

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MORTGAGE RESEARCH CENTER LLC  
vs.  
JILLIAN WELCH (et al.)

Case Number  
2019CV1623

## PROPERTY ADDRESS

64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
03/13/2020	Advance Fee	Advance Fee	940148	\$0.00	\$1,350.00
03/13/2020	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/13/2020	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/13/2020	Crying Sale			\$10.00	\$0.00
03/13/2020	Docketing			\$15.00	\$0.00
03/13/2020	Levy			\$15.00	\$0.00
03/13/2020	Mailing Costs			\$42.00	\$0.00
03/13/2020	Posting Handbill			\$15.00	\$0.00
03/13/2020	Press Enterprise Inc.			\$1,658.75	\$0.00
03/13/2020	Sheriff Automation Fund			\$50.00	\$0.00
03/13/2020	Web Posting			\$100.00	\$0.00
09/04/2020	Service			\$195.00	\$0.00
09/04/2020	Service Mileage			\$24.00	\$0.00
09/04/2020	Copies			\$6.50	\$0.00
09/04/2020	Notary Fee			\$15.00	\$0.00
09/04/2020	Tax Claim Search			\$5.00	\$0.00
09/04/2020	Surcharge			\$140.00	\$0.00
09/15/2020	Continued or Cancelled Sale	Postponed to: 1/27/2021		\$10.00	\$0.00
01/14/2021	Continued or Cancelled Sale	Postponed to: 3/31/2021		\$10.00	\$0.00
02/17/2021	Continued or Cancelled Sale	Postponed to: 4/28/2021		\$10.00	\$0.00
03/26/2021	Continued or Cancelled Sale	Postponed to: 7/28/2021		\$10.00	\$0.00
07/23/2021	Continued or Cancelled Sale	Postponed to: 9/15/2021		\$10.00	\$0.00
08/24/2021	Continued or Cancelled Sale	Postponed to: 10/13/2021		\$10.00	\$0.00
10/13/2021	Continued or Cancelled Sale	Postponed to: 1/26/2022		\$10.00	\$0.00
01/25/2022	Continued or Cancelled Sale	Postponed to: 3/30/2022		\$10.00	\$0.00
				<b>\$2,403.75</b>	<b>\$1,350.00</b>
				<b>TOTAL BALANCE:</b>	<b>\$(1,053.75)</b>

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

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

(215) 627-1322  
FAX (215) 825-6456  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

January 25, 2022

SHERIFF OF COLUMBIA COUNTY  
FAX: 570-389-5625

RE: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A  
MISSOURI LIMITED LIABILITY COMPANY

vs.

JILLIAN M WELCH and SHAWN R. WELCH  
No. 2019-CV-1623  
KML File#: 200765FC

**Property Address: 64 Kachinka Hollow Road, Berwick, PA 18603**  
**Sheriff's Sale Date: January 26, 2022**  
**Sale No.**

To the Sheriff:

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

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for January 26, 2022 has been stayed and cancelled.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

cc:

JILLIAN M WELCH - 112 East First Street, Mifflinville, PA 18631  
SHAWN R. WELCH - PO Box 34, Scottsmeer, FL 32775

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

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
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(215) 627-1322  
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January 25, 2022

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A  
MISSOURI LIMITED LIABILITY COMPANY

vs.

JILLIAN M WELCH and SHAWN R. WELCH

No. 2019-CV-1623

KML File#: 200765FC

**Property Address: 64 Kachinka Hollow Road, Berwick, PA 18603**

**Sheriff's Sale Date: October 13, 2021**

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for January 26, 2022 for (60 days)  
to March 30, 2022. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

cc:

JILLIAN M WELCH - 112 East First Street, Mifflinville, PA 18631

SHAWN R. WELCH - PO Box 34, Scottsmeer, FL 32775

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<b><u>Plaintiff</u></b>	<b><u>Defendant</u></b>
MORTGAGE RESEARCH CENTER LLC	JILLIAN WELCH SHAWN WELCH

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

**Sheriff's Sale Date:** Wednesday, January 26, 2022

**Writ of Execution No. :** 2019CV1623

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

**Location of the real estate:** 64 KACHINKA HOLLOW ROAD, 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.		\$1,658.75
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		\$195.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$6.50
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$140.00
Continued or Cancelled Sale	Postponed to: 1/27/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 3/31/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 4/28/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 7/28/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 9/15/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 10/13/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 1/26/2022	\$10.00

**Total Sheriff Costs** **\$2,588.75**

## Distribution Costs

Recording Fees	\$71.75
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**Total Distribution Costs** **\$71.75**

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

Location of the real estate: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

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**Grand Total:**

**\$2,660.50**

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

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

MORTGAGE RESEARCH CENTER LLC VS. JILLIAN & SHAWN WELCH

NO. 22-2020 ED

NO. 1623-2019 JD

DATE/TIME OF SALE: JANUARY 26, 2022 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

\_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

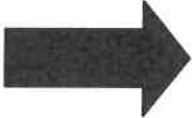
LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS A MISSOURI LIMITED LIABILITY COMPANY		COURT NUMBER 2019-CV-1623
DEFENDANT/S/ JILLIAN M WELCH and SHAWN R. WELCH		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE SHAWN R. WELCH
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 64 Kachinka Hollow Road, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

**PLEASE SERVE DEFENDANT PERSONALLY OR PERSON IN CHARGE**

SIGNATURE OF ATTORNEY <i>Michael T. McKeever</i>	Telephone Number 215-627-1322 Service Department 215-825-6345	DATE November 24, 2021
ADDRESS OF ATTORNEY  KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106		

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

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

**MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS  
 UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY  
 COMPANY**

425 Phillips Blvd  
 Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH  
 SHAWN R. WELCH**

Mortgagor(s) and Record Owner(s)  
 64 Kachinka Hollow Road  
 Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019-CV-1623

**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: WELCH, SHAWN R.  
**SHAWN R. WELCH**  
 64 Kachinka Hollow Road

Berwick, PA 18603

Your house at 64 Kachinka Hollow Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Wednesday, January 26, 2022, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$260,970.91 obtained by MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY 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 MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, 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 200765FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).



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

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

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

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION

MORTGAGE RESEARCH CENTER, LLC  
D/B/A VETERANS UNITED HOME  
LOANS, A MISSOURI LIMITED  
LIABILITY COMPANY

Plaintiff

vs.

JILLIAN M WELCH  
SHAWN R. WELCH

Defendant(s)

No. 2019-CV-1623

**ORDER**

AND NOW, this 12th day of October 2021, upon  
consideration of the Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby

**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff's Sale of  
the subject property, located at 64 Kachinka Hollow Road, Berwick, PA 18603 is postponed until  
January 26, 2022, without need for further notice, costs and advertising, *except that Print. 66*

*shall serve (properly) this  
order on Defendants.*

BY THE COURT:



J.

FILED  
PROTHONOTARY  
2021 OCT 12 P 3:59  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

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

ATTORNEYS AT LAW

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SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

(215) 627-1322  
FAX (215) 825-6456  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

October 12, 2021

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A  
MISSOURI LIMITED LIABILITY COMPANY

vs.

JILLIAN M WELCH and SHAWN R. WELCH

No. 2019-CV-1623

KML File#: 200765FC

**Property Address: 64 Kachinka Hollow Road, Berwick, PA 18603**

**Sheriff's Sale Date: October 13, 2021**

**Sale No.**

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for October 13, 2021 to January 26, 2022. We are in the process of filing a petition to postpone and we will provide you with the order as soon as it becomes available. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION

MORTGAGE RESEARCH CENTER, LLC  
D/B/A VETERANS UNITED HOME  
LOANS, A MISSOURI LIMITED  
LIABILITY COMPANY

Plaintiff

vs.

JILLIAN M WELCH  
SHAWN R. WELCH

Defendant(s)

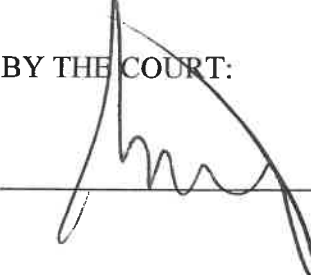
No. 2019-CV-1623

ORDER

AND NOW, this 23rd day of August 2021, upon  
consideration of the Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby

**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff's Sale of  
the subject property, located at 64 Kachinka Hollow Road, Berwick, PA 18603 is postponed until  
October 13, 2021, without need for further notice, costs and advertising.

BY THE COURT:



J.

FILED  
PROTHONOTARY  
2021 AUG 24 P 1:06  
CLERK OF COURTS  
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION

MORTGAGE RESEARCH CENTER, LLC  
D/B/A VETERANS UNITED HOME  
LOANS, A MISSOURI LIMITED  
LIABILITY COMPANY

Plaintiff

vs.

JILLIAN M WELCH  
SHAWN R. WELCH

Defendant(s)

No. 2019-CV-1623

ORDER

AND NOW, this 22nd day of July 2021, upon  
consideration of the Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby

**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff's Sale of  
the subject property, located at 64 Kachinka Hollow Road, Berwick, PA 18603 is postponed until  
September 15, 2021, without need for further notice, costs and advertising.

BY THE COURT:

15/ Mary E. Norton J.

FILED  
PROTHONOTARY  
2021 JUL 23 A 8:39  
CLERK OF COURTS  
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION

MORTGAGE RESEARCH CENTER, LLC  
D/B/A VETERANS UNITED HOME  
LOANS, A MISSOURI LIMITED  
LIABILITY COMPANY

Plaintiff

vs.

JILLIAN M WELCH  
SHAWN R. WELCH

Defendant(s)

No. 2019-CV-1623

ORDER

AND NOW, this 22nd day of July 2021, upon  
consideration of the Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby

**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff's Sale of  
the subject property, located at 64 Kachinka Hollow Road, Berwick, PA 18603 is postponed until  
September 15, 2021, without need for further notice, costs and advertising.

BY THE COURT:



J.

FILED  
PROTHONOTARY  
2021 JUL 23 A 8:39  
CLERK OF COURTS  
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION

MORTGAGE RESEARCH CENTER, LLC  
D/B/A VETERANS UNITED HOME  
LOANS, A MISSOURI LIMITED  
LIABILITY COMPANY

Plaintiff

vs.

JILLIAN M WELCH  
SHAWN R. WELCH

Defendant(s)

No. 2019-CV-1623

ORDER

AND NOW, this 26<sup>th</sup> day of March 2021, upon  
consideration of the Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby

**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff's Sale of  
the subject property, located at 64 Kachinka Hollow Road, Berwick, PA 18603 is postponed until July  
28, 2021, without need for further notice, costs and advertising.

BY THE COURT:

1-1 Mary E. Norton J.

FILED  
MAR 26 2021  
CLERK OF COURT  
COLUMBIA COUNTY, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION

MORTGAGE RESEARCH CENTER, LLC  
D/B/A VETERANS UNITED HOME  
LOANS, A MISSOURI LIMITED  
LIABILITY COMPANY

Plaintiff

vs.

JILLIAN M WELCH  
SHAWN R. WELCH

Defendant(s)

No. 2019-CV-1623

ORDER

AND NOW, this 26th day of March 2021, upon  
consideration of the Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby

**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff's Sale of  
the subject property, located at 64 Kachinka Hollow Road, Berwick, PA 18603 is postponed until July  
28, 2021, without need for further notice, costs and advertising.

BY THE COURT:



FILED  
NOTARIAL  
2021 MAR 26 P 3:33  
CLERK OF COURT  
COLUMBIA COUNTY, PA



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISIONMORTGAGE RESEARCH CENTER, LLC  
D/B/A VETERANS UNITED HOME  
LOANS, A MISSOURI LIMITED  
LIABILITY COMPANY

Plaintiff

vs.

JILLIAN M WELCH  
SHAWN R. WELCH

Defendant(s)

No. 2019-CV-1623

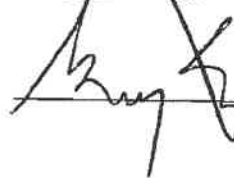
FILED  
PROTHONOTARY  
2021 FEB 17 A 9:54  
CLERK OF COURTS  
COUNTY OF COLUMBIAORDER

AND NOW, this 16 day of February 2021, upon  
consideration of the Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby

**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff's Sale of  
the subject property, located at 64 Kachinka Hollow Road, Berwick, PA 18603 is postponed until April,  
28, 2021, ~~without need for further notice, costs and advertising.~~ Proper notice, except

advertising, shall be provided by the Plaintiff.

BY THE COURT:



J.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION

MORTGAGE RESEARCH CENTER, LLC  
D/B/A VETERANS UNITED HOME  
LOANS, A MISSOURI LIMITED  
LIABILITY COMPANY

Plaintiff

vs.

JILLIAN M WELCH  
SHAWN R. WELCH

Defendant(s)

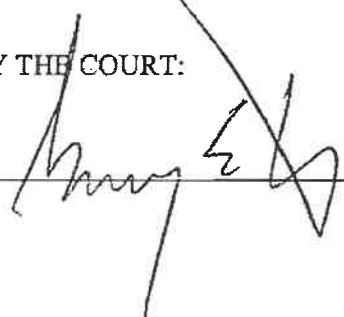
No. 2019-CV-1623

FILED  
PROTHONOTARY  
2021 JAN 14 A 8:51  
CLERK OF COURT  
COUNTY OF COLUMBIA

ORDER

AND NOW, this 13th day of January 2021, upon  
consideration of the Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby  
**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff's Sale of  
the subject property, located at 64 Kachinka Hollow Road, Berwick, PA 18603 is postponed until March  
31, 2021, without need for further notice, costs and advertising.

BY THE COURT:

  
J.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION

MORTGAGE RESEARCH CENTER, LLC  
D/B/A VETERANS UNITED HOME  
LOANS, A MISSOURI LIMITED  
LIABILITY COMPANY

Plaintiff

vs.

JILLIAN M WELCH  
SHAWN R. WELCH

Defendant(s)

No. 2019-CV-1623

FILED  
PROTHONOTARY  
CLERK OF COURT  
COUNTY OF COLUMBIA

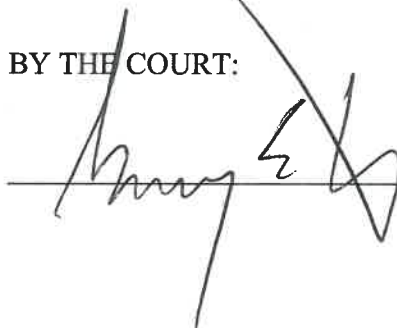
2021 JAN 14 A 8:57

ORDER

AND NOW, this 13th day of January, 2021, upon  
consideration of the Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby

**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff's Sale of  
the subject property, located at 64 Kachinka Hollow Road, Berwick, PA 18603 is postponed until March  
31, 2021, without need for further notice, costs and advertising.

BY THE COURT:

  
J.

CCSD

JAN 14 '21 AM 8:15

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL TRIAL DIVISION

MORTGAGE RESEARCH CENTER, LLC  
D/B/A VETERANS UNITED HOME  
LOANS, A MISSOURI LIMITED  
LIABILITY COMPANY

Plaintiff

vs.

JILLIAN M WELCH  
SHAWN R. WELCH

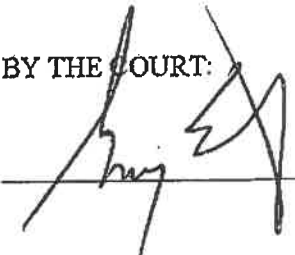
Defendant(s)

No. 2019-CV-1623

ORDER

AND NOW, this 9th day of September 2020, upon  
consideration of the Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby  
**ORDERED** and **DECREED** that the Plaintiff's Motion is **GRANTED**, and the Sheriff's Sale of  
the subject property, located at 64 Kachinka Hollow Road, Berwick, PA 18603 is postponed until  
January 27, 2021, without need for further notice, costs and advertising.

BY THE COURT:

  
J.

FILED  
PROTHONOTARY  
2020 SEP 11 P 1:08  
CLERK OF COURTS  
COUNTY OF COLUMBIA

# SHERIFF'S SALE COST SHEET

1623-19  
22-20

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>455.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>168.75</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1908.75</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0-</u>	

TOTAL COSTS (OPENING BID) \$ 2590.50

TIMOTHY T CHAMBERLAIN, Sheriff  
OKLAHOMA COUNTY Prisoner

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

**MORTGAGE RESEARCH CENTER, LLC**  
**D/B/A VETERANS UNITED HOME LOANS, A**  
**MISSOURI LIMITED LIABILITY COMPANY**  
425 Phillips Blvd  
Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH**  
**SHAWN R. WELCH**  
Mortgagor(s) and Record Owner(s)  
64 Kachinka Hollow Road  
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-CV-1623

**DOCUMENT: AFFIDAVIT PURSUANT  
TO RULE 3129.1**

**FILED ON BEHALF OF:**

MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A  
MISSOURI LIMITED LIABILITY COMPANY

**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)

200765FC  
Sale Date: 09/09/2020  
\$260,970.91

ATTORNEY FOR PLAINTIFF

**MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY**

Plaintiff

vs.

**JILLIAN M WELCH  
SHAWN R. WELCH**

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-1623

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

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

- (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ( ) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ( ) 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: 08/19/2020

KML Law Group, P.C.

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





# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MORTGAGE RESEARCH CENTER LLC  
vs.  
JILLIAN WELCH (et al.)

Case Number  
2019CV1623

## SHERIFF'S RETURN OF SERVICE

03/13/2020 04:00 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE LARUE SNESS HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JILLIAN WELCH AT 112 EAST FIRST STREET, MIFFLINVILLE, PA 18631.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 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 MARCH, 2020



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

(c) CountySuite Sheriff, Teleassist, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MORTGAGE RESEARCH CENTER LLC  
vs.  
JILLIAN WELCH (et al.)

Case Number  
2019CV1623

## SHERIFF'S RETURN OF SERVICE

03/16/2020 11:43 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: SHAWN WELCH AT 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 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 MARCH, 2020



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

(c) CountySuite Sheriff, Telesoft, Inc.

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

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
April 24, 2020



List Number of Pieces  
Listed by Sender

16

Total Number of Pieces  
Received at Post office

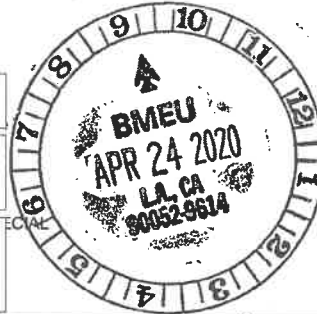
Postmaster:  
Name of receiving employee

Dated:

Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
1	535922	2353346640	UNIFUND CCR, LLC c/o Demetrios H. Tsarouhis, Esquire 21 S. 9Th Street Suite 200 Allentown, PA 18102	\$0.650	\$0.43
2	535920	2353346641	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.43
3	535919	2353346642	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.43

5	535923	2353346644	VELOCITY INVESTMENTS, LLC 1800 Route 34 North, Building 3 Suite 305 Wall, NJ 07719	\$0.650	\$0.43
6	535917	2353346645	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.43
7	535921	2353346646	TENANTS/OCCUPANTS 64 Kachinka Hollow Road Berwick, PA 18603	\$0.650	\$0.43

10	535918	2353346649	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
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Totals



**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

**MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY**

425 Phillips Blvd  
Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH  
SHAWN R. WELCH**

Mortgagor(s) and Record Owner(s)  
64 Kachinka Hollow Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1623

**AFFIDAVIT PURSUANT TO RULE 3129**

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth the following information concerning the real property located at:

64 Kachinka Hollow Road  
Berwick, PA 18603

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

JILLIAN M WELCH  
112 East First Street  
Mifflinville, PA 18631

SHAWN R. WELCH  
64 Kachinka Hollow Road  
Berwick, PA 18603

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

JILLIAN M WELCH  
112 East First Street  
Mifflinville, PA 18631

SHAWN R. WELCH  
64 Kachinka Hollow Road  
Berwick, PA 18603

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

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



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

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

VELOCITY INVESTMENTS, LLC  
1800 Route 34 North, Building 3 Suite 305  
Wall, NJ 07719

UNIFUND CCR, LLC  
c/o Demetrios H. Tsarouhis, Esquire  
21 S. 9Th Street Suite 200  
Allentown, PA 18102

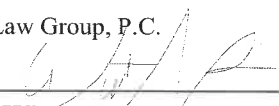
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has or may have any record interest in or record lien on the Property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff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

TENANTS/OCCUPANTS  
64 Kachinka Hollow Road  
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.

DATED: 08/19/2020

KML Law Group, P.C.

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

For inquiries, please contact:

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



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

**MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY**  
425 Phillips Blvd  
Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH  
SHAWN R. WELCH**  
Mortgagor(s) and Record Owner(s)  
64 Kachinka Hollow Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1623

**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. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

☒ Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**



**IN THE SUPREME COURT OF PENNSYLVANIA  
WESTERN DISTRICT**

IN RE: GENERAL STATEWIDE  
JUDICIAL EMERGENCY

: No. 531 Judicial Administration Docket  
:  
:

**ORDER**

**PER CURIAM**

**AND NOW**, this 16th day of March, 2020, pursuant to Rule of Judicial Administration 1952(A), this Court DECLARES a general, statewide judicial emergency until April 14, 2020, on account of COVID-19. The Court deems it necessary for the Pennsylvania Judiciary to consider -- on a district-by-district basis -- the appropriate measures to be taken to safeguard the health and safety of court personnel, court users, and members of the public.

1. Accordingly, President Judges are AUTHORIZED to declare judicial emergencies in their judicial districts through April 14, 2020, or for part of that period, should they deem it appropriate for the protection of the health and safety of court personnel, court users, and others. Local declarations shall be transmitted to the State Court Administrator on a form substantially similar to the attached. The declarations shall become effective immediately upon the State Court Administrator's transmittal to the Supreme Court Prothonotary and upon sufficient publication arranged by the President Judge. To constitute sufficient publication, the President Judge shall ensure that the declaration is:



- A. Posted on the entry doors of the county courthouse of the judicial district and of all magisterial district courts within the judicial district;
- B. Posted on the judicial district's website; and
- C. Transmitted via e-mail to the local county bar association or associations, with the request that such associations promptly forward the notice to all members.

2. Upon the declaration of a judicial emergency in a particular judicial district, the President Judge SHALL HAVE THE AUTHORITY:

- A. To suspend time calculations for the purposes of time computation relevant to court cases or other judicial business, as well as time deadlines, subject to constitutional restrictions;
- B. To authorize additional uses of advanced communication technology to conduct court proceedings, subject to constitutional restrictions; and
- C. To take any action permitted pursuant to Rule of Judicial Administration 1952(B)(2).

3. With reference to paragraph 2(A), the President Judge specifically SHALL HAVE THE AUTHORITY to suspend the operation of Rule of Criminal Procedure 600 within a judicial district. Such suspension shall be immediately effective if a statement of intention to implement a suspension is included in the declaration of a local judicial emergency. The purport of the suspension will be that the time period of the local judicial emergency (or a shorter time period if specified) shall be excluded from the time





computation under Rule of Criminal Procedure 600(C). Nothing in this Order or its local implementation shall affect a criminal defendant's right to a speedy trial under the United States and Pennsylvania Constitutions, albeit that the circumstances giving rise to this Order and the suspension may be relevant to the constitutional analysis.

4. Within 24 hours of taking any action as authorized in Paragraph 2 of this order, the President Judge shall, to the extent practicable, provide notice of the action in the manner specified in Paragraph 1(A)-(C) of this order.

5. President Judges in judicial districts operating under a declaration of judicial emergency are to comply with the obligations under Rule of Judicial Administration 1952(B)(3), (B)(5), and any other pertinent provision, where implicated.

6. President Judges in judicial districts operating under a declaration of judicial emergency shall arrange for the provision of essential judicial services, including, by way of example, arraignments and bail establishment hearings, protection from abuse act proceedings, where absent such proceedings there would be a threat of domestic violence, and/or injunction proceedings, where absent such proceedings there would be the threat of irreparable harm.

7. To the extent a President Judge seeks the temporary suspension or modification of statewide court rules as applied to any case or cases in the judicial district, beyond that already permitted under this order, see Pa.R.J.A. 1952(B)(2)(m), the President Judge is to submit an application to such effect to the Supreme Court Prothonotary, with submissions being directed to the district office of the Prothonotary applicable to the President Judge's judicial district. Such applications shall specifically identify the rule or rules at issue and provide justification for the request. To the extent



practicable under the circumstances, notice of the request for suspension or modification of statewide court rules shall be provided in accordance with Paragraph 1(A)-(C) of this order, as well as Rule of Judicial Administration 1952(C)(5).

8. In judicial districts that operate under a declaration of judicial emergency, the President Judge shall provide notice in accordance with Paragraph 1(A)-(C), and to the State Court Administrator, when normal court operations are resumed. This notification shall be provided within 24 hours of the resumption of normal court operations.



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

**MORTGAGE RESEARCH CENTER, LLC**  
**D/B/A VETERANS UNITED HOME LOANS, A**  
**MISSOURI LIMITED LIABILITY COMPANY**  
Plaintiff

vs.

**JILLIAN M WELCH**  
**SHAWN R. WELCH**  
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-1623

**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.

JILLIAN M WELCH, Defendant  
112 East First Street, Mifflinville, PA 18631

SHAWN R. WELCH, Defendant  
64 Kachinka Hollow Road, 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


UNIFUND CCR, LLC c/o Demetrios H. Tsarouhis, Esquire 21 S. 9Th Street Suite 200 Allentown, PA 18102

VELOCITY INVESTMENTS, LLC 1800 Route 34 North, Building 3 Suite 305 Wall, NJ 07719

TENANTS/OCCUPANTS 64 Kachinka Hollow Road 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

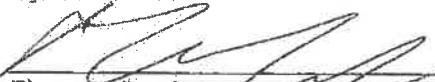
IN THE COURT OF COMMON  
PLEAS FOR THE 26<sup>TH</sup>  
JUDICIAL DISTRICT,  
COLUMBIA/MONTGOMERY COUNTY  
BRANCH, PENNSYLVANIA  
CIVIL ACTION - LAW  
CASE NO: of 2020  
#1-MV-

SPECIAL ORDER OF COURT  
ENTERED 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.J.

2020 JUL 14 P 12:38

FILED  
CLERK OF COURT  
MONTGOMERY COUNTY

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

**MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY**  
425 Phillips Blvd  
Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH  
SHAWN R. WELCH**  
Mortgagor(s) and Record Owner(s)  
64 Kachinka Hollow Road, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1623

**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**

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.

Ad Text: SHAWN R WELCH SHERIFF SALE

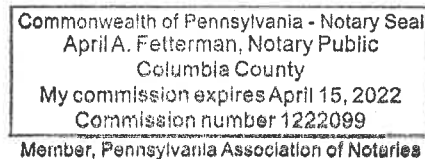
Date(s) Published: 5/6/2020, 5/13/2020, 5/20/2020

*James T Micklow*

Sworn and subscribed to before me  
this 29 day of MAY 20 20.

*April A. Fetterman*

(Notary Public)



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

## SHORT DESCRIPTION

DOCKET # 2019-CV-1623

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 64 Kachinka Hollow Road, Berwick, PA 18603

SOLD as the property of JILLIAN M WELCH and SHAWN R. WELCH

TAX PARCEL #07-09-A-034-00-000

ATTORNEY: KML Law Group, P.C.

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

**MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY**  
425 Phillips Blvd  
Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH  
SHAWN R. WELCH**  
Mortgagor(s) and Record Owner(s)  
64 Kachinka Hollow Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1623

**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 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

**MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY**  
425 Phillips Blvd  
Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH  
SHAWN R. WELCH**  
Mortgagor(s) and Record Owner(s)  
64 Kachinka Hollow Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1623

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

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

By: 

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

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**

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:

Re: Sheriff's Sale Advertising Dates

Mortgage Research Center vs. Jillian M. & Shawn R. Welch  
No. 22 of 2020 E.D. and No. 1623 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week May 6

2<sup>nd</sup> Week May 13

3<sup>rd</sup> Week May 20

SALE DATE: May 27 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner of the East side of Legislative Route No. 19044, leading from Martzville to Jonestown, at the Southwest corner of Lot No. 9, now or formerly owned by W. Langin; THENCE along line of land now or late of said Langin, North 89 degrees 23 minutes East, a distance of 183.73 feet to an iron pin corner at the Southeast corner of said Langin; THENCE continuing along the Easterly line of Langin, North 07 degrees 49 minutes East, a distance of 100 feet to an iron pin corner of line of land now or late of J. Welsh; THENCE along line of Welsh, North 89 degrees 19 minutes East, a distance of 341.14 feet to an iron pin corner in line of land now or late of W. Pogue; THENCE along line of land now or late of Pogue, South 08 degrees 04 minutes West, a distance of 444.55 feet to an iron pin corner in line of land now or late of Arthur Champlin; THENCE along line of Champlin and other land of former grantors in chain of title, North 87 degrees 04 minutes West, a distance of 337.00 feet to an iron pin corner, at the Southeast corner of Lot No. 6, now or formerly owned by A. West; THENCE along the Easterly line of Lot No. 6 owned by A. West and Lot No. 7 and Lot No. 8 owned now or late of L. Ratamess to an iron pin corner at the Northeast of Lot No. 8; THENCE along the Northerly line of Lot No. 8, South 89 degrees 23 minutes West, a distance of 182.43 feet to an iron pin corner on the East side of the aforementioned public road; THENCE along said public road, North 04 degrees 07 minutes East, a distance of 20.07 feet to the place of beginning.

ABOVE DESCRIPTION ALSO DESCRIBES a twenty feet wide strip of land running in an East and West direction between Lot No. 8 and Lot No. 9 from the Pennsylvania Legislative Route No. 19044 for a distance of 183 feet more or less connecting said public road the additional acreage of 3.376 acres included in the above described parcel of land. It being the intention of this Deed to convey to the Grantees said twenty feet wide strip, plus 3.376 acres in accordance to a survey prepared by A. Carl Wolge, P.E., dated August 1971.

BEING KNOWN AS: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

PROPERTY ID NUMBER: 07-09-A-034-00-000

BEING THE SAME PREMISES WHICH CHERYL N. HUNT, UNMARRIED BY DEED DATED 6/17/2016 AND RECORDED 6/20/2016 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO 201604712, GRANTED AND CONVEYED UNTO SHAWN R. WELCH AND JILLIAN M. WELCH, MARRIED.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MORTGAGE RESEARCH CENTER LLC  
vs.  
JILLIAN WELCH (et al.)

Case Number  
2019CV1623

## SHERIFF'S RETURN OF SERVICE

04/21/2020 12:10 PM - DEPUTY JESSICA SURKIN, 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 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


April 22, 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

22ND day of APRIL, 2020



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MORTGAGE RESEARCH CENTER LLC  
vs.  
JILLIAN WELCH (et al.)

Case Number  
2019CV1623

## SHERIFF'S RETURN OF SERVICE

03/13/2020 04:00 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE LARUE SNESS HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JILLIAN WELCH AT 112 EAST FIRST STREET, MIFFLINVILLE, PA 18631.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 17, 2020

### NOTARY

Affirmed and subscribed to before me this

17TH day of MARCH, 2020

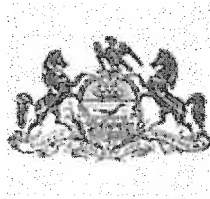
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MORTGAGE RESEARCH CENTER LLC  
vs.  
WELCH, JILLIAN (et al.)

Case Number  
2019CV1623

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 64 KACHINKA HOLLOW ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2019CV1623

64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MORTGAGE RESEARCH CENTER LLC  
vs.  
WELCH, JILLIAN (et al.)

Case Number  
2019CV1623

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 64 KACHINKA HOLLOW ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4/21/20

Time: 12:10

Deputy: 8

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2019CV1623

64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
FOGLEMAN, JEAN (et al.)

Case Number  
2020CV137

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	24
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Cou
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<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>	Michelle Fryed		
<b>Relation:</b>	Clerk (stand in)		
<b>Date:</b>	3/16/20	<b>Time:</b>	14:15
<b>Deputy:</b>	8	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
-------------------------------------	----------------------------

### 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. \_\_\_\_\_

DOMESTIC RELATIONS OF 2020CV137 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MORTGAGE RESEARCH CENTER LLC  
vs.  
JILLIAN WELCH (et al.)

Case Number  
2019CV1623

## SHERIFF'S RETURN OF SERVICE

03/16/2020 11:43 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: SHAWN WELCH AT 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 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

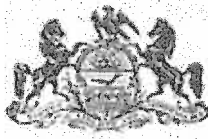
17TH day of MARCH, 2020



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MORTGAGE RESEARCH CENTER LLC  
vs.  
WELCH, JILLIAN (et al.)

Case Number  
2019CV1623

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 22

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: JILLIAN WELCH

Primary Address: 112 EAST FIRST STREET  
MIFFLINVILLE, PA 18631

Phone: DOB: Here

Alternate Address: 64 KACHINKA HOLLOW ROAD  
BERWICK, PA 18603

Phone: Back

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Large Shess

Relation: Husband

Date: 3/13/20

Time: 16:00

Deputy: 6

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date: 3/13/20

Time: 15:42

Mileage: —

Deputy: 6

### Service Attempt Notes:

1. No answer, L/C.

2.

3.

4.

5.

6.

WELCH, JILLIAN

2019CV1623

112 EAST FIRST STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MORTGAGE RESEARCH CENTER LLC  
vs.  
WELCH, JILLIAN (et al.)

Case Number  
2019CV1623

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 22

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: SHAWN WELCH

Primary Address: 64 KACHINKA HOLLOW ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation: Def

Date: 3/16/20

Time: 11:43

Deputy: 6

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:	3/13/20	3/16/20				
Time:	14:41	10:33				
Mileage:	—	—				
Deputy:	6	6	3	4	5	8

### Service Attempt Notes:

1. No answer, L/C.
2. No answer, L/C.
- 3.
- 4.
- 5.
- 6.

WELCH, SHAWN

2019CV1623

64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MORTGAGE RESEARCH CENTER LLC  
vs.  
WELCH, JILLIAN (et al.)

Case Number  
2019CV1623

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	22
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Co.
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<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>	Margaret Hughes
<b>Relation:</b>	Conference officer
<b>Date:</b>	03-17-2020
<b>Time:</b>	1:55pm
<b>Deputy:</b>	19
<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. \_\_\_\_\_

DOMESTIC RELATIONS OF 2019CV1623 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MORTGAGE RESEARCH CENTER LLC  
vs.  
WELCH, JILLIAN (et al.)

Case Number  
2019CV1623

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	22
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/27/2020 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>	Deb Miller		
<b>Relation:</b>	Clerk		
<b>Date:</b>	03-17-2020	<b>Time:</b>	2:48 pm
<b>Deputy:</b>	19	<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.	

COLUMBIA COUNTY TAX C

2019CV1623

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY  
425 Phillips Blvd  
Ewing, NJ 08618

Plaintiff

vs.

JILLIAN M WELCH  
SHAWN R. WELCH  
64 Kachinka Hollow Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

NO. 2019-CV-1623

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

**WRIT OF EXECUTION**

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

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

**PREMISES: 64 Kachinka Hollow Road, Berwick, PA 18603**

AMOUNT DUE \$260,970.91

Interest From 03/04/2020  
to the Date of Sheriff's Sale  
*at per diem rate of \$26.26*

(Costs to be added)

Dated:

3/5/2020

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

Deputy

[Signature]

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1st Monday in 2024**

Docket No. 2019-CV-1623

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY

vs.

JILLIAN M WELCH and  
SHAWN R. WELCH

Mortgagor(s) and Record Owner(s)  
64 Kachinka Hollow Road, Berwick, PA 18603

Complaint \$134.75 pd  
Judgment \$25.00 pd  
Writ \$25.00 pd  
Satisfy \$10.00  
Sheriff

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

REAL DEBT	\$260,970.91
INTEREST from 03/04/2020	
to the Date of Sheriff's Sale	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

64 Kachinka Hollow Road, Berwick, PA 18603

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

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

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner of the East side of Legislative Route No. 19044, leading from Martzville to Jonestown, at the Southwest corner of Lot No. 9, now or formerly owned by W. Langin; THENCE along line of land now or late of said Langin, North 89 degrees 23 minutes East, a distance of 183.73 feet to an iron pin corner at the Southeast corner of said Langin; THENCE continuing along the Easterly line of Langin, North 07 degrees 49 minutes East, a distance of 100 feet to an iron pin corner of line of land now or late of J. Welsh; THENCE along line of Welsh, North 89 degrees 19 minutes East, a distance of 341.14 feet to an iron pin corner in line of land now or late of W. Pogue; THENCE along line of land now or late of Pogue, South 08 degrees 04 minutes West, a distance of 444.55 feet to an iron pin corner in line of land now or late of Arthur Champlin; THENCE along line of Champlin and other land of former grantors in chain of title, North 87 degrees 04 minutes West, a distance of 337.00 feet to an iron pin corner, at the Southeast corner of Lot No. 6, now or formerly owned by A. West; THENCE along the Easterly line of Lot No. 6 owned by A. West and Lot No. 7 and Lot No. 8 owned now or late of L. Ratamess to an iron pin corner at the Northeast of Lot No. 8; THENCE along the Northerly line of Lot No. 8, South 89 degrees 23 minutes West, a distance of 182.43 feet to an iron pin corner on the East side of the aforementioned public road; THENCE along said public road, North 04 degrees 07 minutes East, a distance of 20.07 feet to the place of beginning.

ABOVE DESCRIPTION ALSO DESCRIBES a twenty feet wide strip of land running in an East and West direction between Lot No. 8 and Lot No. 9 from the Pennsylvania Legislative Route No. 19044 for a distance of 183 feet more or less connecting said public road the additional acreage of 3.376 acres included in the above described parcel of land. It being the intention of this Deed to convey to the Grantees said twenty feet wide strip, plus 3.376 acres in accordance to a survey prepared by A. Carl Wolge, P.E., dated August 1971.

BEING KNOWN AS: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

PROPERTY ID NUMBER: 07-09-A-034-00-000

BEING THE SAME PREMISES WHICH CHERYL N. HUNT, UNMARRIED BY DEED DATED 6/17/2016 AND RECORDED 6/20/2016 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO 201604712, GRANTED AND CONVEYED UNTO SHAWN R. WELCH AND JILLIAN M. WELCH, MARRIED.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MORTGAGE RESEARCH CENTER LLC  
vs.  
WELCH, JILLIAN (et al.)

Case Number  
2019CV1623

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	22
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/27/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Joan M. Rothery
<b>Primary Address:</b>	122 Twin Church Road Berwick, PA 18603
<b>Phone:</b>	570-759-2118
<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>	3/13/20					
<b>Time:</b>	14:46					
<b>Mileage:</b>	—					
<b>Deputy:</b>	6	2	3	4	5	6

### Service Attempt Notes:

1. No longer Tax Collector
- 2.
- 3.
- 4.
- 5.
- 6.

ROTHERY, JOAN M.

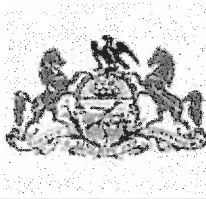
2019CV1623

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MORTGAGE RESEARCH CENTER LLC  
vs.  
WELCH, JILLIAN (et al.)

Case Number  
2019CV1623

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 22

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/27/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 64 KACHINKA HOLLOW ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Shawn Welch

Relation: Owner

Date: 3/16/20 Time: 11:43

Deputy: 6 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

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

### Service Attempt Notes:

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

OCCUPANT

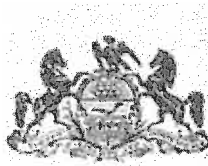
2019CV1623

64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNSYLVANIA HOUSING FINANCE AGENCY  
vs.  
FOGLEMAN, JEAN (et al.)

Case Number  
2020CV137

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	24
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/27/2020 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>	Sherry Evans
<b>Relation:</b>	Clerk
<b>Date:</b>	3/16/20
<b>Time:</b>	13:15
<b>Deputy:</b>	8
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PURCELL, KRUG & HALLER	<b>Phone:</b> 717-234-4178
-------------------------------------	----------------------------

### 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. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2020CV137

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV1623

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

**WEDNESDAY, MAY 27, 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 and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner of the East side of Legislative Route No. 19044, leading from Martzville to Jonestown, at the Southwest corner of Lot No. 9, now or formerly owned by W. Langin; -THENCE along line of land now or late of said Langin, North 89 degrees 23 minutes East, a distance of 183.73 feet to an iron pin corner at the Southeast corner of said Langin; THENCE continuing along the Easterly line of Langin, North 07 degrees 49 minutes East, a distance of 100 feet to an iron pin corner of line of land now or late of J. Welsh;

THENCE along line of Welsh, North 89 degrees 19 minutes East, a distance of 341.14 feet to an iron pin corner in line of land now or late of W. Pogue; THENCE along line of land now or late of Pogue, South 08 degrees 04 minutes West, a distance of 444.55 feet to an iron pin corner in line of land now or late of Arthur Champlin;

THENCE along line of Champlin and other land of former grantors in chain of title, North 87 degrees 04 minutes West, a distance of 337.00 feet to an iron pin corner, at the Southeast corner of Lot No. 6, now or formerly owned by A. West; THENCE along the Easterly line of Lot No. 6 owned by A. West and Lot No. 7 and Lot No. 8 owned now or late of L.

Ratamess to an iron pin corner at the Northeast of Lot No. 8; THENCE along the Northerly line of Lot No. 8, South 89 degrees 23 minutes West, a distance of 182.43 feet to an iron pin corner on the East side of the aforementioned public road; THENCE along said public road, North 04 degrees 07 minutes East, a distance of 20.07 feet to the place of beginning.

ABOVE DESCRIPTION ALSO DESCRIBES a twenty feet wide strip of land running in an East and West direction between Lot No. 8 and Lot No. 9 from the Pennsylvania Legislative Route No. 19044 for a distance of 183 feet more or less connecting said public road the additional acreage of 3.376 acres included in the above described parcel of land. It being the intention of this Deed to convey to the Grantees said twenty feet wide strip, plus 3.376 acres in accordance to a survey prepared by A. Carl Wolge, P.E., dated August 1971.

BENG KNOWN AS: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

PROPERTY ID NUMBER: 07-09-A-034-00-000

BEING THE SAME PREMISES WHICH CHERYL N. HUNT, UNMARRIED BY DEED DATED 6/17/2016 AND RECORDED 6/20/2016 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO 201604712, GRANTED AND CONVEYED UNTO SHAWN R. WELCH AND JILLIAN M. WELCH, MARRIED.

PROPERTY ADDRESS: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-09-A-034-00-000

**Seized and taken into execution to be sold as the property of JILLIAN WELCH, SHAWN WELCH in suit of MORTGAGE RESEARCH CENTER LLC.**

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

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

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.

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

**MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY**  
425 Phillips Blvd  
Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH  
SHAWN R. WELCH**  
Mortgagor(s) and Record Owner(s)  
64 Kachinka Hollow Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1623

**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 SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY		COURT NUMBER 2019-CV-1623	
DEFENDANT/S/ JILLIAN M WELCH and SHAWN R. WELCH		TYPE OF WRIT OR COMPLAINT <b>NOTICE OF SALE/HANDBILL</b>	
<b>SERVE</b> 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JILLIAN M WELCH & SHAWN R. WELCH		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) <b>64 Kachinka Hollow Road, Berwick, PA 18603</b> (Township of Briar Creek)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. 		TELEPHONE NUMBER (215) 627-1322	DATE March 3, 2020
ADDRESS OF ATTORNEY  KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

REAL ESTATE OUTLINE

ED # 2020 ED 22

DATE RECEIVED 3-5-2020  
DOCKET AND INDEX 2019 CV 1623

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>  </u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>940148</u>

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

SALE DATE May 27 2020 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>May 6</u>
2 <sup>ND</sup> WEEK	<u>May 13</u>
3 <sup>RD</sup> WEEK	<u>May 20</u>



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

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

Attorney for Plaintiff

**MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY**

425 Phillips Blvd  
Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH**

**SHAWN R. WELCH**

Mortgagor(s) and Record Owner(s)  
64 Kachinka Hollow Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1623

**AFFIDAVIT PURSUANT TO RULE 3129**

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, 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:

64 Kachinka Hollow Road  
Berwick, PA 18603

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

JILLIAN M WELCH  
112 East First Street  
Mifflinville, PA 18631

SHAWN R. WELCH  
64 Kachinka Hollow Road  
Berwick, PA 18603

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

JILLIAN M WELCH  
112 East First Street  
Mifflinville, PA 18631

SHAWN R. WELCH  
64 Kachinka Hollow Road  
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:

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

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

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

VELOCITY INVESTMENTS, LLC  
1800 Route 34 North, Building 3 Suite 305  
Wall, NJ 07719

UNIFUND CCR, LLC  
c/o Demetrios H. Tsarouhis, Esquire  
21 S. 9Th Street Suite 200  
Allentown, PA 18102

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  
64 Kachinka Hollow Road  
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: 3/3/2020

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**

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

#1-MV-


**SPECIAL ORDER OF COURT**  
**ENTERED 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.

CLERK OF COURT  
COLUMBIA COUNTY  
2020 MAY 20 P 1:48  
FILED  
PROTHONOTARY

BY THE COURT

  
Thomas A. James, Jr. P.J.

**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

May 5, 2020

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A  
MISSOURI LIMITED LIABILITY COMPANY

vs.

JILLIAN M WELCH and SHAWN R. WELCH

No. 2019-CV-1623

KML File#: 200765FC

**Property Address: 64 Kachinka Hollow Road, Berwick, PA 18603**

**Sheriff's Sale Date: May 27, 2020**

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for May 27, 2020  
to July 29, 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

cc:

JILLIAN M WELCH - 112 East First Street, Mifflinville, PA 18631

SHAWN R. WELCH - 64 Kachinka Hollow Road, Berwick, PA 18603

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

**MORTGAGE RESEARCH CENTER, LLC**  
**D/B/A VETERANS UNITED HOME LOANS, A**  
**MISSOURI LIMITED LIABILITY COMPANY**  
 Plaintiff

vs.

**JILLIAN M WELCH**  
**SHAWN R. WELCH**  
 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-1623

**SALE NO.**

**CERTIFICATE OF FILING AND SERVICE**

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

JILLIAN M WELCH, Defendant  
 112 East First Street, Mifflinville, PA 18631

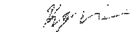
SHAWN R. WELCH, Defendant  
 64 Kachinka Hollow Road, Berwick, PA 18603

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

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

Date: 6/11/20

KML Law Group, P.C.



☐ Tara Busa  
☐ Andi Keller  
☒ Kody Moreira  
☐ Aaron Utain-Evans  
☐ Winter Dunn  
 Legal Assistant

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

**MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY**  
425 Phillips Blvd.  
Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH  
SHAWN R. WELCH**

Mortgagor(s) and Record Owner(s)  
64 Kachinka Hollow Road, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1623

**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. 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**

FILED  
NOTARIONARY  
2020 JUN 16 A 9:49  
CLERK OF COURT  
COUNTY OF COLUMBIA



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

**MORTGAGE RESEARCH CENTER, LLC**  
**D/B/A VETERANS UNITED HOME LOANS, A**  
**MISSOURI LIMITED LIABILITY COMPANY**  
Plaintiff

vs.

**JILLIAN M WELCH**  
**SHAWN R. WELCH**  
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-1623

**SALE NO.**

**CERTIFICATE OF FILING AND SERVICE**

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

JILLIAN M WELCH, Defendant  
112 East First Street, Mifflinville, PA 18631

SHAWN R. WELCH, Defendant  
64 Kachinka Hollow Road, Berwick, PA 18603

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

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

Date: 6/11/20

KML Law Group, P.C.



\_\_\_\_ Tara Busa

\_\_\_\_ Andi Keller

☒ Kody Moreira

\_\_\_\_ Aaron Utain-Evans

\_\_\_\_ Winter Dunn

\_\_\_\_ Legal Assistant

FILED  
PROTHONOTARY  
2020 JUN 16 A 9:49  
CLERK OF COURT  
COUNTY OF COLUMBIA



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

SUITE 5000

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

(215) 627-1322

ATTORNEY FOR PLAINTIFF

**MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A  
MISSOURI LIMITED LIABILITY COMPANY**

425 Phillips Blvd

Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH**

**SHAWN R. WELCH**

Mortgagor(s) and Record Owner(s)

64 Kachinka Hollow Road, Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1623

**SALE NO.**

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for May 27, 2020 at 9:00 AM in the above matter has been continued until **July 29, 2020 at 9:00 AM.**

Date: 06/08/2020

Respectfully submitted,

By:

**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**

*BRW*

FILED  
PROTOMODIARY  
2020 JUN 16 A 9 48  
COURT OF COMMON PLEAS  
COLUMBIA COUNTY





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 COURT  
ENTERED 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

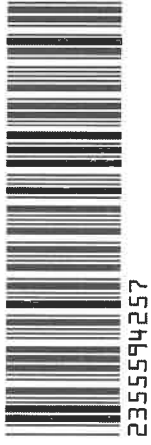
  
Thomas A. James, Jr. P.J.

2020 JUL 14 P 12:38

FILED  
PROTHONOTARY

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

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



20200824-305



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



FC-Simp\_FLAT

IN THE SUPREME COURT OF PENNSYLVANIA  
XXXXXX DISTRICT

IN RE: \_\_\_\_ JUDICIAL DISTRICT -- : No. \_\_\_\_ \_M 2020  
DECLARATION OF JUDICIAL :  
EMERGENCY :

**DECLARATION**

Per the Supreme Court's Order dated March 16, 2020, I declare a judicial emergency in the \_\_\_\_ Judicial District for the following period: \_\_\_\_ to \_\_\_\_.

[OPTIONAL: The operation of Rule of Criminal Procedure 600 shall be suspended in the \_\_\_\_ Judicial District during the period of the local judicial emergency (or for a shorter period if specified)].

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_



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

ATTORNEYS AT LAW  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

Notice to the Court regarding use of a Digital Signature during Pennsylvania's State of Emergency  
March, 2020

As a result of the State of Emergency declared in the Commonwealth of Pennsylvania due to Covid-19, KML Law Group, PC has instituted a strict remote work policy under KML's Business Continuity Plan.

As such, given that "blue ink" or "wet" signatures may not always be a readily available option for all of our remote employees, KML is utilizing facsimile signatures or the use of the signature convention of /s/ or other form of digital signatures or a PDF generated signature ("Digital Signature") as to the filing of legal papers or pleadings or both.

The undersigned certifies that all such Digital Signatures are submitted to the Court under and subject to Pa. Rule 1023 and are permitted under Rule 203.4 et seq. Any such Digital Signature was affixed to the legal papers or pleading by the person authorized to do so.

Michael McKeever, esquire  
PA. ID Number: 56129  
KML Law Group, PC  
Suite 5000  
701 Market Street  
Philadelphia, Pa. 19106  
[mmckeever@kmlgroup.com](mailto:mmckeever@kmlgroup.com)  
610-662-4798



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

ATTORNEYS AT LAW

---

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

August 19, 2020

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

RE: No. 2019-CV-1623  
JILLIAN M WELCH and SHAWN R. WELCH  
KML File#: 200765FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on September 09, 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)



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

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

August 19, 2020

Prothonotary of Columbia County  
PO Box 380  
Bloomsburg, PA 17815

RE: Certificate of Service Pursuant to Pa.R.C.P. 3129.2(c)(2)  
No. 2019-CV-1623  
KML File#: 200765FC

To the Prothonotary:

Kindly file of record the enclosed Certificate of Service Pursuant to Rule 3129 and return a time-stamped copy of the same in the enclosed self-addressed stamped envelope.

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)



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV1623

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

**WEDNESDAY, MAY 27, 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 and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner of the East side of Legislative Route No. 19044, leading from Martzville to Jonestown, at the Southwest corner of Lot No. 9, now or formerly owned by W. Langin; -THENCE along line of land now or late of said Langin, North 89 degrees 23 minutes East, a distance of 183.73 feet to an iron pin corner at the Southeast corner of said Langin; THENCE continuing along the Easterly line of Langin, North 07 degrees 49 minutes East, a distance of 100 feet to an iron pin corner of line of land now or late of J. Welsh;

THENCE along line of Welsh, North 89 degrees 19 minutes East, a distance of 341.14 feet to an iron pin corner in line of land now or late of W. Pogue; THENCE along line of land now or late of Pogue, South 08 degrees 04 minutes West, a distance of 444.55 feet to an iron pin corner in line of land now or late of Arthur Champlin;

THENCE along line of Champlin and other land of former grantors in chain of title, North 87 degrees 04 minutes West, a distance of 337.00 feet to an iron pin corner, at the Southeast corner of Lot No. 6, now or formerly owned by A. West; THENCE along the Easterly line of Lot No. 6 owned by A. West and Lot No. 7 and Lot No. 8 owned now or late of L.

Ratamess to an iron pin corner at the Northeast of Lot No. 8; THENCE along the Northerly line of Lot No. 8, South 89 degrees 23 minutes West, a distance of 182.43 feet to an iron pin corner on the East side of the aforementioned public road; THENCE along said public road, North 04 degrees 07 minutes East, a distance of 20.07 feet to the place of beginning.

ABOVE DESCRIPTION ALSO DESCRIBES a twenty feet wide strip of land running in an East and West direction between Lot No. 8 and Lot No. 9 from the Pennsylvania Legislative Route No. 19044 for a distance of 183 feet more or less connecting said public road the additional acreage of 3.376 acres included in the above described parcel of land. It being the intention of this Deed to convey to the Grantees said twenty feet wide strip, plus 3.376 acres in accordance to a survey prepared by A. Carl Wolge, P.E., dated August 1971.

BENG KNOWN AS: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

PROPERTY ID NUMBER: 07-09-A-034-00-000

BEING THE SAME PREMISES WHICH CHERYL N. HUNT, UNMARRIED BY DEED DATED 6/17/2016 AND RECORDED 6/20/2016 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO 201604712, GRANTED AND CONVEYED UNTO SHAWN R. WELCH AND JILLIAN M. WELCH, MARRIED.

PROPERTY ADDRESS: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-09-A-034-00-000

**Seized and taken into execution to be sold as the property of JILLIAN WELCH, SHAWN WELCH in suit of MORTGAGE RESEARCH CENTER LLC.**

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

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

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
**COLUMBIA COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.



SHORT DESCRIPTION

DOCKET # 2019-CV-1623

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 64 Kachinka Hollow Road, Berwick, PA 18603

SOLD as the property of JILLIAN M WELCH and SHAWN R. WELCH

TAX PARCEL #07-09-A-034-00-000

ATTORNEY: KML Law Group, P.C.

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

**MORTGAGE RESEARCH CENTER, LLC D/B/A  
VETERANS UNITED HOME LOANS, A MISSOURI  
LIMITED LIABILITY COMPANY**  
425 Phillips Blvd  
Ewing, NJ 08618

Plaintiff

vs.

**JILLIAN M WELCH  
SHAWN R. WELCH**  
Mortgagor(s) and Record Owner(s)  
64 Kachinka Hollow Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-CV-1623

**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**

ALL THAT CERTAIN piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner of the East side of Legislative Route No. 19044, leading from Martzville to Jonestown, at the Southwest corner of Lot No. 9, now or formerly owned by W. Langin; THENCE along line of land now or late of said Langin, North 89 degrees 23 minutes East, a distance of 183.73 feet to an iron pin corner at the Southeast corner of said Langin; THENCE continuing along the Easterly line of Langin, North 07 degrees 49 minutes East, a distance of 100 feet to an iron pin corner of line of land now or late of J. Welsh; THENCE along line of Welsh, North 89 degrees 19 minutes East, a distance of 341.14 feet to an iron pin corner in line of land now or late of W. Pogue; THENCE along line of land now or late of Pogue, South 08 degrees 04 minutes West, a distance of 444.55 feet to an iron pin corner in line of land now or late of Arthur Champlin; THENCE along line of Champlin and other land of former grantors in chain of title, North 87 degrees 04 minutes West, a distance of 337.00 feet to an iron pin corner, at the Southeast corner of Lot No. 6, now or formerly owned by A. West; THENCE along the Easterly line of Lot No. 6 owned by A. West and Lot No. 7 and Lot No. 8 owned now or late of L. Ratamess to an iron pin corner at the Northeast of Lot No. 8; THENCE along the Northerly line of Lot No. 8, South 89 degrees 23 minutes West, a distance of 182.43 feet to an iron pin corner on the East side of the aforementioned public road; THENCE along said public road, North 04 degrees 07 minutes East, a distance of 20.07 feet to the place of beginning.

ABOVE DESCRIPTION ALSO DESCRIBES a twenty feet wide strip of land running in an East and West direction between Lot No. 8 and Lot No. 9 from the Pennsylvania Legislative Route No. 19044 for a distance of 183 feet more or less connecting said public road the additional acreage of 3.376 acres included in the above described parcel of land. It being the intention of this Deed to convey to the Grantees said twenty feet wide strip, plus 3.376 acres in accordance to a survey prepared by A. Carl Wolge, P.E., dated August 1971.

BEING KNOWN AS: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

PROPERTY ID NUMBER: 07-09-A-034-00-000

BEING THE SAME PREMISES WHICH CHERYL N. HUNT, UNMARRIED BY DEED DATED 6/17/2016 AND RECORDED 6/20/2016 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO 201604712, GRANTED AND CONVEYED UNTO SHAWN R. WELCH AND JILLIAN M. WELCH, MARRIED.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV1623

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**WEDNESDAY, MAY 27, 2020**  
**AT 9:00 O'CLOCK A.M.**

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BENG KNOWN AS: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

PROPERTY ID NUMBER: 07-09-A-034-00-000

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PROPERTY ADDRESS: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-09-A-034-00-000

Seized and taken into execution to be sold as the property of JILLIAN WELCH, SHAWN WELCH in suit of MORTGAGE RESEARCH CENTER LLC.

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

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

(c) County Suite Sheriff, Telecourt, Inc.

**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

March 3, 2020

RE: Docket # 2019-CV-1623

**ATTENTION: Columbia County Sheriff**

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

***JILLIAN M WELCH and SHAWN R. WELCH***

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

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

## Document Receipt

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Trans #	17687	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

PENNSYLVANIA DEPT OF LABOR &  
INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000172278

Doc Ref #: 2020ED22

Postage 5.6000

HARRISBURG PA 17121-0725

## Document Receipt

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Trans #	17688	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

VELOCITY INVESTMENTS LLC

1800 ROUTE 34 NORTH BUILDING 3  
SUITE 305

Tracking #: 71901140006000172285

Doc Ref #: 2020ED22

Postage 5.6000

WALL NJ 07719



## Document Receipt

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Trans #	17689	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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## Ship to:

UNIFUND CCR LLC

C/O ATTY TSAROUHIS

21 S. 9TH STREET SUITE 200

Tracking #: 71901140006000172292

Doc Ref #: 2020ED22

Postage 5.6000

ALLENTOWN PA 18102

## Document Receipt

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Trans #	17686	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000172261

Doc Ref #: 2020ED22

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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Trans #	17685	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000172254

Doc Ref #: 2020ED22

Postage 5.6000

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	17684	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000172247

Doc Ref #: 2020ED22

Postage 5.6000

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	17683	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000172230

Doc Ref #: 2020ED22

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

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Trans #	17682	Carrier / service:	USPS Server	First-Class Mail®	3/13/2020 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000172223

Doc Ref #: 2020ED22

Postage 5.6000

HARRISBURG PA 17105

**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

WELCH; 200765FC

**FIRSTTRUST  
BANK**

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

940148

March 03, 2020

\$

1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



AUTHORIZED SIGNATURE

⑈00940148⑈ ⑆23607380⑆ ⑆80000082795⑈