

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 245251	Invoice Date: 04/07/2021 4:18:40 PM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202103343	MAIN TOWNSHIP
	Grantor - ZERBE, JASON A		04/07/21 4:19:01 PM	
	Grantee - LAKEVIEW LOAN SERVICING LLC			
	Consideration - \$2,586.82			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8979 - SHERIFF OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

LAKEVIEW LOAN SERVICING LLC VS. JASON & HEATHER ZERBE

NO. 8-2020 ED

NO. 584-2019 JD

DATE/TIME OF SALE: JANUARY 27, 2021 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2536.10

POUNDAGE - 2% OF BID \$ 50.72

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2586.82

PURCHASER(S): Plntf

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 2586.82

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1236.82

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LAKEVIEW LOAN SERVICING, LLC

vs.

Defendant
JASON A ZERBE
HEATHER L ZERBE
OCCUPANT ZERBE

Attorney for the Plaintiff:
PRO VEST LLC
4520 SEEDING CIRCLE
TAMPA, FL 33614
1442

Sheriff's Sale Date: Wednesday, January 27, 2021

Writ of Execution No. : 2019CV584

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,581.35
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$192.00
Continued or Cancelled Sale	Postponed to: 11/4/2020 \$10.00
Continued or Cancelled Sale	Postponed to: 1/27/2021 \$10.00

Total Sheriff Costs \$2,464.35

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: \$2,536.10

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

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

January 28, 2021

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

RE: LAKEVIEW LOAN SERVICING, LLC vs. JASON A. ZERBE and HEATHER L. ZERBE
Sale Book/Writ No.: /
Docket Number: 2019-cv-584
Sale Date: 01/27/2021
Property Address: 525 Riverview Avenue Bloomsburg, PA 17815

To the Sheriff:

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

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

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

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

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type FARM

KML #192233FC

1830019105

RECORDER'S USE ONLY

REV-183

Bureau of Individual Taxes
Po Box 280603
Harrisburg, Pa 17128-0603

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

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document
01/28/2021

Grantor(s)/Lessor(s)
SHERIFF OF COLUMBIA COUNTY

Telephone Number
(570) 389-5622

Grantee(s)/Lessee(s)
Lakeview Loan Servicing, LLC

Telephone Number
(215) 627-1322

Mailing Address
PO Box 380

Mailing Address
4425 Ponce DeLeon Blvd, Mail Stop Ms5/251

City
Bloomsburg

State
PA

ZIP Code
17815

City
Coral Gables

State
FL

ZIP Code
33146

SECTION II REAL ESTATE LOCATION

Street Address
525 Riverview Avenue

City, Township, Borough
Main Township

County
Columbia

School District
BLOOMSBURG AREA

Tax Parcel Number
22 01C01500

SECTION III VALUATION DATA

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

1. Actual Cash Consideration
2,536.10

2. Other Consideration
+ 0.00

3. Total Consideration
= 2,536.10

4. County Assessed Value
31,665.00

5. Common Level Ratio Factor
x 4.76

6. Computed Value
= 150,725.40

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

1a. Amount of Exemption Claimed
\$ 150,725.40

1b. Percentage of Grantor's Interest in Real Estate
100 %

1c. Percentage of Grantor's Interest Conveyed
100 %

2. Fill in the Appropriate Oval Below for Exemption Claimed.

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

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

Name
KML Law Group, P.C.

Telephone Number
(215) 627-1322

Mailing Address
701 Market Street, Suite 5000 BNY Independence Center

City
Philadelphia

State
PA

ZIP Code
19106

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

Signature of Correspondent or Responsible Party

Date

James Miller

2/2/2021

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



1830019105

1830019105

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

LAKEVIEW LOAN SERVICING, LLC

4425 Ponce DeLeon Blvd

Mail Stop Ms5/251

Coral Gables, FL 33146

Plaintiff

vs.

JASON A. ZERBE

HEATHER L. ZERBE

Mortgagor(s) and Record Owner(s)

525 Riverview Avenue

Bloomsburg, PA 17815

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2019-cv-584 / 2020-ED-8

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

FILED ON BEHALF OF:
LAKEVIEW LOAN SERVICING, LLC

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Firm State I.D. #23-217969

3129@kmlawgroup.com



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

192233FC
Sale Date: 01/27/2021
\$115,188.66

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

vs.

JASON A. ZERBE

HEATHER L. ZERBE

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-584 / 2020-ED-8

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

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

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

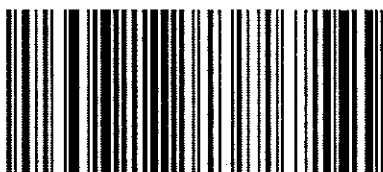
DATED: 01/14/2021

KML Law Group, P.C.

X Winter Dunn
Jacqueline McCoy
Legal Assistant



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



71 96900 2484 0611 0760 5

ZERBE, HEATHER L.
272 Welliver Road
Danville, PA 17821

Mailed On: 3/3/2020

Order Number: 0049772-01

ClientID: KML_Law_000606 ER

Reference Number: PA192233





Date Produced: 03/09/2020

EMAIL:

The following is the delivery information for Certified Mail™ item number 7196 9002 4840 6110 7605. Our records indicate that this item was delivered on 03/06/2020 at 11:37 a.m. in DANVILLE, PA 17821. The scanned image of the recipient information is provided below.

Signature of Recipient :

James T. P. ...
Katie S. P. ...

Address of Recipient :

272 W. ...

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Customer Reference Number: 18490897

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

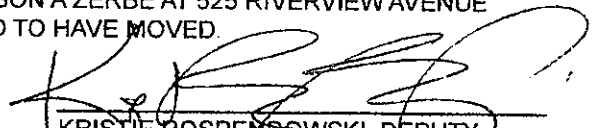


LAKEVIEW LOAN SERVICING, LLC
vs.
JASON A ZERBE (et al.)

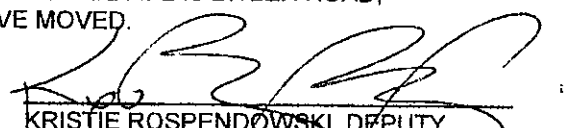
Case Number
2019CV584

SHERIFF'S RETURN OF SERVICE

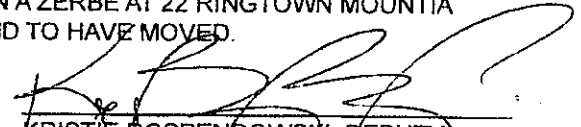
11/19/2020 04:00 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: JASON A ZERBE AT 525 RIVERVIEW AVENUE BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED.


KRISTIE ROSPENDOWSKI, DEPUTY

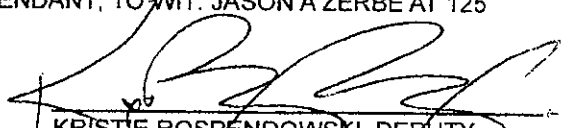
11/19/2020 04:00 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: JASON A ZERBE AT 246 BITLER ROAD, MILLVILLE, PA 17846. THE DEFENDANT WAS FOUND TO HAVE MOVED.


KRISTIE ROSPENDOWSKI, DEPUTY

11/19/2020 04:00 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: JASON A ZERBE AT 22 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820. THE DEFENDANT WAS FOUND TO HAVE MOVED.


KRISTIE ROSPENDOWSKI, DEPUTY

11/19/2020 04:00 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVE THE REQUESTED NOTICE OF SHERIFF SALE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JASON A ZERBE AT 125 MILLVILLE ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2020



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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 3, 2020



List Number of Pieces
Listed by Sender

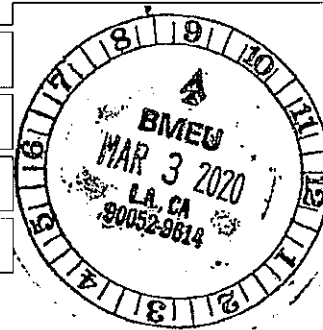
107

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
10	518865	2352001906	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.650	\$0.43



17	518866	2352001913	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.650	\$0.43



PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 3, 2020

[illegible]

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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 3, 2020



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

45	518863	2352001941	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.650	\$0.43
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55	518864	2352001951	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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PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
March 3, 2020



1193172

[illegible]

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

LAKEVIEW LOAN SERVICING, LLC

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

Plaintiff

vs.

JASON A. ZERBE

HEATHER L. ZERBE

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-584 / 2020-ED-8

AFFIDAVIT PURSUANT TO RULE 3129

LAKEVIEW LOAN SERVICING, LLC, 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:

525 Riverview Avenue
Bloomsburg, PA 17815

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

JASON A. ZERBE
125 Millville Road
Bloomsburg, PA 17815

HEATHER L. ZERBE
272 Welliver Road
Danville, PA 17821

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

JASON A. ZERBE
125 Millville Road
Bloomsburg, PA 17815

HEATHER L. ZERBE
272 Welliver Road
Danville, PA 17821

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:

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



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

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

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

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has 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
525 Riverview Avenue
Bloomsburg, PA 17815

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

DATED: 01/14/2021

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

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



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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-584 / 2020-ED-8

**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

X Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff



KML LAW GROUP, P.C.

ATTORNEYS AT LAW
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
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
610-662-4798



**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.



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: _____



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

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

vs.

JASON A. ZERBE

HEATHER L. ZERBE

Defendant(s)

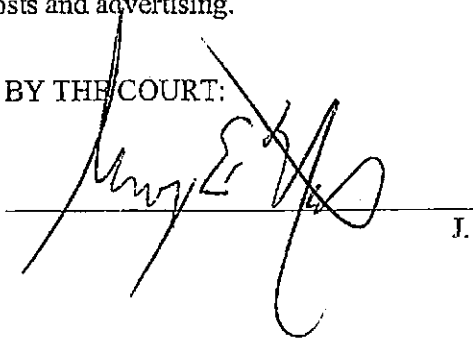
No. 2019-cv-584

ORDER

AND NOW, this 26th day of October 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 525 Riverview Avenue, Bloomsburg, PA 17815 is postponed until January 27, 2021, without need for further notice, costs and advertising.

BY THE COURT:


I.

FILED
CLERK OF COURT
2020 OCT 27 A 9:26
COLUMBIA COUNTY, PA

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

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

vs.

JASON A. ZERBE

HEATHER L. ZERBE

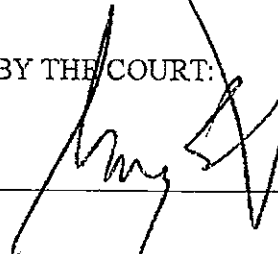
Defendant(s)

No. 2019-cv-584

ORDER

AND NOW, this 9th day of Sept 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 525 Riverview Avenue, Bloomsburg, PA 17815 is postponed until
November 04, 2020, 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

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

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

vs.

JASON A. ZERBE

HEATHER L. ZERBE

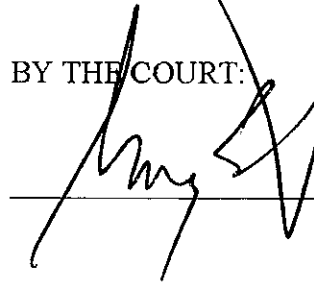
Defendant(s)

No. 2019-cv-584

ORDER

AND NOW, this 9th day of Sept 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 525 Riverview Avenue, Bloomsburg, PA 17815 is postponed until November 04, 2020, without need for further notice, costs and advertising.

BY THE COURT:



J.

FILED
PROCLAMATORY
2020 SEP 11 P 1:08
CLERK OF COURT
COUNTY OF COLUMBIA

Per Jim C. ~
his office did
reschedule to
11-4



SHERIFF'S SALE COST SHEET

584-19
8-20

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

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

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1581.35</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1831.35</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>120.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2442.10

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 02/14/20

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Telephone: **(570) 389-5622**

Ad ID: 1191445
Description: ZERBE SALE
Run Dates: 04/08/20 to 04/22/20
Class: 2
Agate Lines: 243
Blind Box:

Total Ad Cost \$1,581.35
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/08/20	04/22/20	3	\$1,581.35

SHERIFF'S SALE

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

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

WEDNESDAY, APRIL 29, 2020
AT 9:00 O'CLOCK A.M.

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

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

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

CONTAINING 0.275 acres.

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

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

BEING AS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 22-01C-015-00.000

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

PROPERTY ADDRESS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

2620 EDE

BUSINESS OF THE COURTS

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

2020 JUL 14 P 12:38

RECEIVED
CLERK OF COURT

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-584

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

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

☒ Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

BUSINESS OF THE COURTS

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

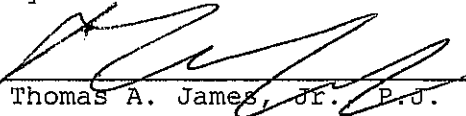
IN THE COURT OF COMMON
PLEAS FOR THE 26TH
JUDICIAL DISTRICT,
COLUMBIA/MONTGOMERY COUNTY
BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

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

And Now, this 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, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

LAKEVIEW LOAN SERVICING, LLC

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

Plaintiff

vs.

JASON A. ZERBE

HEATHER L. ZERBE

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-584

SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

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

Date: 6/8/2020

Respectfully submitted, — — —

By: *Nora C. Viggiano*

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

☒ Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

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



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

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

JASON A. ZERBE
HEATHER L. ZERBE
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-584

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.

JASON A. ZERBE, Defendant
246 Bitler Road, Millville, PA 17815

HEATHER L. ZERBE, Defendant
272 Welliver Road, Danville, PA 17821

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

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County, PO Box 380,
Bloomsburg, PA 17815

Date: 6/11/20

KML Law Group, P.C.

[Signature]

____ Tara Busa
____ Andi Keller
✓ Kody Moreira
____ Aaron Utain-Evans
____ Winter Dunn
Legal Assistant

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



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

LAKEVIEW LOAN SERVICING, LLC

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

Plaintiff

vs.

JASON A. ZERBE

HEATHER L. ZERBE

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-584

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

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

By: Nora C. Viggiano

KML LAW GROUP, P.C.

___ Michael McKeever Pa. ID 56129

___ Lisa Lee Pa. ID 78020

___ David Fein Pa. ID 82628

___ Alyk L. Oflazian Pa. ID 312912

___ Matthew K. Fissel Pa. ID 314567

___ Rebecca A. Solarz Pa. ID 315936

☒ Nora C. Viggiano Pa. ID 320864

___ Kevin G. McDonald Pa. ID 203788

___ 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

LAKEVIEW LOAN SERVICING, LLC

4425 Ponce DeLeon Blvd

Mail Stop Ms5/251

Coral Gables, FL 33146

Plaintiff

vs.

JASON A. ZERBE**HEATHER L. ZERBE**

Mortgagor(s) and Record Owner(s)

525 Riverview Avenue, Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-584

SALE NO.**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

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

Date: 6/8/2020

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**

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

January 27, 2020

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

RE:
LAKEVIEW LOAN SERVICING, LLC
vs.
JASON A. ZERBE and HEATHER L. ZERBE
No. 2019-cv-584
KML File#: 192233FC

FILED
PROTHONOTARY
2020 FEB -4 A 11:39
CLERK OF COURTS
COUNTY OF COLORED

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

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

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

KML LAW GROUP, P.C.,

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

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

LAKEVIEW LOAN SERVICING, LLC
 Plaintiff

vs.

JASON A. ZERBE
HEATHER L. ZERBE
 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-584

SALE NO.

CERTIFICATE OF FILING AND SERVICE

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 246 Bitler Road, Millville, PA 17815

HEATHER L. ZERBE, Defendant
 272 Welliver Road, Danville, PA 17821

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

PROTHONOTARY OF COLUMBIA COUNTY
 Prothonotary of Columbia County, PO Box 380,
 Bloomsburg, PA 17815

Date: 6/11/20

KML Law Group, P.C.

[Signature]

____ 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

LAKEVIEW LOAN SERVICING, LLC

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

Plaintiff

vs.

JASON A. ZERBE**HEATHER L. ZERBE**

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
 OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-584

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

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

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

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

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.

ATTORNEYS AT LAW
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
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, P.C. 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, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
mmckeever@kmlawgroup.com
610-662-4798

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.

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: _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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

SHERIFF'S SALE

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

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

WEDNESDAY, APRIL 29, 2020
AT 9:00 O'CLOCK A.M.

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

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

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

CONTAINING 0.275 acres.

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

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

BEING AS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

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

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

PROPERTY ADDRESS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

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

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If no

Ad Text: ZERBE SALE

Date(s) Published: 4/8/2020, 4/15/2020, 4/22/2020

James T Micklow

Sworn and subscribed to before me

this 24 day of MAY 2020.

Notary Public

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
April A. Fetterman, Notary Public
Columbia County
My commission expires April 15, 2022
Commission number 1222099
Member, Pennsylvania Association of Notaries

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.

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.

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

BY THE COURT


Thomas A. James, Jr.

P.J.

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

Cell 570-204-1356

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

Bill to April 30th, 2020

PAST DUE BALANC: \$1,376.70
INTEREST: \$17.21

OLD METER: 634

NEW METER: 634

WATER USED: 0

Water Base: \$0.00

Water Gal.: \$0.00

SEWER BILL: \$0.00

MISC: \$200.00 *for missing water meter.*

TOTAL DUE: \$1,593.91

AMT. PAID:

Date Pd. :

Balance Due: \$1,593.91

8-70

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

April 1, 2020

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: LAKEVIEW LOAN SERVICING, LLC
vs.
JASON A. ZERBE and HEATHER L. ZERBE
No. 2019-cv-584
KML File#: 192233FC

Property Address: 525 Riverview Avenue, Bloomsburg, PA 17815
Sheriff's Sale Date: April 29, 2020
Sale No.

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for April 29, 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:
JASON A. ZERBE - 246 Bitler Road, Millville, PA 17815
HEATHER L. ZERBE - 272 Welliver Road, Danville, PA 17821

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV584

SHERIFF'S RETURN OF SERVICE

02/20/2020 11:07 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CARRIE BURKE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JASON A ZERBE AT 118 WEST 1ST STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 20, 2020

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

NOTARY

Affirmed and subscribed to before me this

20TH day of FEBRUARY, 2020

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

(c) CountySuite Sheriff, TeleSoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV584

SHERIFF'S RETURN OF SERVICE

03/18/2020 02:14 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 18, 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

18TH day of MARCH, 2020

Sarah Jane Klingaman

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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/29/2020 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	525 RIVERVIEW AVENUE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	3/18/20	Time:	14:14
Deputy:	5	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2019CV584

525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

Document Receipt				
Trans #	17645	Carrier / service:	USPS Server	First-Class Mail®
3/4/2020 12:00:00 AM				
Ship to:				
HEATHER ZERBE		2020ED8		
272 WELLIVER ROAD		Tracking #: 71901140006000171875		
		Doc Ref #: 2020ED8		
		Postage 5.6000		
DANVILLE	PA	17821		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

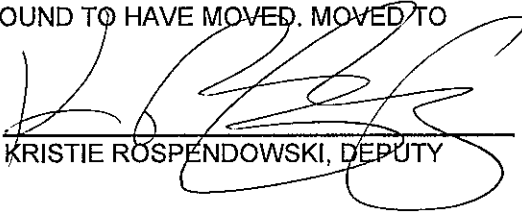


LAKEVIEW LOAN SERVICING, LLC
vs.
JASON A ZERBE (et al.)

Case Number
2019CV584

SHERIFF'S RETURN OF SERVICE

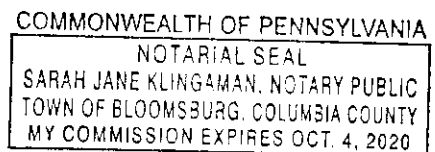
02/27/2020 11:19 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: HEATHER L ZERBE AT 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED. MOVED TO 272 WELLIVER ROAD, DANVILLE, PA 17821.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

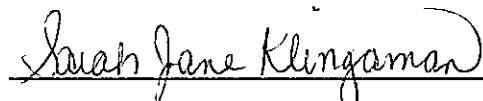
March 02, 2020



NOTARY

Affirmed and subscribed to before me this

2ND day of MARCH, 2020



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

(c) County/Suite Sheriff, Telussoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 8

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 04/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

** MOVED TO: 272 WELLIVER RD. DANVILLE PA 17821*

Serve To:

Name: HEATHER L ZERBE

Primary Address: 525 RIVERVIEW AVENUE
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address: 315 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

SEND BACK - MOVED

Relation:

Date:

2/27/2020

Time:

1119

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

2/18/20

Time:

14:15

Mileage:

Deputy:

8

2/19/20

1425

2/26/20

1110

4

Service Attempt Notes:

1. Home empty
2. Post Office - 272 WELLIVER RD DANVILLE
3. Tax Office - NOT IN COLUMBIA COUNTY
- 4.
- 5.
- 6.

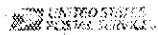
ZERBE, HEATHER L

2019CV584

525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

Restricted Information



Detail COA Information

[Home](#) [Logout](#)[Back](#) [New Search](#)

Current COA Information (PAD)

Exclude COA

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

Name: ZERBE HEATHRR LEIGH

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

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

Old CRID: C001

New CRID: R003

Label Print: ☐ 3982 ☐ Old Addr ☐ New Addr

COARS History Record 1

Move Type: FP Primary: ZERB315

Request: Added

Change Reason: ICOA Maint. Function: Added

Effective Date: 08/01/2019

Orig Trans : 1919790000501960

Created On: 07/16/2019 05:08 Last Update: 07/17/2019

Status: Active

Machine ID: 9000

Name: ZERBE HEATHRR LEIGH

Old CRID: C001

Old 315 W MAIN ST

Address: BLOOMSBURG PA 17815-1608-15

New CRID: R003

New 272 WELLIVER RD

Address: DANVILLE PA 17821-9347-72

No Image Available

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 8

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT ZERBE

Primary Address: 525 RIVERVIEW AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 22 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

Phone:

Final Service:

Served: Personally · Adult In Charge ~~Posted~~ · Other

Adult In Charge:

Relation:

Date: 2/24/20

Time: 12:20

Deputy: 8

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- Home empty
-
-
-
-
-

ZERBE, OCCUPANT

2019CV584

525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	8
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JASON A ZERBE
Primary Address:	525 RIVERVIEW AVENUE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	118 W 1st St. Bloomsburg
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	CARLIE BURKE		
Relation:	FUTURE MOTHER-IN-LAW		
Date:	2/20/2020	Time:	1107
Deputy:	4	Mileage:	

Attorney / Originator:

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

Service Attempts:

	2/18/20	2/18/20				
Date:	2/18/20	2/18/20				
Time:	1400	1445				
Mileage:						
Deputy:	8	8				

Service Attempt Notes:

1. House empty
2. 118W 1st St Bloomsburg PA 17815
- 3.
- 4.
- 5.
- 6.

ZERBE, JASON A

2019CV584

525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	8
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Michele Greenly
Primary Address:	330 Scenic Ave. Bloomsburg, PA 17815
Phone:	570-784-1853
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	2/18/20
Time:	14:00
Deputy:	8
Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

GREENLY, MICHELE

2019CV584

330 SCENIC AVE., BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 8

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 04/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

MICHELLE FEITNER

Relation:

CLERK

Date:

2/13/00

Time:

1500

Deputy:

4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2019CV584

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV584

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	8
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally - <u>Adult In Charge</u> - Posted - Other
Adult In Charge:	SHERIFF EVANS
Relation:	Clerk
Date:	2/13/20
Time:	1450
Deputy:	4
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV584

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36513

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

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

Assessment: 31,665
Balances as of 02/13/2020

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

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2019-cv-584

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2020 - ED - 8

WRIT OF EXECUTION

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 525 Riverview Avenue, Bloomsburg, PA 17815

AMOUNT DUE \$115,188.66

Interest From 08/03/2019
to the Date of Sheriff's Sale
at per diem rate of \$12.88

(Costs to be added)

Dated: 2/4/2020

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

Deputy

Rosalee Antonello

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

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

NO. 2019-cv-584

HEATHER L. ZERBE
JASON A. ZERBE

Defendant(s)

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

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

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

JASON A. ZERBE
HEATHER L. ZERBE

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

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

NONE

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

Date

8/5/19

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129
Lisa Lee Pa. ID 78020
David Fein Pa. ID 82628
Jill P. Jenkins Pa. ID 306588
Alyk L. Ofazian Pa. ID 312912
Matthew K. Fissel Pa. ID 314567
Rebecca A. Solarz Pa. ID 315936
Nora C. Viggiano Pa. ID 320864
Lauren B. Karl Pa. ID 88209
Kevin G. McDonald Pa. ID 203783
Brooke R. Waisbord Pa ID 326432

Attorneys for Plaintiff

I certify that this is a copy of this
Document as filed with the Court.

KML LAW GROUP, P.C.

By: Mariene Powers

Print Name: Mariene Powers

Submitted Date: 8-9-19

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

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

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

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

SSN: XXX-XX-
Birth Date:
Last Name: ZERBE
First Name: HEATHER
Middle Name:
Status As Of: Aug-05-2019
Certificate ID: 73KCHWNT8J7YX0X

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

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

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

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

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

SSN: XXX-XX-
Birth Date:
Last Name: ZERBE
First Name: JASON
Middle Name: A
Status As Of: Aug-05-2019
Certificate ID: 6PZ6DZ1JJKN91M4

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

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

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

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

SSN: XXX-XX-XXXX
Birth Date:
Last Name: ZERBE
First Name: JASON
Middle Name:
Status As Of: Aug-05-2019
Certificate ID: KS5K7MNBS1ZN04M

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

Left Active Duty Within 967 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects when the individual left active duty status within 967 days preceding the Active Duty Status Date			

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

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

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

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

CONTAINING 0.275 acres.

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

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

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

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

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

REAL ESTATE OUTLINE

ED # 2020 ED8

DATE RECEIVED 2-4-2020
DOCKET AND INDEX 2019 CV 584

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
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>938068</u>

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

SALE DATE April 29th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>4-8</u>
2 ND WEEK	<u>4-15</u>
3 RD WEEK	<u>4-22</u>

22-01C-015-00,000
Main Twp.

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
Bloombsburg, PA 17815

Date: 2-13-2020

Re: Sheriff's Sale Advertising Dates

Lakeview Loan Servicing LLC vs. Jason A. : Heather L. Zerbe

No. 8 of 2020 E.D. and No. 584 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week April 8

2nd Week April 15

3rd Week April 22

SALE DATE: April 29, 2020 @ 9:00am.

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

SHERIFF'S SALE

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

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

WEDNESDAY, APRIL 29, 2020
AT 9:00 O'CLOCK A.M.

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

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

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

CONTAINING 0.275 acres.

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

ALL OF THE ABOVE being more fully shown as Lot No. 163 on a draft prepared by Baffle, James and Associates dated June 30, 1990, last revised September 12, 1994 (File # 8-20).
BEING AS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

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

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

PROPERTY ADDRESS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

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

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

KML Law Group, P.C.

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

LAKEVIEW LOAN SERVICING, LLC

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

Plaintiff

vs.

JASON A. ZERBE**HEATHER L. ZERBE**

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

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2019-cv-584

2020-ED-8

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: ZERBE, HEATHER L.
HEATHER L. ZERBE
 22 Ringtown Mountain Road
 Catawissa, PA 17820

Your house at 525 Riverview Avenue, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on April 29 2020, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$115,188.66 obtained by LAKEVIEW LOAN SERVICING, LLC 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 LAKEVIEW LOAN SERVICING, LLC, 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 (KML File Number 192233FC). 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.

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

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

ATTORNEY FOR PLAINTIFF

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

vs.

JASON A. ZERBE

HEATHER L. ZERBE

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-584

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 P.A.R.C.P. 3129.3(a) was served on the following parties by regular mail on the date listed below.

JASON A. ZERBE, Defendant
246 Bitler Road, Millville, PA 17815

HEATHER L. ZERBE, Defendant
272 Welliver Road, Danville, PA 17821

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

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

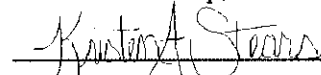
PA DEPARTMENT OF REVENUE BUREAU OF
COMPLIANCE P.O. BOX 281230 HARRISBURG, PA
17128-1230

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

TENANTS/OCCUPANTS 525 Riverview Avenue
Bloomsburg, PA 17815

Date: 07/17/2020

KML Law Group, P.C.



Kristen Stears
Legal Assistant

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



C. David Pedri
County Manager

Joan Hoggarth
Director of Judicial Services & Records

ELIZABETH YUHAS
vs.
ROBERT YUHAS

Case Number
2020CV186COLUMBIACOUNT
Y

SHERIFF'S NOTICE OF SERVICE

02/13/2020 09:02 AM - I, DEPUTY BRYAN FEDDOCK, THE UNDERSIGNED, HEREBY STATE THAT I SERVED A COPY OF THE NOTICE OF HEARING AND ORDER, PETITION AND TEMPORARY ORDER IN THE ABOVE-CAPTIONED ACTION.

SERVICE WAS MADE UPON DEFENDANT BY HANDING THE PAPERS TO ROBERT YUHAS AT THE FOLLOWING ADDRESS: LUZERNE COUNTY SHERIFF'S OFFICE SUB STATION 100 W BROAD ST HAZLETON, PA 18202 ON FEBRUARY 13, 2020 AT APPROXIMATELY 9:02 AM.

I VERIFY THAT THE STATEMENTS MADE IN THIS AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT FALSE STATEMENTS HEREIN ARE MADE SUBJECT TO THE PENALTIES OF 18 PA. C.S. § 4904, RELATING TO UNSWORN FALSIFICATION TO AUTHORITIES.


BRYAN FEDDOCK, DEPUTY

SHERIFF COST: \$0.00

SO ANSWERS,

February 13, 2020


BRIAN M. SZUMSKI, SHERIFF

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

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

CONTAINING 0.275 acres.

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

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

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

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

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

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

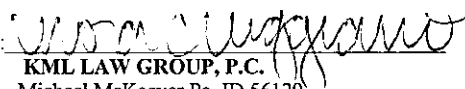
No. 2019-cv-584

2020 - EP - 8

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

By:


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

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

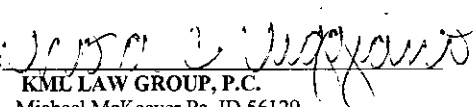
No. 2019-cv-584

2020 - EP - 8

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

SHORT DESCRIPTION

DOCKET # 2019-cv-584

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

IMPROVEMENTS consist of a residential dwelling.

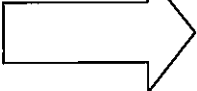
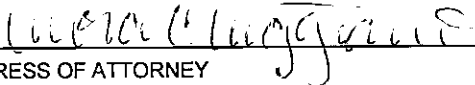
BEING PREMISES: 525 Riverview Avenue, Bloomsburg, PA 17815

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

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

ATTORNEY: KML Law Group, P.C.

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ LAKEVIEW LOAN SERVICING, LLC		COURT NUMBER 2019-cv-584	
DEFENDANT/S/ JASON A. ZERBE and HEATHER L. ZERBE		TYPE OF <u>WRIT</u> OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JASON A. ZERBE & HEATHER L. ZERBE		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 525 Riverview Avenue, Bloomsburg, PA 17815 (Main Township)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C. 		TELEPHONE NUMBER (215) 627-1322	DATE January 27, 2020
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

KML LAW GROUP, P.C.

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

January 27, 2020

RE: Docket # 2019-cv-584

ATTENTION: Columbia County Sheriff

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

JASON A. ZERBE and HEATHER L. ZERBE

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

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

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

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2019-cv-584

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

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

By:

(Nora C. Viggiano)
KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Ofazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

☒ Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

NO. 2019-cv-584

HEATHER L. ZERBE
JASON A. ZERBE

Defendant(s)

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

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

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

JASON A. ZERBE
HEATHER L. ZERBE

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

4. An inquiry cannot be made for the following individuals because Plaintiff does not have the social security number for them:
NONE

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

Date

8/5/19

By:

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ David Fein Pa. ID 82628
____ Jill P. Jenkins Pa. ID 306588
____ Alyk L. Oflazian Pa. ID 312912
____ Matthew K. Fissel Pa. ID 314567
____ Rebecca A. Solarz Pa. ID 315936
____ Nora C. Viggiano Pa. ID 320864
____ Lauren B. Karl Pa. ID 88209
____ Kevin G. McDonald Pa. ID 203783
____ Brooke R. Waisbord Pa ID 326432

Attorneys for Plaintiff

CLERK OF COURTS
COUNTY OF COLUMBIA

2020 FEB -4 A 11:39

NOTARIAL

I certify that this is a copy of this
Document as filed with the Court.

KML LAW GROUP, P.C.

By: Mariene Powers

Print Name: MARIENE POWERS

Submitted Date: 8-9-19



Status Report
Pursuant to Servicemembers Civil Relief Act

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

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

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

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

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

Michael V. Sorrento

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

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

SSN: XXX-XX-
Birth Date:
Last Name: ZERBE
First Name: HEATHER
Middle Name:
Status As Of: Aug-05-2019
Certificate ID: 73KCHWNT8J7YX0X

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

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

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

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

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

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PHILADELPHIA PA 19106

KML LAW GROUP, P.C.

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

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938068

PAY TO THE
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00/100

Sheriff's Office PO Box 380
Bloomsburg, PA 17815

MEMO

ZERBE, 192233FC



January 27, 2020

\$

1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE

⑈00938068⑈ ⑆236073801⑆8000082795⑈