

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 241541	Invoice Date: 11/02/2020 10:47:06 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL
ATTN: OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202008608	BERWICK BORO
	Grantor - HAWK, POLLYANNA		11/02/20 10:47:13 AM	
	Grantee - FREEDOM MORTGAGE CORP			
	Consideration - \$2,891.61			
	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'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8900 - 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 CORPORATION VS. POLLYANNA & ROBERT HAWK

NO. 1-2020 ED

NO. 1367-2019 JD

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

BID PRICE (INCLUDES COST) \$ 2834.91

POUNDAGE - 2% OF BID \$ 56.70

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2891.61

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

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

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

PURCHASER(S) SIGNATURE(S): B. D. Kelley

TOTAL DUE: \$ 2891.61

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1541.61

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
FREEDOM MORTGAGE CORPORATION vs.

**Defendant**  
POLLYANNA HAWK  
ROBERT HAWK, JR

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

**Sheriff's Sale Date:** Wednesday, September 9, 202

**Writ of Execution No. :** 2019CV1367

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 1117 SPRING GARDEN AVENUE, BERWICK, PA 18603

## 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	\$42.00
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	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
<b>Total Sheriff Costs</b>	<b>\$2,524.90</b>

## Municipal Costs

Sewer	\$238.26
<b>Total Municipal Costs</b>	<b>\$238.26</b>

## Distribution Costs

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

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**Grand Total:** **\$2,834.91**

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

**KML LAW GROUP, P.C.**  
Suite 5000 BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.kmllawgroup.com](http://www.kmllawgroup.com)

September 14, 2020

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

RE: FREEDOM MORTGAGE CORPORATION vs. ROBERT HAWK JR and POLLYANNA S. YOUNG  
**Sale Book/Writ No.:** /  
Docket Number: 2019-CV-1367  
Sale Date: 09/09/2020  
Property Address: 1117 Spring Garden Avenue Berwick, PA 18603

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 46037-9764

**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@kmllawgroup.com](mailto:postsale@kmllawgroup.com) or fax to: 1-267-515-5608. Please notify our office when the deed is recorded.**

**KML LAW GROUP, P.C.**  
Blair Thompson, Legal Assistant  
Post Sale Department  
215-825-6472 (phone)  
267-515-5608 (fax)  
[bthompson@kmllawgroup.com](mailto:bthompson@kmllawgroup.com)

Enclosed: (if applicable)

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

KML Check Number \_\_\_\_\_

Settlement Amount(s) \$ \_\_\_\_\_

Loan Type FHA

KML #199463FC

**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  
09/14/2020

Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY	Telephone Number (570) 389-5622	Grantee(s)/Lessee(s) Freedom Mortgage Corporation	Telephone Number (215) 627-1322
Mailing Address PO Box 380		Mailing Address 10500 Kincaid Drive	
City Bloomsburg	State PA	ZIP Code 17815	City Fishers
			State IN
			ZIP Code 46037

**SECTION II REAL ESTATE LOCATION**

Street Address 1117 Spring Garden Avenue	City, Township, Borough Borough of Berwick
County Columbia	School District Berwick Area
	Tax Parcel Number 04C02 06000

**SECTION III VALUATION DATA**

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

1. Actual Cash Consideration 2,001.00	2. Other Consideration + 0.00	3. Total Consideration = 2,001.00
4. County Assessed Value 20,865.00	5. Common Level Ratio Factor x 4.76	6. Computed Value = 99,317.40

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

1a. Amount of Exemption Claimed \$ 99,317.40	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval 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 *William J. ...* Date *9-17-16*

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



1830019105

1830019105

**KML LAW GROUP, P.C.**  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322

ATTORNEY FOR PLAINTIFF

**FREEDOM MORTGAGE CORPORATION**

Plaintiff

vs.

**ROBERT HAWK JR**  
**POLLYANNA S. YOUNG**  
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1367

**CERTIFICATE OF SERVICE**

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Special Order of Court Entered Pursuant to PA.R.C.P. 3129.3(a) was served on the following parties by regular mail on the date listed below.

ROBERT HAWK JR, Defendant  
586 East 4th Street, Bloomsburg, PA 17815

POLLYANNA S. YOUNG, Defendant  
1117 Spring Garden Avenue, Berwick, PA 18603

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

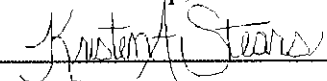
PA DEPARTMENT OF REVENUE BUREAU OF  
COMPLIANCE P.O. BOX 281230 HARRISBURG, PA  
17128-1230

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

TENANTS/OCCUPANTS 1117 Spring Garden Avenue  
Berwick, PA 18603

Date: 07/17/2020

KML Law Group, P.C.

  
\_\_\_\_\_  
**Kristen Stears**  
Legal Assistant

## BUSINESS OF THE COURTS

Sheriff Sale  
Postponement  
July 29, 2020 to  
September 9, 2020


IN THE COURT OF COMMON  
PLEAS FOR THE 26<sup>TH</sup>  
JUDICIAL DISTRICT,  
COLUMBIA/MONTGOMERY COUNTY  
BRANCH, PENNSYLVANIA  
CIVIL ACTION - LAW  
CASE NO: of 2020  
#1-MV-

SPECIAL ORDER OF COURTENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court

  
Thomas A. James, Jr. P.D.

2020 JUL 14 P 12:38

RECEIVED  
JUL 14 2020

**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 46037-9764

Plaintiff

vs.

**ROBERT HAWK JR**  
**POLLYANNA S. YOUNG**  
Mortgagor(s) and Record Owner(s)  
1117 Spring Garden Avenue, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1367

**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

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**



BUSINESS OF THE COURTS

Sheriff Sale  
Postponement  
July 29, 2020 to  
September 9, 2020

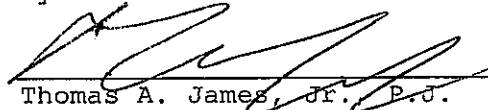
IN THE COURT OF COMMON  
PLEAS FOR THE 26<sup>TH</sup>  
JUDICIAL DISTRICT,  
COLUMBIA/MONTGOMERY COUNTY  
BRANCH, PENNSYLVANIA  
CIVIL ACTION - LAW  
CASE NO: of 2020  
#1-MV-

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2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court

  
Thomas A. James, Jr. P.J.

CLERK OF COURT  
JUL 14 2020

2020 JUL 14 P 12:38

PROthonary  
FILED

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

**FREEDOM MORTGAGE CORPORATION**  
Plaintiff

vs.

**ROBERT HAWK JR**  
**POLLYANNA S. YOUNG**  
Mortgagor(s) and Record Owner(s)  
Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1367

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586 East 4th Street, Bloomsburg, PA 17815

POLLYANNA S. YOUNG, Defendant  
1117 Spring Garden Avenue, Berwick, PA 18603

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

TENANTS/OCCUPANTS  
1117 Spring Garden Avenue Berwick, PA 18603

Date: 05/22/2020

KML Law Group, P.C.



**Kristen Stears**  
Legal Assistant

COPY

## BUSINESS OF THE COURTS

**Sheriff Sale Postponement**  
**May 27, 2020 to**  
**July 29, 2020**

IN THE COURT OF COMMON  
PLEAS FOR THE 26TH JUDICIAL  
DISTRICT, COLUMBIA/MONTGOMERY  
COUNTY BRANCH, PENNSYLVANIA  
CIVIL ACTION - LAW  
CASE NO: of 2020

11-1140

SPECIAL ORDER OF COURTENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

BY THE COURT

  
Thomas A. James, Jr.

P.C.

**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 46037-9764

Plaintiff

vs.

**ROBERT HAWK JR**

**POLLYANNA S. YOUNG**

Mortgagor(s) and Record Owner(s)

1117 Spring Garden Avenue, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1367

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Nora C. Viggiano Pa. ID 320864

X Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**

COPY

BUSINESS OF THE COURTS

**Sheriff Sale Postponement**  
**May 27, 2020 to**  
**July 29, 2020**

IN THE COURT OF COMMON  
PLEAS FOR THE 26TH JUDICIAL  
DISTRICT, COLUMBIA/MONTGOMERY  
COUNTY BRANCH, PENNSYLVANIA  
CIVIL ACTION - LAW  
CASE NO: of 2020  
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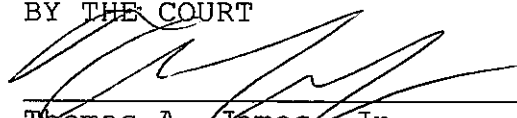
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**ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)**

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2020 MAY 20 10 48

BY THE COURT

  
P.J.  
Thomas A. James, Jr.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

James T Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

**SHERIFF'S SALE**

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV1367

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

WEDNESDAY, MARCH 25, 2020  
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at an iron pin on the northerly right of way of Spring Garden Avenue, said pin being at the southeast corner of lands of Betty M. Watts, now or late; thence along the easterly line of lands of said Watts, now or late, North 2 degrees 50 minutes West 120.62 feet to an iron in on the Southerly right of way of Sampson Alley; thence along the Southerly right of way of Sampson Alley South 69 degrees 40 minutes 50 seconds East 101.17 feet to an iron pin at the northwest corner of lands of Roy W. Naugle and Dorothy Naugle, now or late; thence along the westerly line of lands of said Naugle, now or late, south 2 degrees 50 minutes East, 80.81 feet to an iron pin on the northerly right of way of the aforementioned Spring Garden Avenue; thence along the northerly right of way of Spring Garden Avenue, South 87 degrees 09 minutes 10 seconds West 93.00 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at an iron pin in the northerly line of Spring Garden Avenue, at the southeast corner of other land of Betty M. Watts and Jacques A. Watts, her husband; thence along the easterly line of said other land of Betty M. Watts and Jacques A. Watts, north 2 degrees 50 minutes West 120.62 feet to an iron pin in the southerly line of Sampson Alley; thence along the southerly line of Sampson Alley South 69 degrees 40 minutes 50 seconds East 5.6 feet to a corner in line of other land of Peter J. Ciampi and Barbara A. Ciampi, his wife; thence through said other land of Peter J. Ciampi and Barbara A. Ciampi, his wife, in a southerly direction to the place of BEGINNING, BEING a triangular piece of land along the westerly end of Peter J. Ciampi and Barbara A. Ciampi, his wife.  
BEING KNOWN AS: 1117 SPRING GARDEN AVENUE, BERWICK, PA 18603  
PROPERTY ID NUMBER: 04C-02-060-00.000  
BEING THE SAME PREMISES WHICH ROBERT W. ASHELMAN AND DEBORAH D. ASHELMAN, HUSBAND AND WIFE BY DEED DATED 10/6/2016 AND RECORDED 11/7/2016 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO: 201608882, GRANTED AND CONVEYED UNTO POLLYANNA S. YOUNG AND ROBERT HAWK, JR. WIFE AND HUSBAND

HAWK/YOUNG SALE

lished: 3/4/2020, 3/11/2020, 3/18/2020

*James T Micklow*

and subscribed to before me  
19 day of March 2020.

*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

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

2020-MV-#1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

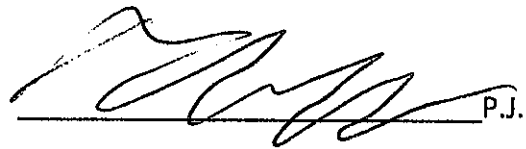
AND NOW, this 20<sup>th</sup> day of March, 2020 President Judge Thomas A. James, Jr. having declared a

Judicial Emergency in this District on March 16, 2020 and such declaration being effective through

April 14, 2020 the following is ORDERED:

- A) The Sheriff sale scheduled for Wednesday March 25, 2020 is postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall contact all Plaintiffs' attorneys regarding this Order.
- C) No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT

  
P.J.  
Thomas A. James, Jr.

FILED  
2020 MAR 20 P 3:15  
CLERK OF COURTS  
COUNTY OF COLUMBIA

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

ATTORNEYS AT LAW

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

(215) 627-1322  
FAX (215) 825-6456  
PASALES@KMLLAWGROUP.COM

March 20, 2020

SHERIFF OF COLUMBIA COUNTY  
FAX: 570-389-5625

RE: FREEDOM MORTGAGE CORPORATION  
vs.  
ROBERT HAWK JR and POLLYANNA S. YOUNG  
No. 2019-CV-1367  
KML File#: 199463FC

**Property Address: 1117 Spring Garden Avenue, Berwick, PA 18603**  
**Sheriff's Sale Date: March 25, 2020**  
**Sale No.**

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for March 25, 2020  
to May 27, 2020.

Thank you for your cooperation in this matter.

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

Attorney Contact: Kevin G. McDonald, Esquire, (215) 825-6311, [kmcdonald@kmlawgroup.com](mailto:kmcdonald@kmlawgroup.com)

cc:  
ROBERT HAWK JR - 586 East 4th Street, Bloomsburg, PA 17815  
POLLYANNA S. YOUNG - 1117 Spring Garden Avenue, Berwick, PA 18603



## SHERIFF'S SALE COST SHEET

1367-19

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>470.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1639.40</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1889.40</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	\$ <u>238.26</u>
WATER 20	\$
TOTAL *****	\$ <u>238.26</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0~</u>

TOTAL COSTS (OPENING BID) \$ 2834.91

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

ATTORNEYS AT LAW

---

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

March 12, 2020

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

RE: No. 2019-CV-1367  
ROBERT HAWK JR and POLLYANNA S. YOUNG  
KML File#: 199463FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on March 25, 2020. Service of the Notice of Sale has been completed in accordance with Rule 3129.

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

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

  X   Winter Dunn  
       Jacqueline McCoy  
Legal Assistant

For questions, please contact:

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

**FREEDOM MORTGAGE CORPORATION**

10500 Kincaid Drive  
Fishers, IN 46037-9764

Plaintiff

vs.

**ROBERT HAWK JR**

**POLLYANNA S. YOUNG**

Mortgagor(s) and Record Owner(s)  
1117 Spring Garden Avenue  
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-CV-1367 / 2020-ED-1

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

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

199463FC  
Sale Date: 03/25/2020  
\$125,927.44

**FREEDOM MORTGAGE CORPORATION**

Plaintiff

vs.

**ROBERT HAWK JR**  
**POLLYANNA S. YOUNG**  
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1367 / 2020-ED-1

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

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

- (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- (X) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ( ) Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)).
- ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

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

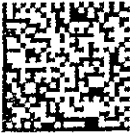
Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: 03/12/2020

KML Law Group, P.C.

  
X **Winter Dunn**  
— **Jacqueline McCoy**  
— Legal Assistant



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

FREEDOM MORTGAGE CORPORATION

Plaintiff (Petitioner)

vs.

ROBERT HAWK JR, POLLYANNA S. YOUNG

Defendant (Respondent)

CASE and/or Docket No.:

2019-CV-1367

Sheriff's Sale Date:

03/25/2020

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE; NOTICE OF SALE

I, COLLIN HOLLENBAUGH, certify that I eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served ROBERT HAWK JR the above process on 1/25/2020, at 3:41 PM, at 586 EAST 4TH STREET BLOOMSBURG, PA 17815, County of COLUMBIA, Commonwealth of PENNSYLVANIA:

Manner of Service:

☒ Individual - By handing a copy to the Defendant(s)

Description: Approximate Age 46-50 Height 6ft 0in - 6ft 3in Weight 231 lbs - 250 lbs Race WHITE Sex MALE  
Hair Red

Commonwealth/State of PENNSYLVANIA


) SS:

County of York

)

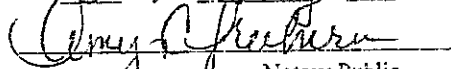
Before me, the undersigned notary public, this day, personally, appeared COLLIN HOLLENBAUGH to me known, who being duly sworn according to law, deposes the following:

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

  
(Signature of Affiant)

Subscribed and sworn to before me

this 5 day of February 2020

  
Notary Public

File Number: 199463FC

Case ID #: 5762192

Commonwealth of Pennsylvania - Notary Seal  
Amy C. Freeburn, Notary Public  
York County  
My commission expires August 13, 2022  
Commission number 1204390  
Member, Pennsylvania Association of Notaries



February 4, 2020

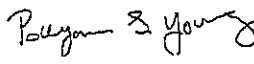
Dear Briana Diaz:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**7196 9002 4840 6035 1443.**

#### Item Details

<b>Status:</b>	Delivered
<b>Status Date / Time:</b>	January 31, 2020, 3:36 pm
<b>Location:</b>	BERWICK, PA 18603
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

#### Recipient Signature

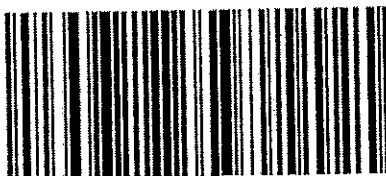
Signature of Recipient:	
Address of Recipient:	434 Montol Street

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, P.C.  
P.O. Box 23159  
San Diego, CA 92193-3159



71 96900 2484 0603 5144 3

YOUNG, POLLYANNA S.  
1117 Spring Garden Avenue  
Berwick, PA 18603

Mailed On: 1/23/2020      Order Number: 0034145-01  
ClientID: KML\_Law\_000606 ER      Reference Number: PA199463



PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
January 29, 2020

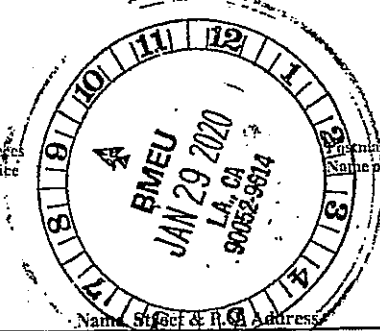


**Total Number of Pieces  
Received at Post office**

237

Postmaster:  
Name of receiving employee

**Dated:**

[illegible]

P.O. Box 2675  
Harrisburg, PA 17105-2675



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

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
January 29, 2020



\*1183497\*

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
185	499763	2350930734	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.43


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

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
January 29, 2020



\*1183497\*

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
199	499762	2350930748	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.43
201	499764	2350930750	TENANTS/OCCUPANTS 1117 Spring Garden Avenue Berwick, PA 18603	\$0.650	\$0.43
208	499761	2350930757	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	\$0.43
213	499760	2350930762	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.43

PS form 3665  
Type of Mailing:  
**CERTIFICATE OF MAILING**  
January 29, 2020



\*1183497\*

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

**FREEDOM MORTGAGE CORPORATION**  
10500 Kincaid Drive  
Fishers, IN 46037-9764

Plaintiff

vs.

**ROBERT HAWK JR**  
**POLLYANNA S. YOUNG**  
Mortgagor(s) and Record Owner(s)  
1117 Spring Garden Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1367 / 2020-ED-1

**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:

1117 Spring Garden Avenue  
Berwick, PA 18603

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

ROBERT HAWK JR  
586 East 4th Street  
Bloomsburg, PA 17815

POLLYANNA S. YOUNG  
1117 Spring Garden Avenue  
Berwick, PA 18603

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

ROBERT HAWK JR  
586 East 4th Street  
Bloomsburg, PA 17815

POLLYANNA S. YOUNG  
1117 Spring Garden Avenue  
Berwick, PA 18603

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

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

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

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

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

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  
1117 Spring Garden Avenue  
Berwick, PA 18603

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: 03/12/2020

KML Law Group, P.C.

  
\_\_\_\_\_  
☒ **Winter Dunn**  
\_\_\_\_\_  
**Jacqueline McCoy**  
Legal Assistant

For inquiries, please contact:

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

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

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

FREEDOM MORTGAGE CORPORATION  
10500 Kincaid Drive  
Fishers, IN 46037-9764

Plaintiff

vs.

ROBERT HAWK JR  
POLLYANNA S. YOUNG  
Mortgagor(s) and Record Owner(s)  
1117 Spring Garden Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1367 / 2020-ED-1

**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

Alyk L. Offazian 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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
HAWK, POLLYANNA (et al.)

Case Number  
2019CV1367

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	1117 SPRING GARDEN AVENUE BERWICK, PA 18603
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	2/20/20
<b>Time:</b>	9:03
<b>Deputy:</b>	<u>6</u>
<b>Mileage:</b>	

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

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

(POSTING)

2019CV1367

1117 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FREEDOM MORTGAGE CORPORATION  
vs.  
POLLYANNA HAWK (et al.)

Case Number  
2019CV1367

## SHERIFF'S RETURN OF SERVICE

02/20/2020 09:03 AM - DEPUTY MICHAEL TKACH, 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 1117 SPRING GARDEN AVENUE, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 20, 2020

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

NOTARY

Affirmed and subscribed to before me this

20TH day of FEBRUARY, 2020



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

(c) CountySuite Sheriff, Teleosoft, Inc.





February 19, 2020

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House-P.O. BOX 380  
Bloomsburg, Pa 17815

**FREEDOM MORTGAGE CORPORATION**

**VS.**

**ROBERT HAWK, JR**  
**POLLYANNA S. YOUNG**

**NO: 2019-CV-67**  
**NO: 2020-ED-1**

Dear Timothy:

The amount due on the sewer account #129740 for the property located at 1117 Spring Garden Avenue, Berwick, Pa through March 31, 2020 is **\$238.26**.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FREEDOM MORTGAGE CORPORATION  
vs.  
POLLYANNA HAWK (et al.)

Case Number  
2019CV1367

## SHERIFF'S RETURN OF SERVICE

01/17/2020 03:18 PM - 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: POLLYANNA HAWK AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

  
JAMES DALTON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

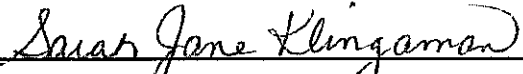
January 17, 2020

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

NOTARY

Affirmed and subscribed to before me this

17TH day of JANUARY, 2020



*Patient Attorney: KIM LAY GROUP, P.C., 501 MARKET STREET, PHILADELPHIA, PA 19106*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FREEDOM MORTGAGE CORPORATION  
vs.  
POLLYANNA HAWK (et al.)

Case Number  
2019CV1367

## SHERIFF'S RETURN OF SERVICE

01/15/2020 10:28 AM - 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: ROBERT HAWK, JR AT 586 EAST 4TH STREET, BLOOMSBURG, PA.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


January 16, 2020

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

NOTARY

Affirmed and subscribed to before me this

16TH day of JANUARY, 2020



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

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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36501

YOUNG POLLYANNA S  
ROBERT HAWK JR  
1117 SPRING GARDEN AVENUE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20160 -8882  
Location: 1117 SPRING GARDEN AV  
Parcel Id:04C-02 -060-00,000

Assessment: 20,865  
Balances as of 02/13/2020

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

By: **COLUMBIA COUNTY SHERIFF**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
HAWK, POLLYANNA (et al.)

Case Number  
2019CV1367

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	1
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally (circled) Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>	Def		
<b>Date:</b>	1/16/20	<b>Time:</b>	11:15
<b>Deputy:</b>	6	<b>Mileage:</b>	

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2019CV1367

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

**Tax Notice** 2019 County & Municipality  
**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**  
 BERWICK BOROUGH  
 TAX COLLECTOR  
 1615 LINCOLN AVENUE  
 BERWICK PA 18603  
**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS  
 NO PERSONAL CHECKS AFTER DEC.1, 2019  
**PHONE: 570-752-7442**

**FOR: COLUMBIA County**

**DATE**  
**03/01/2019**

**BILL NO.**  
**6782**

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,865	11.385	232.80	237.55	261.31
SINKING		1	20.45	20.87	22.96
FIRE		1.25	25.56	26.08	27.38
LIGHT		1.25	25.56	26.08	27.38
BORO RE		17.1	349.65	356.79	374.63
The discount & penalty have been calculated for your convenience			654.02	667.37	713.66
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

YOUNG POLLYANNA S  
 ROBERT HAWK JR  
 1117 SPRING GARDEN AVENUE  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04C-02 -060-00,000  
 1117 SPRING GARDEN AVE  
 .2178 Acres Land 3,795  
 Buildings 17,070  
 Total Assessment 20,865

This tax returned  
 to courthouse on:  
**January 1, 2020**

If you desire a receipt, send a self-addressed stamped envelope with your payment  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

**FILE COPY**

**2019 SCHOOL REAL ESTATE TAX NOTICE**  
 Berwick Area School District  
 Berwick Borough

**Make Check Payable To: The Berwick Area School District**

The Berwick Area School District  
 Connie C. Gingher, Tax Collector  
 1615 Lincoln Avenue  
 Berwick, PA 18603

Telephone: 570-752-7442

**Taxes are due and payment is requested from:**

04C02 06000000 4396 C04  
 YOUNG POLLYANNA S  
 ROBERT HAWK JR  
 1117 SPRING GARDEN AVE  
 BERWICK, PA 18603-3517

Bill Date: 7/1/2019

Bill #: 4396

**RETURN THIS COUPON IF PAYING IN FULL**

Parcel #: 04C02 06000000

Prop. Type

Property Location and Description:

1117 SPRING GARDEN AVE  
 .218

Assessment:

L= 3,795  
 B= 17,070  
 T= 20,865

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.400	905.54
HOMESTEAD EXCLUSION	(4,490.00)	(194.91)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2019	2% Discounted Amount	696.42
If Paid By 10/31/2019	FACE Amount	710.63
If Paid After 10/31/2019	10% Penalty Amount	781.69

**Last Day to Pay: 12/31/2019**

For a receipt, return the entire bill with payment  
 and a self-addressed stamped envelope

**Office Hours:**

Monday, Tuesday, and Thursday from 9:30am - 4:00pm  
 Closed Wednesday and Friday  
 Closed Holidays

**\*\*Homestead/Farmstead Applied\*\***

*Tim*  
*Ord by Mortgage Co. for 2019*  
*Core Logic*  
*Core Logic*

*URE/163*  
*8-20*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
HAWK, POLLYANNA (et al.)

Case Number  
2019CV1367

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	1
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  <i>Works @ Auction</i>		
Warrant:			

### Serve To:

Name:	POLLYANNA HAWK
Primary Address:	1117 SPRING GARDEN AVENUE BERWICK, PA 18603
Phone:	576-394-3654
DOB:	
Alternate Address:	PARKING LOT BEHIND DOLLAR GENERAL BLOOMSBURG, PA 17815
Phone:	C.C.S.O

### Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	
Relation:	
Date:	01-17-20
Time:	3:18
Deputy:	19
Mileage:	

### Attorney / Originator:

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

### Service Attempts:

Date:	1/16/20	1/16/20	1/16/20			
Time:	9:43	13:00	14:33			
Mileage:	—	—	—			
Deputy:	6	6	6			

### Service Attempt Notes:

1. Address is vacant.
2. Called. No answer, left message.
3. Spoke w/ her via phone. Will come in 1/17/20 to pick up.
- 4.
- 5.
- 6.

HAWK, POLLYANNA

2019CV1367

1117 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
HAWK, POLLYANNA (et al.)

Case Number  
2019CV1367

## SERVICE COVER SHEET

### Service Details:

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

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	1117 SPRING GARDEN AVENUE BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	1/16/20
<b>Time:</b>	9:38
<b>Deputy:</b>	6
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

OCCUPANT

2019CV1367

1117 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
HAWK, POLLYANNA (et al.)

Case Number  
2019CV1367

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	1
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BERWICK AREA JOINT SEWER AUTH.
<b>Primary Address:</b>	1108 FREAS AVENUE BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

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

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
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### Service Attempts:

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

### Service Attempt Notes:

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

BERWICK AREA JOINT SEI

2019CV1367

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
HAWK, POLLYANNA (et al.)

Case Number  
2019CV1367

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	1
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BERWICK AREA SCHOOL DISTRICT
<b>Primary Address:</b>	500 LINE STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Kim Nespoli
<b>Relation:</b>	Receptionist
<b>Date:</b>	1/16/20
<b>Time:</b>	11:31
<b>Deputy:</b>	6
<b>Mileage:</b>	

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2019CV1367

500 LINE STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
HAWK, POLLYANNA (et al.)

Case Number  
2019CV1367

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	1
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	ROBERT HAWK, JR
<b>Primary Address:</b>	586 EAST 4TH STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	1117 SPRING GARDEN AVENUE BERWICK, PA 18603
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	ROBERT HAWK JR.		
<b>Relation:</b>	DEF		
<b>Date:</b>	1/5/20	<b>Time:</b>	1028
<b>Deputy:</b>	4	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
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### Service Attempts:

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

### Service Attempt Notes:

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

HAWK JR, ROBERT

2019CV1367

586 EAST 4TH STREET, 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.  
HAWK, POLLYANNA (et al.)

Case Number  
2019CV1367

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	1
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	DEBBIE MILLER
<b>Relation:</b>	DELL
<b>Date:</b>	1/14/20
<b>Time:</b>	1110
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
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### Service Attempts:

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

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV1367

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.  
HAWK, POLLYANNA (et al.)

Case Number  
2019CV1367

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	1
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Col
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally • <u>Adult In Charge</u> • Posted • Other
<b>Adult In Charge:</b>	MICHELLE FETTER
<b>Relation:</b>	CURIL
<b>Date:</b>	1/14/20
<b>Time:</b>	1123
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV1367 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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 01/14/20

Account:

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

Ad ID: 1188865  
Description: HAWK/YOUNG SALE  
Run Dates: 03/04/20 to 03/18/20  
Class: 2  
Agate Lines: 252  
Blind Box:

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

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/04/20	03/18/20	3	\$1,639.40

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV1367

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

WEDNESDAY, MARCH 25, 2020  
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin on the northerly right of way of Spring Garden Avenue, said pin being at the southeast corner of lands of Betty M. Watts, now or late; thence along the easterly line of lands of said Watts, now or late, North 2 degrees 50 minutes West 120.62 feet to an iron pin on the Southerly right of way of Sampson Alley; thence along the Southerly right of way of Sampson Alley South 69 degrees 40 minutes 50 seconds East 101.17 feet to an iron pin at the northwest corner of lands of Roy W. Naugle and Dorothy Naugle, now or late; thence along the westerly line of lands of said Naugle, now or late, south 2 degrees 50 minutes East, 80.81 feet to an iron pin on the northerly right of way of the aforementioned Spring Garden Avenue; thence along the northerly right of way of Spring Garden Avenue, South 87 degrees 09 minutes 10 seconds West 93.00 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin on the northerly line of Spring Garden Avenue, at the southeast corner of other land of Betty M. Watts and Jacques A. Watts, her husband; thence along the easterly line of said other land of Betty M. Watts and Jacques A. Watts, north 2 degrees 50 minutes West 120.62 feet to an iron pin in the southerly line of Sampson Alley; thence along the southerly line of Sampson Alley South 69 degrees 40 minutes 50 seconds East 5.6 feet to a corner in line of other land of Peter J. Ciampi and Barbara A. Ciampi, his wife; thence through said other land of Peter J. Ciampi and Barbara A. Ciampi, his wife, in a southerly direction to the place of BEGINNING. BEING a triangular piece of land along the westerly end of Peter J. Ciampi and Barbara A. Ciampi, his wife. BEING KNOWN AS: 1117 SPRING GARDEN AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04C-02-060-00.000  
BEING THE SAME PREMISES WHICH ROBERT W. ASHELMAN AND DEBORAH D. ASHELMAN, HUSBAND AND WIFE BY DEED DATED 10/6/2016 AND RECORDED 11/7/2016 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO. 201608682, GRANTED AND CONVEYED UNTO POLLYANNA S. YOUNG AND ROBERT HAWK, JR. WIFE AND HUSBAND.

PROPERTY ADDRESS: 1117 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-060-00.000

Seized and taken into execution to be sold as the property of POLLYANNA HAWK, ROBERT HAWK, JR. 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 PC  
PHILADELPHIA, PA

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

FREEDOM MORTGAGE CORPORATION  
10500 Kincaid Drive  
Fishers, IN 46037-9764

Plaintiff

vs.

ROBERT HAWK JR  
POLLYANNA S. YOUNG  
1117 Spring Garden Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

NO. 2019-CV-1367

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

2020 - ED - 1

**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: 1117 Spring Garden Avenue, Berwick, PA 18603**

AMOUNT DUE \$125,927.44

Interest From 01/03/2020  
to the Date of Sheriff's Sale  
at per diem rate of \$12.77

(Costs to be added)

Dated: 11/6/2020

Barbara D. Jurek *BS*  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Stephen Vitale

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

Docket No. 2019-CV-1367

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

FREEDOM MORTGAGE CORPORATION

vs.

ROBERT HAWK JR and  
POLLYANNA S. YOUNG

Mortgagor(s) and Record Owner(s)  
1117 Spring Garden Avenue, Berwick, PA 18603

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

REAL DEBT	\$125,927.44
INTEREST from 01/03/2020	
to the Date of Sheriff's Sale	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

1117 Spring Garden Avenue, Berwick, PA 18603

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



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

BEGINNING at an iron pin on the northerly right of way of Spring Garden Avenue, said pin being at the southeast corner of lands of Betty M. Watts, now or late; thence along the easterly line of lands of said Watts, now or late, North 2 degrees 50 minutes West 120.62 feet to an iron in on the Southerly right of way of Sampson Alley; thence along the Southerly right of way of Sampson Alley South 69 degrees 40 minutes 50 seconds East 101.17 feet to an iron pin at the northwest corner of lands of Roy W. Naugle and Dorothy Naugle, now or late; thence along the westerly line of lands of said Naugle, now or late, south 2 degrees 50 minutes East, 80.81 feet to an iron pin on the northerly right of way of the aforementioned Spring Garden Avenue; thence along the northerly right of way of Spring Garden Avenue, South 87 degrees 09 minutes 10 seconds West 93.00 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES:

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

BEGINNING at an iron pin in the northerly line of Spring Garden Avenue, at the southeast corner of other land of Betty M. Watts and Jacques A. Watts, her husband; thence along the easterly line of said other land of Betty M. Watts and Jacques A. Watts, north 2 degrees 50 minutes West 120.62 feet to an iron pin in the southerly line of Sampson Alley; thence along the southerly line of Sampson Alley South 69 degrees 40 minutes 50 seconds East 5.6 feet to a corner in line of other land of Peter J. Ciampi and Barbara A. Ciampi, his wife; thence through said other land of Peter J. Ciampi and Barbara A. Ciampi, his wife, in a southerly direction to the place of BEGINNING. BEING a triangular piece of land along the westerly end of Peter J. Ciampi and Barbara A. Ciampi, his wife.

BEING KNOWN AS: 1117 SPRING GARDEN AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04C-02-060-00.000

BEING THE SAME PREMISES WHICH ROBERT W. ASHELMAN AND DEBORAH D. ASHELMAN, HUSBAND AND WIFE BY DEED DATED 10/6/2016 AND RECORDED 11/7/2016 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO: 201608882, GRANTED AND CONVEYED UNTO POLLYANNA S. YOUNG AND ROBERT HAWK, JR., WIFE AND HUSBAND.

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: 1-14-2020

Re: Sheriff's Sale Advertising Dates

Freedom Mort. Corp. vs. Robert Hawk Jr and Pollyanna S. Young

No. 1 of 2020 E.D. and No. 1367 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week March 4<sup>th</sup> 2020

2<sup>nd</sup> Week March 11<sup>th</sup> 2020

3<sup>rd</sup> Week March 18<sup>th</sup> 2020

SALE DATE: March 25<sup>th</sup> 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

04C - 02 - 060 - 00, 000  
Bennick Boro

REAL ESTATE OUTLINE

ED # 2020 ED 1

DATE RECEIVED 1-6-2020  
DOCKET AND INDEX 2019 CV 1367

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u><input checked="" type="checkbox"/></u>	<i>email</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>936279</u>

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

SALE DATE March 25<sup>th</sup> TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>3-4</u>
2 <sup>ND</sup> WEEK	<u>3-11</u>
3 <sup>RD</sup> WEEK	<u>3-18</u>

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FREEDOM MORTGAGE CORPORATION  
vs.  
HAWK, POLLYANNA (et al.)

Case Number  
2019CV1367

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	1
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	1117 SPRING GARDEN AVENUE BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

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

### Attorney / Originator:

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

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

(POSTING)

2019CV1367

1117 SPRING GARDEN AVENUE, BERWICK, PA 18603 NO EXPIRATION

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

Suite 5000

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

**FREEDOM MORTGAGE CORPORATION** 2020 JAN - 6 A 11:35

10500 Kincaid Drive

Fishers, IN 46037-9764

Plaintiff

CLERK OF COURT  
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

vs.

CIVIL ACTION - LAW

**ROBERT HAWK JR**

**POLLYANNA S. YOUNG**

Mortgagor(s) and Record Owner(s)

1117 Spring Garden Avenue

Berwick, PA 18603

Defendant(s)

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1367

2020-ED-1

**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:

1117 Spring Garden Avenue  
Berwick, PA 18603

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

/ ROBERT HAWK JR  
586 East 4th Street  
Bloomsburg, PA 17815

/ POLLYANNA S. YOUNG  
1117 Spring Garden Avenue  
Berwick, PA 18603

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

ROBERT HAWK JR  
586 East 4th Street  
Bloomsburg, PA 17815

POLLYANNA S. YOUNG  
1117 Spring Garden Avenue  
Berwick, PA 18603

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

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

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

PA DEPARTMENT OF REVENUE  
X 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  
1117 Spring Garden Avenue  
Berwick, PA 18603

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

Date: 1/2/20

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  
X Nora C. Viggiano Pa. ID 320864  
\_\_\_\_ Kevin G. McDonald Pa. ID 203783  
\_\_\_\_ Brooke R. Waisbord Pa. ID 326432  
Attorneys for Plaintiff

- Hawk -

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BEING KNOWN AS: 1117 SPRING GARDEN AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04C-02-060-00.000

BEING THE SAME PREMISES WHICH ROBERT W. ASHELMAN AND DEBORAH D. ASHELMAN, HUSBAND AND WIFE BY DEED DATED 10/6/2016 AND RECORDED 11/7/2016 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO: 201608882, GRANTED AND CONVEYED UNTO POLLYANNA S. YOUNG AND ROBERT HAWK, JR., WIFE AND HUSBAND.

**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 46037-9764

Plaintiff

vs.

**ROBERT HAWK JR**  
**POLLYANNA S. YOUNG**  
Mortgagor(s) and Record Owner(s)  
1117 Spring Garden Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

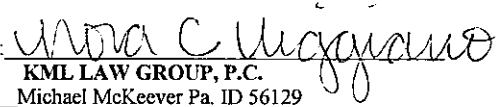
No. 2019-CV-1367

2020 - ED - 1

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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

By:

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



**KML Law Group, P.C.**

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

**FREEDOM MORTGAGE CORPORATION**

10500 Kincaid Drive  
 Fishers, IN 46037-9764

Plaintiff

vs.

**ROBERT HAWK JR**  
**POLLYANNA S. YOUNG**  
 Mortgagor(s) and Record Owner(s)  
 1117 Spring Garden Avenue  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019-CV-1367

2020 - E D - 1

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

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: YOUNG, POLLYANNA S.  
**POLLYANNA S. YOUNG**  
 1117 Spring Garden Avenue  
 Berwick, PA 18603

Your house at 1117 Spring Garden Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on March 25 2020, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$125,927.44 obtained by FREEDOM MORTGAGE CORPORATION against you.

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

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

1. The sale will be cancelled if you pay to FREEDOM MORTGAGE CORPORATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 199463FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**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 46037-9764

Plaintiff

vs.

**ROBERT HAWK JR**  
**POLLYANNA S. YOUNG**  
Mortgagor(s) and Record Owner(s)  
1117 Spring Garden Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1367

**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:

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

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ David Fein Pa. ID 82628  
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\_\_\_\_ 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. 2019CV1367

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

**WEDNESDAY, MARCH 25, 2020**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

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BEING KNOWN AS: 1117 SPRING GARDEN AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04C-02-060-00.000

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PROPERTY ADDRESS: 1117 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-060-00.000

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**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.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FREEDOM MORTGAGE CORPORATION  
Plaintiff

vs.

ROBERT HAWK JR  
POLLYANNA S. YOUNG

NO. 2019-CV-1367

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):

POLLYANNA S. YOUNG

ROBERT HAWK JR.

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 1/2/20

By: Nora C. Viggiano  
**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Alyk L. Oflazian Pa. ID 312912  
\_\_\_\_ Matthew K. Fissel Pa. ID 314567  
\_\_\_\_ Rebecca A. Solarz Pa. ID 315936  
☒ Nora C. Viggiano Pa. ID 320864  
\_\_\_\_ Kevin G. McDonald Pa. ID 203783  
\_\_\_\_ Brooke R. Waisbord Pa ID 326432

**Attorneys for Plaintiff**

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

SSN: XXX-XX-5610  
Birth Date:  
Last Name: YOUNG  
First Name: POLLYANNA  
Middle Name: S  
Status As Of: Jan-02-2020  
Certificate ID: 22T79QWWLQ04KYK

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

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

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

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

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

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

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

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

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

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

SSN: XXX-XX-5610  
Birth Date:  
Last Name: YOUNG  
First Name: POLLYANNA  
Middle Name:  
Status As Of: Jan-02-2020  
Certificate ID: P9YV8257LD5DG8H

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

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



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

SSN: XXX-XX-1854  
Birth Date:  
Last Name: HAWK  
First Name: ROBERT  
Middle Name:  
Status As Of: Jan-02-2020  
Certificate ID: RZPLGVTCKTY4SCR

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.

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Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

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

SSN: XXX-XX-1854  
Birth Date:  
Last Name: HAWK JR  
First Name: ROBERT  
Middle Name:  
Status As Of: Jan-02-2020  
Certificate ID: L9NQQMYB6CWBBB1

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
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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
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Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

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## SHORT DESCRIPTION

DOCKET # 2019-CV-1367

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1117 Spring Garden Avenue, Berwick, PA 18603

SOLD as the property of ROBERT HAWK JR and POLLYANNA S. YOUNG

TAX PARCEL #04C-02-060-00.000

ATTORNEY: KML Law Group, P.C.

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

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

January 2, 2020

RE: Docket # 2019-CV-1367

**ATTENTION: Columbia County Sheriff**

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

***ROBERT HAWK JR and POLLYANNA S. YOUNG***

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 46037-9764

Plaintiff

vs.

**ROBERT HAWK JR**

**POLLYANNA S. YOUNG**

Mortgagor(s) and Record Owner(s)  
1117 Spring Garden Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1367

**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**

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000171097

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
1150 FIRST AVENUE  
SUITE 1001  
KING OF PRUSSIA PA 19406

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## Document Receipt

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Trans #	17567	Carrier / service:	USPS Server	First-Class Mail®	1/14/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000171097

Doc Ref #: 2020ED1

Postage 5.6000

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	17565	Carrier / service:	USPS Server	First-Class Mail®	1/14/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000171073

Doc Ref #: 2020ED1

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17564	Carrier / service:	USPS Server	First-Class Mail®	1/14/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000171066

Doc Ref #: 2020ED1

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

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Trans #	17564	Carrier / service:	USPS Server	First-Class Mail®	1/14/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000171066

Doc Ref #: 2020ED1

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

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Trans #	17565	Carrier / service:	USPS Server	First-Class Mail®	1/14/2020 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000171073

Doc Ref #: 2020ED1

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17564	Carrier / service:	USPS Server	First-Class Mail®	1/14/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000171066

Doc Ref #: 2020ED1

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

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Trans #	17563	Carrier / service:	USPS Server	First-Class Mail®	1/14/2020 12:00:00 AM
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Ship to:

COMMONWEALT OF PA  
PO BOX 2675

DEPT OF WELFARE

Tracking #:	71901140006000171059
Doc Ref #:	2020ED1
Postage	5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17563	Carrier / service:	USPS Server	First-Class Mail®	1/14/2020 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000171059

Doc Ref #: 2020ED1

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

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

PAY TO THE  
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00/100

Sheriff's Office PO Box 380

Bloomsburg, PA 17815

MEMO

YOUNG; 199463FC

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January 02, 2020

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AUTHORIZED SIGNATURE

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