER L. ZERBE, OCCUPANT ZERBE in suit of LAKEVIEW LOAN SERVICING, LLC

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LAKEVIEW LOAN SERVICING, LLC
vs.
ZERBE, JASON A (et al.)

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 10/09/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 96

Warrant:

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: 8-13-19

Time: 17:18

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.

GREENLY, MICHELE

2019CV584

330 SCENIC AVE., BLOOMSBURG, PA 17815

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: 8-13-2019

Re: Sheriff's Sale Advertising Dates

Lakeview Vs. Jason and Heather Zerbe
Loan Servicing

No. 96 of 2019 E.D. and No. 584 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Sept. 18th 2019

2nd Week Sept. 25 2019

3rd Week Oct. 2nd 2019

SALE DATE: October 9th 2019

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

22-01C-015-00,000

Main Twp.

REAL ESTATE OUTLINE

ED # 2019ED96

DATE RECEIVED 8-12-19
DOCKET AND INDEX 2019 CV 584

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>	<i>emailed on 8/13/19 Rec'd</i>
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>(X)</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>927296</u>

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

SALE DATE Oct 9th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Sept. 18</u>
2 ND WEEK	<u>Sept. 25</u>
3 RD WEEK	<u>Oct 2</u>

ALL THAT CERTAIN piece or parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a rebar (set) in the northern line of Riverview Avenue; Thence along Riverview Avenue, North 83 degrees 00 minutes 00 seconds West, 100 feet to a rebar set at the southeast corner of Lot No. 162; Thence along Lot 162, due North a distance of 122.23 feet to a rebar set at the southwest corner of lands now or formerly of Russell and Mandy Karshick; Thence along land now or formerly of said Karshick, South 81 degrees 00 minutes 00 seconds East, 100.49 feet to a rebar set at the northwest corner of Lot No. 164; Thence along Lot 164, due South 118.69 feet to a rebar, the point and place of BEGINNING.

CONTAINING 0.275 acres.

SUBJECT TO a 10 foot wide drainage and utility easement along the eastern, western and northern boundaries of the above described premises.

ALL OF THE ABOVE being more fully shown as Lot No. 163 on a draft prepared by Bafile, James and Associates dated June 30, 1990, last revised September 12, 1994 (File # 8-20).

BEING KNOWN AS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 22-01C-015-00,000

BEING THE SAME PREMISES WHICH JOHN A. YOHEY, JOINED BY HIS SPOUSE, ANGELA S. YOHEY BY DEED DATED 3/6/2014 AND RECORDED 3/18/2014 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 201401946, GRANTED AND CONVEYED UNTO JASON A. ZERBE AND HEATHER L. ZERBE.

KML LAW GROUP, P.C.

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

LAKEVIEW LOAN SERVICING, LLC

4425 Ponce DeLeon Blvd
Mail Stop Ms5/251
Coral Gables, FL 33146

Plaintiff

vs.

JASON A. ZERBE

HEATHER L. ZERBE

Mortgagor(s) and Record Owner(s)
525 Riverview Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-584

2019 - ED - 96

AFFIDAVIT PURSUANT TO RULE 3129

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

525 Riverview Avenue
Bloomsburg, PA 17815

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

✓ JASON A. ZERBE

118 W 1st Street
Bloomsburg, PA 17815

HEATHER L. ZERBE

315 W Main Street
Bloomsburg, PA 17815

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

JASON A. ZERBE

118 W 1st Street
Bloomsburg, PA 17815

✓ HEATHER L. ZERBE

315 W Main Street
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
525 Riverview 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: 8/5/11

By: [Signature]
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

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

NO. 2019-cv-584

HEATHER L. ZERBE
JASON A. ZERBE

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):

JASON A. ZERBE
HEATHER L. ZERBE

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:

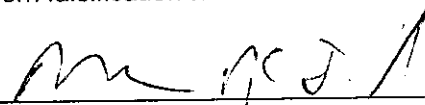
NONE

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

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

SSN: XXX-XX-
Birth Date:
Last Name: ZERBE
First Name: HEATHER
Middle Name: L
Status As Of: Aug-05-2019
Certificate ID: 0F875W034JG77Q5

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

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

LAKEVIEW LOAN SERVICING, LLC

4425 Ponce DeLeon Blvd
Mail Stop Ms5/251
Coral Gables, FL 33146

Plaintiff

vs.

JASON A. ZERBE

HEATHER L. ZERBE

Mortgagor(s) and Record Owner(s)
525 Riverview Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-584

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By:


KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

✓ Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2019-cv-584

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: 525 Riverview Avenue, Bloomsburg, PA 17815

SOLD as the property of JASON A. ZERBE and HEATHER L. ZERBE

TAX PARCEL # 22-01C-015-00,000

ATTORNEY: KML Law Group, P.C.

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

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce DeLeon Blvd
Mail Stop Ms5/251
Coral Gables, FL 33146

Plaintiff

vs.

JASON A. ZERBE
HEATHER L. ZERBE
Mortgagor(s) and Record Owner(s)
525 Riverview Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-584

**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

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV584

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, OCTOBER 09, 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 or parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a rebar (set) in the northern line of Riverview Avenue; Thence along Riverview Avenue, North 83 degrees 00 minutes 00 seconds West, 100 feet to a rebar set at the southeast corner of Lot No. 162; Thence along Lot 162, due North a distance of 122.23 feet to a rebar set at the southwest corner of lands now or formerly of Russell and Mandy Karshick; Thence along land now or formerly of said Karshick, South 81 degrees 00 minutes 00 seconds East, 100.49 feet to a rebar set at the northwest corner of Lot No. 164; Thence along Lot 164, due South 118.69 feet to a rebar, the point and place of BEGINNING. CONTAINING 0.275 acres.

SUBJECT TO a 10 foot wide drainage and utility easement along the eastern, western and northern boundaries of the above described premises.

ALL OF THE ABOVE being more fully shown as Lot No. 163 on a draft prepared by Baffle, James and Associates dated June 30, 1990, last revised September 12, 1994 (File # 8-20).

BEING KNOWN AS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 22-01 C-0150,000

BEING THE SAME PREMISES WHICH JOFN A. YOHEY, JOINED BY HIS SPOUSE, ANGELA S. YOHEY BY DEED DATED 3/6/2014 AND RECORDED 3/18/2014 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 201401946, GRANTED AND CONVEYED UNTO JASON A. ZERBE AND HEATHER L. ZERBE.

PROPERTY ADDRESS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01C-015-00,000

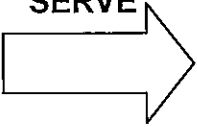
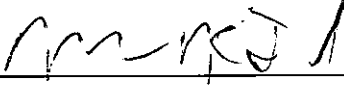
Seized and taken into execution to be sold as the property of JASON A ZERBE, HEATHER L ZERBE, OCCUPANT ZERBE in suit of LAKEVIEW LOAN SERVICING, LLC.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ LAKEVIEW LOAN SERVICING, LLC		COURT NUMBER 2019-cv-584	
DEFENDANT/S/ JASON A. ZERBE and HEATHER L. ZERBE		TYPE OF <u>WRIT</u> OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JASON A. ZERBE & HEATHER L. ZERBE		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 525 Riverview Avenue, Bloomsburg, PA 17815		
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 August 2, 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

August 2, 2019

RE: Docket # 2019-cv-584

ATTENTION: Columbia County Sheriff

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

JASON A. ZERBE and HEATHER L. ZERBE

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

Document Receipt

Trans #	16957	Carrier / service:	USPS Server	First-Class Mail®	8/13/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000165539

Doc Ref #: 2019ED96

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	16957	Carrier / service:	USPS Server	First-Class Mail®	8/13/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000165539

Doc Ref #: 2019ED96

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	16958	Carrier / service:	USPS Server	First-Class Mail®	8/13/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000165546

Doc Ref #: 2019ED96

Postage 5.6000

PITTSBURGH PA 15222

Document Receipt

Trans #	16959	Carrier / service:	USPS Server	First-Class Mail®	8/13/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000165553

Doc Ref #: 2019ED96

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	16959	Carrier / service:	USPS Server	First-Class Mail®	8/13/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000165553

Doc Ref #: 2019ED96

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	16960	Carrier / service:	USPS Server	First-Class Mail®	8/13/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000165560

Doc Ref #: 2019ED96

Postage 5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	16961	Carrier / service:	USPS Server	First-Class Mail®	8/13/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PA DEPT OF LABOR & INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000165577

Doc Ref #: 2019ED96

Postage 5.6000

HARRISBURG PA 17121

Document Receipt

Trans #	16956	Carrier / service:	USPS Server	First-Class Mail®	8/13/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000165522

Doc Ref #: 2019ED96

Postage 5.6000

HARRISBURG PA 17105

927296

KML LAW GROUP, P.C.

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

**FIRSTTRUST
BANK**

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

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office PO Box 380
Bloomsburg, PA 17815

MEMO

ZERBE, 192233FC



MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE

\$

1350.00

DOLLARS

August 07, 2019



Security features. Details on back.

⑈00927296⑈ ⑆236073801⑆8000082795⑈

JONATHAN HELD, SHERIFF OF WESTMORELAND COUNTY
2 NORTH MAIN STREET
GREENSBURG, PA 15601
PHONE: 724-830-3457 FAX: 724-830-3808

58.06
63.06
115
111.94

(Prepare a separate affidavit form for each defendant to be served by the Sheriff)

Date: _____

Last Day to Serve: 07/11/19

Case Number: 2019-CV-584 119-584T

Attorney's or Plaintiff's Name and address

KML Law Group, PC
Suite 5000, BNY Mellon Independence Center
701 Market Street, Philadelphia, PA 19106

Phone: 215-875-6398

Plaintiff: Parmer Law

VS

Deft(s): Gerson A Zerbe to
Heather R Zerbe

Serve: Gerson A Zerbe

Address: Parmer Law Service LLC
3001 Scottsdale Avenue
Scottsdale, PA 15683

Complaint/Summons	Revival/SCI FA
Seizure/Possession	Handbill
Writ of Execution Garnishee	Notice of Sale
Interrogatories	Deputized Service
Letter Mailed _____	Other: <u>CIMF</u>

Indicate type of service: ☒ Personal ☐ Person in Charge ☐ Deputized ☐ POST ☐ Other _____

SHERIFF'S OFFICE USE ONLY

I hereby certify and return that on the _____ day of _____, 20____, at _____ o'clock a.m./p.m. address above/address below, County of Westmoreland Pennsylvania I have served in the manner described below:

☐ Defendant(s) personally served _____

☐ Adult in charge of Residence - Name: _____ Relationship: _____

☐ Manager authorized to accept - Name: _____ Title: _____

☐ Posted: _____

Defendant Not Found: ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☒ Other: _____

Attempts: 6/11/19 12:00 PM / _____ / _____

Deputy's Remarks: _____

Deputy Signature: [Signature]

Advanced monies	West'd Sheriff's Cost	Deputized Co	TOTAL COSTS	Refund	Add Amount Owed
\$ <u>175</u>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

NOW: _____ 20____ I, SHERIFF OF WESTMORELAND COUNTY, PA do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law.

Deputized Cty Ck # _____ Advanced Amt \$ _____

Sheriff

AFFIRMED and subscribed to before me this _____ day of _____ 20____

Deputized Sheriff

Date

Notary Public/ Prothonotary

Signature of Sheriff (Westmoreland Co)

Date

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

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce DeLeon Blvd
Mail Stop Ms5/251
Coral Gables, FL 33146

Plaintiff

vs.

JASON A. ZERBE
HEATHER L. ZERBE
525 Riverview Avenue
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019-cv-584

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2019 - ED - 96

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: 525 Riverview Avenue, Bloomsburg, PA 17815

AMOUNT DUE

\$115,188.66

Interest From 8/3/2019
to the Date of Sheriff's Sale
at per diem rate of \$12.88

(Costs to be added)

Dated: 08-12-19

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

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