

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
LAURIE J FOUST (et al.)

Case Number
2020CV67

SHERIFF'S RETURN OF SERVICE

02/23/2021 10:58 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 23, 2021

NOTARY

Affirmed and subscribed to before me this

23RD day of FEBRUARY, 2021

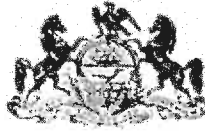
Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
LAURIE J FOUST (et al.)

Case Number
2020CV67

SHERIFF'S RETURN OF SERVICE

01/20/2021 12:20 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT: DEAN T FOUST AT 239 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17814.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 21, 2021

NOTARY

Affirmed and subscribed to before me this

21ST day of JANUARY, 2021

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

(c) CountySuite Sheriff, TeleSuite, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
LAURIE J FOUST (et al.)

Case Number
2020CV67

SHERIFF'S RETURN OF SERVICE

01/20/2021 12:20 PM - DEPUTY SCOTT MAYERNICK, 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 DEAN FOUST HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LAURIE J FOUST AT 239 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 21, 2021

NOTARY

Affirmed and subscribed to before me this

21ST day of JANUARY, 2021

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

(c) CountyState Sheriff, Teleosoft, Inc.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS
OF THE CIM TRUST 2017-4, MORTGAGE-
BACKED NOTES, SERIES 2017-4**

3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

LAURIE J. FOUST

DEAN T. FOUST

Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2020-CV-67 / 2021-ED-2

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

FILED ON BEHALF OF:

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS
OF THE CIM TRUST 2017-4, MORTGAGE-
BACKED NOTES, SERIES 2017-4

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

198143FC
Sale Date: 03/30/2021
\$91,885.74

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS OF
THE CIM TRUST 2017-4, MORTGAGE-BACKED
NOTES, SERIES 2017-4**

Plaintiff

vs.

**LAURIE J. FOUST
DEAN T. FOUST**

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. 2020-CV-67 / 2021-ED-2

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

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

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

DATED: 03/17/2021

KML Law Group, P.C.


Winter Dunn
Legal Assistant



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
DEAN T FOUST (et al.)

Case Number
198143FC

SHERIFF'S RETURN OF SERVICE

02/09/2021 09:00 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: DEAN T FOUST AT 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED.


SCOTT MAYERNICK, DEPUTY

02/09/2021 09:00 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: LAURIE T FOUST AT 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED.


SCOTT MAYERNICK, DEPUTY

02/09/2021 09:07 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DEAN FOUST HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LAURIE T FOUST AT 239 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17814.


SCOTT MAYERNICK, DEPUTY

02/09/2021 09:07 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DEAN T FOUST AT 239 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17814.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 09, 2021



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
DEAN T FOUST (et al.)

Case Number
198143FC

SHERIFF'S RETURN OF SERVICE

02/09/2021 09:00 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: DEAN T FOUST AT 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED.


SCOTT MAYERNICK, DEPUTY

02/09/2021 09:00 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: LAURIE T FOUST AT 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED.


SCOTT MAYERNICK, DEPUTY

02/09/2021 09:07 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DEAN FOUST HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LAURIE T FOUST AT 239 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17814.


SCOTT MAYERNICK, DEPUTY

02/09/2021 09:07 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFF SALE BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DEAN T FOUST AT 239 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17814.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 09, 2021



PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 18, 2021



Postmaster:
Name of receiving employee

Dated:

88

[illegible]

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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 18, 2021



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
24	587927	2359190193	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.710	\$0.44
25	587925	2359190194	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	\$0.710	\$0.44
26	587928	2359190195	TENANTS/OCCUPANTS 3410 Old Berwick Road Bloomsburg, PA 17815	\$0.710	\$0.44
27	587926	2359190196	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.710	\$0.44
28	587924	2359190197	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	\$0.710	\$0.44



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

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
February 18, 2021



1271858

[illegible]

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

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS OF
THE CIM TRUST 2017-4, MORTGAGE-BACKED
NOTES, SERIES 2017-4
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

LAURIE J. FOUST
DEAN T. FOUST
Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$91,885.74

Interest from 11/20/2020
to the Date of Sheriff's Sale
at per diem rate of \$21.57

(Costs to be added)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

2021-ED-

FILED
PROTHONOTARY
2021 JAN -6 P 2:42
CLERK OF COURTS OF
COUNTY OF COLUMBIA

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

X Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

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

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS OF
THE CIM TRUST 2017-4, MORTGAGE-BACKED
NOTES, SERIES 2017-4
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

LAURIE J. FOUST
DEAN T. FOUST
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2020-CV-67

2021-ED-2

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION

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

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 3410 Old Berwick Road, Bloomsburg, PA 17815

AMOUNT DUE \$91,885.74

Interest From 11/20/2020
to the Date of Sheriff's Sale
at per diem rate of \$21.57

(Costs to be added)

Dated: 1/16/2021

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

Deputy Rosalie Antonelli

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

Docket No. 2020-CV-67

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS OF THE
CIM TRUST 2017-4, MORTGAGE-BACKED NOTES,
SERIES 2017-4

vs.

LAURIE J. FOUST and
DEAN T. FOUST
Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road, Bloomsburg, PA 17815

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$91,885.74
INTEREST from 11/20/2020 to the Date of Sheriff's Sale	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:
3410 Old Berwick Road, Bloomsburg, PA 17815

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

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

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS OF
THE CIM TRUST 2017-4, MORTGAGE-BACKED
NOTES, SERIES 2017-4**

3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

**LAURIE J. FOUST
DEAN T. FOUST**

Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67 / 2021-ED-2

AFFIDAVIT PURSUANT TO RULE 3129

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4, 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:

3410 Old Berwick Road
Bloomsburg, PA 17815

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

LAURIE J. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

DEAN T. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

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

LAURIE J. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

DEAN T. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

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
3410 Old Berwick Road
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: 03/17/2021

KML Law Group, P.C.



Winter Dunn
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

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST
2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4**
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

**LAURIE J. FOUST
DEAN T. FOUST**
Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67 / 2021-ED-2

**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: 

3/17/21

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Rebecca A. Solarz Pa. ID 315936

Brooke R. Waisbord Pa. ID 326432

☒ Evan J. Harra Pa. ID 323309

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@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-in-family 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: _____



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
FOUST, LAURIE J (et al.)

Case Number
2020CV67

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/31/2021 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 3410 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-23-21

Time: 10:58

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2020CV67

3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV67

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

WEDNESDAY, MARCH 31, 2021
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 Property Situated in The Township of Scott In The County of Columbia and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 06/21/1993 and Recorded 07/29/1993, Among The Land Records of the County and State Set Forth Above, in Deed Volume 542 and Page 301. Tax Map or Parcel ID No.: 31-4C1-016

ALSO DESCRIBED AS:

All That Certain Piece and Parcel of Land Situate in The Township of Scott, Columbia County, Pennsylvania, Bounded and Described as Follows, To-Wit:

Beginning At An Iron Post At The Northeast Corner Of Harvey Jones Lot, Said Iron Post Being On The South Side of Old U.S.11 State Highway and 20 Feet From The Edge of Concrete On South Side Of Highway; Thence Along The South Side of The Said Highway, North 86 Degrees 10 Minutes East, 85.3 Feet to an Iron Post On The Northwest Corner of Lot of Thomas Gingher; Thence By Land of Thomas Gingher, South 7 Degrees and 5 Minutes East, 161.3 Feet to a Concrete Post On The North Side of An Alley; Thence Along The North Side of Said Alley, South 88 Degrees and 30 Minutes West, 92.2 Feet to an Iron Post, Corner of Harvey Jones Lot; Thence By Land of Harvey Jones, North 4 Degrees 40 Minutes West, 157.5 Feet to an Iron Post, The Place of Beginning. Containing .33 Acres.

BENG KNOWN AS: 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NUMRER: 31-4C1-016.OO-OOO

BEING THE SAME PREMISES WHICH BEATRICE A. STAUFFER, WIDOW BY DEED DATED 6/21/1993 AND RECORDED 7/29/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 542 AT PAGE 301, GRANTED AND CONVEYED UNTO DEAN T. FAUST AND LAURIE J. FAUST, HIS WFE.

PROPERTY ADDRESS: 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4C1-016-00-000

Seized and taken into execution to be sold as the property of LAURIE J FOUST, DEAN T FOUST in suit of U.S. BANK NATIONAL ASSOCIATION.

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 conneciton 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 1-610-662-4798

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 22-FEB-21

FEE: \$5.00

CERT. NO39177

FOUST DEAN T & LAURIE J
239 HIDLAY CHURCH RD
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP
DEED 0542-0301
LOCATION: OLD BERWICK RD
PARCEL: 31 -4C1-016-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2019	PRIM	1,471.60	19.09	0.00	1,490.69
2020	PRIM	1,427.05	21.02	30.00	1,478.07
TOTAL DUE :					\$2,968.76

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April ,2021

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2020

REQUESTED BY:

Columbia County Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
FOUST, LAURIE J (et al.)

Case Number
2020CV67

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 2

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/31/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LAURIE J FOUST

Primary Address: 239 HIDLAY CHURCH ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 3410 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Dean Foust

Relation: Husband

Date: 1-20-21 Time: 12:20

Deputy: 3 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

FOUST, LAURIE J

2020CV67

239 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
FOUST, LAURIE J (et al.)

Case Number
2020CV67

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	2
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/31/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DEAN T FOUST
Primary Address:	239 HIDLAY CHURCH ROAD BLOOMSBURG, PA 17814
Phone:	DOB:
Alternate Address:	3410 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	1-20-21	Time:	12:20
Deputy:	3	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

FOUST, DEAN T 2020CV67 239 HIDLAY CHURCH ROAD, BLOOMSBURG, PA 17814 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
FOUST, LAURIE J (et al.)

Case Number
2020CV67

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	2
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/31/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Melody Bohling		
Primary Address:	350 Tenny St. Bloomsburg, PA 17815		
Phone:	570-594-4560	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	1-20-21	Time:	11:52
Deputy:	3	Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798
--------------	---------------------	---------------	----------------

Service Attempts:

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

Service Attempt Notes:

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

BOHLING, MELODY

2020CV67

350 TENNY ST., BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
FOUST, LAURIE J (et al.)

Case Number
2020CV67

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	2
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/31/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DEAN T FOUST
Primary Address:	3410 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

Date:	1-19-21					
Time:	15:00					
Mileage:						
Deputy:	3	2	3	4	5	6

Service Attempt Notes:

1. Neighbor will be contacting w/ address
2. J-net 239 Hilday Church Rd Bloomsburg
- 3.
- 4.
- 5.
- 6.

FOUST, DEAN T

2020CV67

3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
FOUST, LAURIE J (et al.)

Case Number
2020CV67

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	2
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/31/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	LAURIE J FOUST
Primary Address:	3410 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone: 1-610-662-4798
----------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

1. 239 Hiday Church Rd
- 2.
- 3.
- 4.
- 5.
- 6.

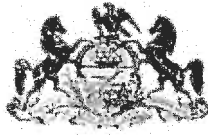
FOUST, LAURIE J

2020CV67

3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
FOUST, LAURIE J (et al.)

Case Number
2020CV67

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 2

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/31/2021 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 3410 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-19-21

Time: 15:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: 1-610-662-4798

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

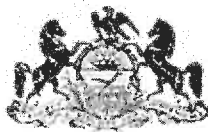
OCCUPANT

2020CV67

3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
FOUST, LAURIE J (et al.)

Case Number
2020CV67

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	2
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 03/31/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co
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:	Katy Anderson
Relation:	Clerk
Date:	1-19-21
Time:	16:02
Deputy:	3
Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP, P.C.
Phone:	1-610-662-4798

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2020CV67 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
FOUST, LAURIE J (et al.)

Case Number
2020CV67

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	2
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 03/31/2021 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:	Deb Hower	
Relation:		
Date:	1-19-21	Time: 15:55
Deputy:	3	Mileage:

Attorney / Originator:

Name:	KML LAW GROUP, P.C.	Phone:	1-610-662-4798
-------	---------------------	--------	----------------

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2020CV67

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 01/15/21

Account:

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

Ad ID: 1212623
Description: **FOUST SHERIFF'S SALE**
Run Dates: **03/10/21 to 03/24/21**
Class: **2**
Agate Lines: **216**
Blind Box:

Total Ad Cost \$1,407.20
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/10/21	03/24/21	3	\$1,407.20

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV67

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

WEDNESDAY, MARCH 31, 2021 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 Property Situated in The Township of Scott In The County of Columbia and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 06/21/1993 and Recorded 07/29/1993, Among The Land Records of the County and State Set Forth Above, in Deed Volume 542 and Page 301, Tax Map or Parcel ID No.: 31-4C1-016

ALSO DESCRIBED AS:

All That Certain Piece and Parcel of Land Situate in The Township of Scott, Columbia County, Pennsylvania, Bounded and Described as Follows, To-Wit: Beginning At An Iron Post At The Northeast Corner Of Harvey Jones Lot, Said Iron Post Being On The South Side of Old U.S.11 State Highway and 20 Feet From The Edge of Concrete On South Side Of Highway; Thence Along The South Side of The Said Highway, North 86 Degrees 10 Minutes East, 85.3 Feet to an Iron Post On The Northwest Corner of Lot of Thomas Ginger; Thence By Land of Thomas Ginger, South 7 Degrees and 5 Minutes East, 161.3 Feet to a Concrete Post On The North Side of An Alley; Thence Along The North Side of Said Alley, South 88 Degrees and 30 Minutes West, 92.2 Feet to an Iron Post, Corner of Harvey Jones Lot; Thence By Land of Harvey Jones, North 4 Degrees 40 Minutes West, 157.5 Feet to an Iron Post, The Place of Beginning, Containing .33 Acres.

BEG KNOWN AS: 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31-4C1-016-00-000

BEING THE SAME PREMISES WHICH BEATRICE A. STAUFFER, WIDOW BY DEED DATED 6/21/1993 AND RECORDED 7/29/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 542 AT PAGE 301, GRANTED AND CONVEYED UNTO DEAN T. FAUST AND LAURIE J. FAUST, HIS WFE.

PROPERTY ADDRESS: 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4C1-016-00-000

Seized and taken into execution to be sold as the property of LAURIE J FOUST, DEAN T FOUST in suit of U.S. BANK NATIONAL ASSOCIATION.

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 1-610-662-4798

Timothy T. Chamberlain, Sheriff
Columbia County, Pennsylvania

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

Date: January 15, 2021

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Re: Sheriffs Sale Advertising Dates

U.S. Bank National Assoc
VS.
Laurie & Dean Foust

No. 2 of 2021 E.D. and No. 67 of 2020 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week March 10th

2nd Week March 17th

3rd Week March 24th

SALE DATE: March 31st 2021 @ 9:00 a.m.

Feel free to contact me if you have any questions.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

Scott Twp

31-4C1-016.00-000

REAL ESTATE OUTLINE

ED # 2021 ED 2

DATE RECEIVED 1-6-2021
DOCKET AND INDEX 2020-CV-67

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	<i>emailed 1-14-21</i>
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>945066</u>

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

SALE DATE March 31st TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 24th
2ND WEEK Mar 17th
3RD WEEK Mar 10th

All That Certain Property Situated in The Township of Scott In The County of Columbia and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 06/21/1993 and Recorded 07/29/1993, Among The Land Records of the County and State Set Forth Above, in Deed Volume 542 and Page 301. Tax Map or Parcel ID No.: 31-4C1-016

ALSO DESCRIBED AS:

All That Certain Piece and Parcel of Land Situate in The Township of Scott, Columbia County, Pennsylvania, Bounded and Described as Follows, To-Wit:

Beginning At An Iron Post At The Northeast Corner Of Harvey Jones Lot, Said Iron Post Being On The South Side of Old U.S. 11 State Highway and 20 Feet From The Edge of Concrete On South Side Of Highway; Thence Along The South Side of The Said Highway, North 86 Degrees 10 Minutes East, 85.3 Feet to an Iron Post On The Northwest Corner of Lot of Thomas Ginger; Thence By Land of Thomas Ginger, South 7 Degrees and 5 Minutes East, 161.3 Feet to a Concrete Post On The North Side of An Alley; Thence Along The North Side of Said Alley, South 88 Degrees and 30 Minutes West, 92.2 Feet to an Iron Post, Corner of Harvey Jones Lot; Thence By Land of Harvey Jones, North 4 Degrees 40 Minutes West, 157.5 Feet to an Iron Post, The Place of Beginning. Containing .33 Acres.

BEING KNOWN AS: 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31-4C1-016.00-000

BEING THE SAME PREMISES WHICH BEATRICE A. STAUFFER, WIDOW BY DEED DATED 6/21/1993 AND RECORDED 7/29/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 542 AT PAGE 301, GRANTED AND CONVEYED UNTO DEAN T. FAUST AND LAURIE J. FAUST, HIS WIFE.

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

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST.
2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4**
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

**LAURIE J. FOUST
DEAN T. FOUST**
Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

2021-ED-2

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 56125
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

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

US BANK, NA

VS. LAURIE & DEAN FOUST

NO. 2-2021 ED

NO. 67-2020 JD

DATE/TIME OF SALE: JULY 28, 2021 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 5507.30

POUNDAGE - 2% OF BID \$ 110.15

TRANSFER TAX - 2% OF FAIR MKT \$ ~

MISC. COSTS \$ ~

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5617.45

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): *B. W. Pulley*

TOTAL DUE: \$ 5617.45

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4267.45

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
LAURIE J FOUST
DEAN T FOUST

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

Sheriff's Sale Date: Wednesday, July 28, 2021
Writ of Execution No. : 2020CV67
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 3410 OLD BERWICK ROAD, 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.	\$1,407.20
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$8.00
Surcharge	\$192.00
Distribution Form	\$25.00
Notary Fee	\$15.00
Copies	\$6.00
Continued or Cancelled Sale	Postponed to: 5/26/2021 \$10.00
Continued or Cancelled Sale	Postponed to: 7/28/2021 \$10.00

Total Sheriff Costs \$2,296.70

Municipal Costs

Delinquent Taxes	\$3,138.85
------------------	------------

Total Municipal Costs \$3,138.85

Distribution Costs

Recording Fees	\$71.75
----------------	---------

Total Distribution Costs \$71.75

Grand Total: \$5,507.30

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

County 024

PARCEL ID: 31-4C1-016-00.000

TAX YEAR: 2021

ALTERNATE ID:

EFFECTIVE DATE:

Year	Authority	Fund
------	-----------	------

Delg Year	Bill Roll	Tax	Interest	Penalty	Other	Paid In Advance	Total Amount
2019	PRIM	1,156.89	152.64	115.69	130.00		1,555.22
2020	PRIM	1,274.12	42.04	127.42	45.00		1,488.58
Total:		2,431.01	194.68	243.11	175.00		3,043.80

3,043.80

20.05

70.00

5.00

Int.
Posting
Tax Cert

004

3,138.85

June amount
\$ 3,138.85

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 255180	Invoice Date: 04/27/2022 4:12:37 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202204056	SCOTT TOWNSHIP
	Grantor - FOUST, LAURIE J		04/27/22 4:12:49 PM	
	Grantee - CIM REO 2021-NR2 LLC			
	Consideration - \$5,617.45			
	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: 9101 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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 07/30/2021			
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY		Telephone Number (570) 389-5622	
Grantee(s)/Lessee(s) CIM REO 2021-NR2 LLC		Telephone Number (215) 627-1322	
Mailing Address PO Box 380		Mailing Address 3217 S. Decker Lake Dr	
City Bloomsburg	State PA	ZIP Code 17815	City Salt Lake City
			State UT
			ZIP Code 84119

SECTION II REAL ESTATE LOCATION

Street Address 3410 Old Berwick Road		City, Township, Borough Bloomsburg – Township of Scott	
County Columbia	School District CENTRAL COLUMBIA	Tax Parcel Number 31-4C1-016.00-000	

SECTION III VALUATION DATA

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

1. Actual Cash Consideration 5,507.30	2. Other Consideration +	3. Total Consideration = 5,507.30
4. County Assessed Value 20,383.00	5. Common Level Ratio Factor x 5.18	6. Computed Value = 105,583.94

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

1a. Amount of Exemption Claimed \$ 0.00	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 <i>Stephanie A. Walz</i>			Date 07/30/2021

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



1830019105

1830019105

KML LAW GROUP, P.C.

Suite 5000 The Lits Building
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

July 30, 2021

SHERIFF OF COLUMBIA COUNTY

Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE HOLDERS OF THE
CIM TRUST 2021-NR2, MORTGAGE-BACKED NOTES, SERIES 2021-NR2 vs. LAURIE J. FOUST and
DEAN T. FOUST

Sale Book/Writ No.: /

Docket Number: 2020-CV-67

Sale Date: 07/28/2021

Property Address: 3410 Old Berwick Road 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:

CIM REO 2021-NR2 LLC
84119

**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.

Chelsea Ulmer, Legal Assistant
Post Sale Department
215-825-6344 (Direct Phone)
267-515-5649 (Fax)
culmer@kmlawgroup.com

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONV

KML #198143FC

KML LAW GROUP, P.C.
Suite 5000 - BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
www.kmlawgroup.com

August 13, 2021

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

RE: LAURIE J. FOUST and DEAN T. FOUST
3410 Old Berwick Road
Bloomsburg, PA
Sale Date: July 28, 2021
Docket #: 2020-CV-67
Book, Writ

To The Sheriff:

Enclosed please find a check in the amount of \$1,128.59, representing payment for Sheriff's costs for the above-referenced sale. If you require anything further from our office, please contact me directly at PostSale@kmlawgroup.com or 215-825-6344.

Thank you in advance for your time and attention to this matter.

Sincerely,

KML LAW GROUP, P.C.
Chelsea Ulmer, Legal Assistant
Post Sale Department
215-825-6344 (Direct Phone)
culmer@kmlawgroup.com

KML LAW GROUP, P.C.
Suite 5000 - BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
www.kmlawgroup.com

August 13, 2021

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

RE: LAURIE J. FOUST and DEAN T. FOUST
3410 Old Berwick Road
Bloomsburg, PA
Sale Date: July 28, 2021
Docket #: 2020-CV-67
Book, Writ

To The Sheriff:

Enclosed please find **two** checks in the amount of \$1,569.43 for municipal costs. This is the additional payment to cover the remainder of the amount shown on the cost sheet. If you require anything further from our office, please contact me directly at PostSale@kmlawgroup.com or 215-825-6344.

Thank you in advance for your time and attention to this matter.

Sincerely,

KML LAW GROUP, P.C.
Chelsea Ulmer, Legal Assistant
Post Sale Department
215-825-6344 (Direct Phone)
culmer@kmlawgroup.com

8-16-21
left message

using ck amounts

KML LAW GROUP, P.C.
Suite 5000 - BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
www.kmlawgroup.com

August 13, 2021

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

RE: LAURIE J. FOUST and DEAN T. FOUST
3410 Old Berwick Road
Bloomsburg, PA
Sale Date: July 28, 2021
Docket #: 2020-CV-67
Book , Writ

To The Sheriff:

Enclosed please find **two** checks in the amount of \$1055.84, representing payment for Sheriff's costs for the above-referenced sale. If you require anything further from our office, please contact me directly at PostSale@kmlawgroup.com or 215-825-6344.

Thank you in advance for your time and attention to this matter.

Sincerely,

KML LAW GROUP, P.C.
Chelsea Ulmer, Legal Assistant
Post Sale Department
215-825-6344 (Direct Phone)
culmer@kmlawgroup.com

KML Law Group, P.C.

SUITE 5000

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

(215) 627-1322

ATTORNEY FOR PLAINTIFF

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS
OF THE CIM TRUST 2017-4, MORTGAGE-
BACKED NOTES, SERIES 2017-4**

3217 S. Decker Lake Drive

Salt Lake City, UT 84119

Plaintiff

vs.

LAURIE J. FOUST

DEAN T. FOUST

Mortgagor(s) and Record Owner(s)

3410 Old Berwick Road, Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for May 26, 2021 at 9:00 AM in the above matter has been continued
until **July 28, 2021 at 9:00 AM.**

Date: 6/14/2021

Respectfully submitted,

By: *Stephanie A Walczak*

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Rebecca A. Solarz Pa. ID 315936

____ Maria D. Miksich Pa. ID 319383

____ Caitlin Donnelly Pa. ID 311403

Attorneys for Plaintiff

X Stephanie A. Walczak 320431



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

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS
OF THE CIM TRUST 2017-4, MORTGAGE-
BACKED NOTES, SERIES 2017-4**

Plaintiff

vs.

**LAURIE J. FOUST
DEAN T. FOUST**

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. 2020-CV-67

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.

LAURIE J. FOUST, Defendant
239 Hidlay Church Road, Bloomsburg, PA 17815

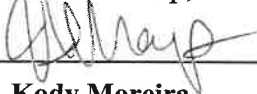
DEAN T. FOUST, Defendant
239 Hidlay Church Road, Bloomsburg, PA 17815

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

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

Date: 6/25/2021

KML Law Group, P.C.



Kody Moreira

Andrijka Keller

✓ Vanessa Mayers

Legal Assistant



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

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS OF
THE CIM TRUST 2017-4, MORTGAGE-BACKED
NOTES, SERIES 2017-4**

3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

**LAURIE J. FOUST
DEAN T. FOUST**

Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road, Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

**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: _____

Stephanie A Walczak

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Rebecca A. Solarz Pa. ID 315936

____ Maria D. Miksich Pa. ID 319383

____ Caitlin Donnelly Pa. ID 311403

Attorneys for Plaintiff

X Stephanie A. Walczak 320431



KML Law Group, P.C.

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS
OF THE CIM TRUST 2017-4, MORTGAGE-
BACKED NOTES, SERIES 2017-4**

3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

LAURIE J. FOUST

DEAN T. FOUST

Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road, Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for May 26, 2021 at 9:00 AM in the above matter has been continued
until **July 28, 2021 at 9:00 AM.**

Date: 6/14/2021

Respectfully submitted,

By: *Stephanie A. Walczak*
KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ Rebecca A. Solarz Pa. ID 315936
____ Maria D. Miksich Pa. ID 319383
____ Caitlin Donnelly Pa. ID 311403

Attorneys for Plaintiff

X Stephanie A. Walczak 320431

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

**U.S. BANK NATIONAL ASSOCIATION, AS
 INDENTURE TRUSTEE, FOR THE HOLDERS
 OF THE CIM TRUST 2017-4, MORTGAGE-
 BACKED NOTES, SERIES 2017-4**

Plaintiff

vs.

**LAURIE J. FOUST
 DEAN T. FOUST**

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. 2020-CV-67

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.

LAURIE J. FOUST, Defendant
 239 Hidlay Church Road, Bloomsburg, PA 17815

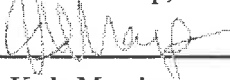
DEAN T. FOUST, Defendant
 239 Hidlay Church Road, Bloomsburg, PA 17815

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

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

Date: 6/25/2021

KML Law Group, P.C.



Kody Moreira

Andrijka Keller

☒ **Vanessa Mayers**

Legal Assistant

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

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE
HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4
vs.
LAURIE J. FOUST and DEAN T. FOUST
No. 2020-CV-67
KML File#: 198143FC

Property Address: 3410 Old Berwick Road, Bloomsburg, PA 17815
Sheriff's Sale Date: May 26, 2021
Sale No.

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for May 26, 2021
to July 28, 2021. Thank you for your cooperation in this matter.

By: KML LAW GROUP, P.C.
PASALES@KMLLAWGROUP.COM

cc:
LAURIE J. FOUST - 239 Hidlay Church Road, Bloomsburg, PA 17815
DEAN T. FOUST - 239 Hidlay Church Road, Bloomsburg, PA 17815

KML Law Group, P.C.

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS
OF THE CIM TRUST 2017-4, MORTGAGE-
BACKED NOTES, SERIES 2017-4**

3217 S. Decker Lake Drive
Salt Lake City, UT 84119
Plaintiff

vs.

LAURIE J. FOUST

DEAN T. FOUST

Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road, Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for March 30, 2021 at 9:00 AM in the above matter has been continued
until **May 26, 2021 at 9:00 AM.**

Date: 4/14/21

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Rebecca A. Solarz Pa. ID 315936

____ Maria D. Miksich Pa. ID 319383

☒ Caitlin Donnelly Pa. ID 311403

Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

**U.S. BANK NATIONAL ASSOCIATION, AS
 INDENTURE TRUSTEE, FOR THE HOLDERS
 OF THE CIM TRUST 2017-4, MORTGAGE-
 BACKED NOTES, SERIES 2017-4**

Plaintiff

vs.

LAURIE J. FOUST

DEAN T. FOUST

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. 2020-CV-67

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.

LAURIE J. FOUST, Defendant
 239 Hidlay Church Road, Bloomsburg, PA 17815

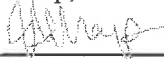
DEAN T. FOUST, Defendant
 239 Hidlay Church Road, Bloomsburg, PA 17815

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

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

Date: 04/20/2021

KML Law Group, P.C.



Kody Moreira
Andrijka Keller
 Legal Assistant

✓ Vanessa Mayers

KML Law Group, P.C.

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS OF
THE CIM TRUST 2017-4, MORTGAGE-BACKED
NOTES, SERIES 2017-4**

3217 S. Decker Lake Drive
Salt Lake City, UT 84119
Plaintiff

vs.

**LAURIE J. FOUST
DEAN T. FOUST**

Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road, Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

**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

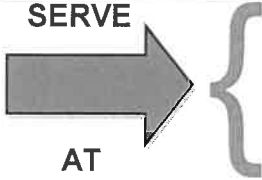
Maria D. Miksich Pa. ID 319383

☒ Caitlin Donnelly Pa. ID 311403

Attorneys for Plaintiff

RE: Atty #: 198143FC
 Name: FOUST, LAURIE J.
 FOUST, DEAN T.
 Client: SELECT PORTFOLIO SERVICING INC.

Please Attempt Service by: Monday, April 26, 2021

PLAINTIFF/S/ U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4		COURT NUMBER 2020-CV-67
DEFENDANT/S/ LAURIE J. FOUST and DEAN T. FOUST		TYPE OF WRIT Notice of Sale
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE LAURIE J. FOUST	
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 239 Hidlay Church Road Bloomsburg, PA 17815	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <p style="text-align: center;">PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE</p>		
NAME AND ADDRESS OF ATTORNEY KML LAW GROUP, P.C. 701 Market Street, Suite 5000 Philadelphia, PA 19106-1532	TELEPHONE NUMBER (215) 627-1322	DATE April 12, 2021

KML Law Group, P.C.

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

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE
 TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4,
 MORTGAGE-BACKED NOTES, SERIES 2017-4**

3217 S. Decker Lake Drive
 Salt Lake City, UT 84119

Plaintiff

vs.

**LAURIE J. FOUST
 DEAN T. FOUST**

Mortgagor(s) and Record Owner(s)
 3410 Old Berwick Road
 Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2020-CV-67

**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: FOUST, LAURIE J.
LAURIE J. FOUST
 239 Hilday Church Road
 Bloomsburg, PA 17815

Your house at 3410 Old Berwick Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Wednesday, May 26, 2021, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$91,885.74 obtained by U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4 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 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4, 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 198143FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

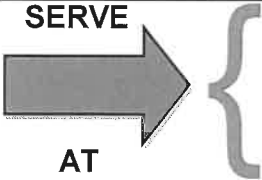
1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value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

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

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

RE: Atty #: 198143FC
 Name: FOUST, LAURIE J.
 FOUST, DEAN T.
 Client: SELECT PORTFOLIO SERVICING INC.

Please Attempt Service by: Monday, April 26, 2021

PLAINTIFF/S/ U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4		COURT NUMBER 2020-CV-67	
DEFENDANT/S/ LAURIE J. FOUST and DEAN T. FOUST		TYPE OF WRIT Notice of Sale	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE DEAN T. FOUST		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 239 Hiday Church Road Bloomsburg, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <p style="text-align: center;">PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE</p>			
NAME AND ADDRESS OF ATTORNEY KML LAW GROUP, P.C. 701 Market Street, Suite 5000 Philadelphia, PA 19106-1532		TELEPHONE NUMBER (215) 627-1322	DATE April 12, 2021

KML Law Group, P.C.

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

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE
 TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4,
 MORTGAGE-BACKED NOTES, SERIES 2017-4**

3217 S. Decker Lake Drive
 Salt Lake City, UT 84119

Plaintiff

vs.

**LAURIE J. FOUST
 DEAN T. FOUST**

Mortgagor(s) and Record Owner(s)
 3410 Old Berwick Road
 Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2020-CV-67

**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: FOUST, DEAN T.
DEAN T. FOUST
 239 Hidlay Church Road
 Bloomsburg, PA 17815

Your house at 3410 Old Berwick Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Wednesday, May 26, 2021, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$91,885.74 obtained by U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4 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 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4, 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 198143FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

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

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

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon Eyerly being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, 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. 2020CV87

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

WEDNESDAY, MARCH 31, 2021 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 Property Situated in The Township of Scott In The County of Columbia and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 06/21/1993 and Recorded 07/29/1993, Among The Land Records of the County and State Set Forth Above, in Deed Volume 542 and Page 301. Tax Map or Parcel ID No. 31-4C1-016

ALSO DESCRIBED AS:
All That Certain Piece and Parcel of Land Situate in The Township of Scott, Columbia County, Pennsylvania, Bounded and Described as Follows, To-Wit:
Beginning At An Iron Post At The Northeast Corner Of Harvey Jones Lot, Said Iron Post Being On The South Side Of Old U.S.11 State Highway and 20 Feet From The Edge of Concrete On South Side Of Highway, Thence Along The South Side Of The Said Highway, North 88 Degrees 10 Minutes East, 95.3 Feet to an Iron Post On The Northwest Corner of Lot of Thomas Gingham, Thence By Land of Thomas Gingham, South 7 Degrees and 5 Minutes East, 161.3 Feet to a Concrete Post On The North Side of An Alley, Thence Along The North Side of Said Alley, South 88 Degrees and 30 Minutes West, 92.2 Feet to an Iron Post, Corner of Harvey Jones Lot, Thence By Land of Harvey Jones, North 4 Degrees 40 Minutes West, 157.5 Feet to an Iron Post, The Place of Beginning, Containing .35 Acres.

BEING KNOWN AS: 3410 OLD BERMICK ROAD, BLOOMSBURG, PA 17815
PROPERTY ID NUMBER: 31-4C1-016-00-000
BEING THE SAME PREMISES WHICH BEATRICE A. STAUFFER, WIDOW BY DEED DATED 6/21/1993 AND RECORDED 7/29/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 542 AT PAGE 301, GRANTED AND CONVEYED UNTO DEAN T. FAUST AND LAURIE J. FAUST, HIS WIFE.

PROPERTY ADDRESS: 3410 OLD BERMICK ROAD, BLOOMSBURG, PA 17815
UP / TAX PARCEL NUMBER: 31-4C1-016-00-000

Seized and taken into execution to be sold as the property of LAURIE J. FAUST, DEAN T. FAUST in suit of U.S. BANK NATIONAL ASSOCIATION.

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:
KVL Law Group, PC
Philadelphia, PA 1-610-662-4798

Timothy T. Chamberlain, Sheriff
Columbia County, Pennsylvania

Ad Text: FOST SHERIFF'S SALE

Date(s) Published: 3/10/2021, 3/17/2021, 3/24/2021

Sworn and subscribed to before me

this 31 day of March 20 21.

Albert Lee Jensen
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
ALBERT LEE JENSEN, Notary Public
Columbia County
My Commission Expires June 5, 2024
Commission Number 1297927

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.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG PA 17815

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

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

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

March 30, 2021

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE
HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4
vs.
LAURIE J. FOUST and DEAN T. FOUST
No. 2020-CV-67
KML File#: 198143FC

Property Address: 3410 Old Berwick Road, Bloomsburg, PA 17815
Sheriff's Sale Date: March 30, 2021
Sale No.

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for March 30, 2021
to May 26, 2021. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
PASALES@KMLLAWGROUP.COM

cc:
LAURIE J. FOUST - 239 Hidlay Church Road, Bloomsburg, PA 17815
DEAN T. FOUST - 239 Hidlay Church Road, Bloomsburg, PA 17815

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</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>8.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00 15.00</u>	
TOTAL *****		\$ <u>417.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1407.20</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1657.20</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>2973.76</u>	
TOTAL *****		\$ <u>2973.76</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)	\$ <u>192.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 5322.21

KML LAW GROUP, P.C.

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

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS OF
THE CIM TRUST 2017-4, MORTGAGE-BACKED
NOTES, SERIES 2017-4**
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff
vs.

**LAURIE J. FOUST
DEAN T. FOUST**
Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

AFFIDAVIT PURSUANT TO RULE 3129

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

3410 Old Berwick Road
Bloomsburg, PA 17815

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

LAURIE J. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

DEAN T. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

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

LAURIE J. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

DEAN T. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

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

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

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

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

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

4. Name and address of the last recorded holder of every mortgage of record:

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:


6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
3410 Old Berwick Road
Bloomsburg, PA 17815

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

Date: 12/18/2020

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-
4, MORTGAGE-BACKED NOTES, SERIES 2017-4

Plaintiff

vs.

NO. 2020-CV-67

LAURIE J FOUST
DEAN T FOUST

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):

LAURIE J FOUST

DEAN T. FOUST

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 11/19/2020

By: Nora C. Viggiano

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Rebecca A. Solarz Pa. ID 315936

☒ X Nora C. Viggiano Pa. ID 320864

____ Kevin G. McDonald Pa. ID 203783

____ Brooke R. Waisbord Pa ID 326432

____ Maria D. Miksich Pa ID 319383

Attorneys for Plaintiff

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

KML LAW GROUP, P.C.

By: Mike Heenan

Print Name: Mike Heenan

Submitted Date: 11-23-20

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

SSN: XXX-XX-XXXX
Birth Date:
Last Name: FOUST
First Name: DEAN
Middle Name: T
Status As Of: Nov-19-2020
Certificate ID: NZD75Y7NVQWRKVB

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-XXXX
Birth Date:
Last Name: FOUST
First Name: DEAN
Middle Name:
Status As Of: Nov-19-2020
Certificate ID: YJM8ZP3RY3CT31F

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-XXXX
Birth Date:
Last Name: FOUST
First Name: LAURIE
Middle Name:
Status As Of: Nov-19-2020
Certificate ID: DC3SWP4YWVT3V4T

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

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

SSN: XXX-XX-XXXX
Birth Date:
Last Name: FOUST
First Name: LAURIE
Middle Name: J
Status As Of: Nov-19-2020
Certificate ID: 5VFNCSEJ9LPPHWR

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.

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

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST
2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4**
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

**LAURIE J. FOUST
DEAN T. FOUST**
Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

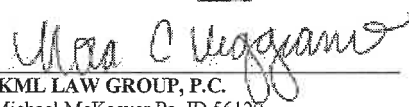
No. 2020-CV-67

2021-ED-2

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

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

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST
2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4**
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

**LAURIE J. FOUST
DEAN T. FOUST**
Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

2021-ED-2

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
____ 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 # 2020-CV-67 2021-ED-2

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 3410 Old Berwick Road, Bloomsburg, PA 17815

SOLD as the property of LAURIE J. FOUST and DEAN T. FOUST

TAX PARCEL #31-4C1-016.00-000

ATTORNEY: KML Law Group, P.C.

All That Certain Property Situated in The Township of Scott In The County of Columbia and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 06/21/1993 and Recorded 07/29/1993, Among The Land Records of the County and State Set Forth Above, in Deed Volume 542 and Page 301. Tax Map or Parcel ID No.: 31-4C1-016

ALSO DESCRIBED AS:

All That Certain Piece and Parcel of Land Situate in The Township of Scott, Columbia County, Pennsylvania, Bounded and Described as Follows, To-Wit:

Beginning At An Iron Post At The Northeast Corner Of Harvey Jones Lot, Said Iron Post Being On The South Side of Old U.S. 11 State Highway and 20 Feet From The Edge of Concrete On South Side Of Highway; Thence Along The South Side of The Said Highway, North 86 Degrees 10 Minutes East, 85.3 Feet to an Iron Post On The Northwest Corner of Lot of Thomas Gingher; Thence By Land of Thomas Gingher, South 7 Degrees and 5 Minutes East, 161.3 Feet to a Concrete Post On The North Side of An Alley; Thence Along The North Side of Said Alley, South 88 Degrees and 30 Minutes West, 92.2 Feet to an Iron Post, Corner of Harvey Jones Lot; Thence By Land of Harvey Jones, North 4 Degrees 40 Minutes West, 157.5 Feet to an Iron Post, The Place of Beginning. Containing .33 Acres.

BEING KNOWN AS: 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31-4C1-016.00-000

BEING THE SAME PREMISES WHICH BEATRICE A. STAUFFER, WIDOW BY DEED DATED 6/21/1993 AND RECORDED 7/29/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 542 AT PAGE 301, GRANTED AND CONVEYED UNTO DEAN T. FAUST AND LAURIE J. FAUST, HIS WIFE.

Information to identify the case:

Debtor 1

Dean T Foust

First Name Middle Name Last Name

Social Security number or ITIN xxx-xx-2240

EIN --

Debtor 2

Laurie Jean Foust

First Name Middle Name Last Name

Social Security number or ITIN xxx-xx-3233

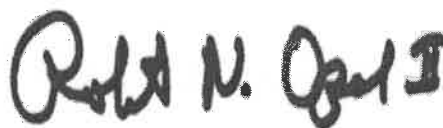
EIN --

United States Bankruptcy Court Middle District of Pennsylvania

Case number: 5:20-bk-00984-RNO

Order of Discharge

12/15

IT IS ORDERED: A discharge under 11 U.S.C. § 727 is granted to:Dean T Foust
aka Dean FoustLaurie Jean Foust
aka Laurie J FoustBy the
court:Honorable Robert N. Opel, II
United States Bankruptcy Judge
By: AutoDocketer, Deputy Clerk6/29/20**Explanation of Bankruptcy Discharge in a Chapter 7 Case**

This order does not close or dismiss the case, and it does not determine how much money, if any, the trustee will pay creditors.

Creditors cannot collect discharged debts

This order means that no one may make any attempt to collect a discharged debt from the debtors personally. For example, creditors cannot sue, garnish wages, assert a deficiency, or otherwise try to collect from the debtors personally on discharged debts. Creditors cannot contact the debtors by mail, phone, or otherwise in any attempt to collect the debt personally. Creditors who violate this order can be required to pay debtors damages and attorney's fees.

However, a creditor with a lien may enforce a claim against the debtors' property subject to that lien unless the lien was avoided or eliminated. For example, a creditor may have the right to foreclose a home mortgage or repossess an automobile.

This order does not prevent debtors from paying any debt voluntarily or from paying reaffirmed debts according to the reaffirmation agreement. 11 U.S.C. § 524(c), (f).

Most debts are discharged

Most debts are covered by the discharge, but not all. Generally, a discharge removes the debtors' personal liability for debts owed before the debtors' bankruptcy case was filed.

Also, if this case began under a different chapter of the Bankruptcy Code and was later converted to chapter 7, debts owed before the conversion are discharged.

In a case involving community property: Special rules protect certain community property owned by the debtor's spouse, even if that spouse did not file a bankruptcy case.

For more information, see page 2 >

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-
4, MORTGAGE-BACKED NOTES, SERIES 2017-4

Plaintiff

vs.

NO. 2020-CV-67

LAURIE J FOUST
DEAN T FOUST

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):

LAURIE J FOUST

DEAN T. FOUST

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 11/19/2020

By: Nora C. Viggiano

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

Maria D. Miksich Pa ID 319383

Attorneys for Plaintiff

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

KML LAW GROUP, P.C.

By: Mike Heenan

Print Name: Mike Heenan

Submitted Date: 11-23-20

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4		COURT NUMBER 2020-CV-67 <i>2021-ED-3</i>	
DEFENDANT/S/ LAURIE J. FOUST and DEAN T. FOUST		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE LAURIE J. FOUST & DEAN T. FOUST		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 3410 Old Berwick Road, Bloomsburg, PA 17815 (Township of Scott)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <div style="text-align: center; font-size: 1.2em; font-weight: bold; margin: 10px 0;">PLEASE POST HANDBILL</div>			
SIGNATURE OF ATTORNEY/ORIGINATOR <i>Barbara Hand</i> KML LAW GROUP, P.C.		TELEPHONE NUMBER (215) 627-1322	DATE December 18, 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 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST
2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4**
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

**LAURIE J. FOUST
DEAN T. FOUST**
Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

**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

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

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST
2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4**
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

**LAURIE J. FOUST
DEAN T. FOUST**
Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

**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

KML LAW GROUP, P.C.

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

December 18, 2020

RE: Docket # 2020-CV-67

ATTENTION: Columbia County Sheriff

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

LAURIE J. FOUST and DEAN T. FOUST

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
215-627-1322
Attorney for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE HOLDERS OF
THE CIM TRUST 2017-4, MORTGAGE-BACKED
NOTES, SERIES 2017-4**
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

LAURIE J. FOUST

DEAN T. FOUST

Mortgagor(s) and Record Owner(s)
3410 Old Berwick Road
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2020-CV-67

2021-EP-2

AFFIDAVIT PURSUANT TO RULE 3129

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-4, MORTGAGE-BACKED NOTES, SERIES 2017-4, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

3410 Old Berwick Road
Bloomsburg, PA 17815

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

LAURIE J. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

DEAN T. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

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

LAURIE J. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

DEAN T. FOUST
239 Hidlay Church Road
Bloomsburg, PA 17815

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

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

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

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

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

4. Name and address of the last recorded holder of every mortgage of record:

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
3410 Old Berwick Road
Bloomsburg, PA 17815

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

Date: 12/18/2020

By: Nora C. Viggiano
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

Document Receipt

Trans # 18099 Carrier / service: USPS Server First-Class Mail® 1/14/2021 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000175231
Doc Ref #: 2021ED2
Postage 5.7500

KING OF PA 19406
PRUSSIA

Document Receipt

Trans # 18098 Carrier / service: USPS Server First-Class Mail® 1/14/2021 12:00:00 AM

Ship to:

PA DEPT OF PUBLIC WELFARE BUREAU OF CHILD SUPPORT
ENFOR

HEALTH & WELFARE BLG ROOM 432

Tracking #: 71901140006000175224
Doc Ref #: 2021ED2
Postage 5.7500

HARRISBURG PA 17105

Document Receipt

Trans #	18097	Carrier / service:	USPS Server	First-Class Mail®	1/14/2021 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PENNSYLVANIA DEPT OF LABOR &
INDUSTRY

651 BOAS STREET

Tracking #: 71901140006000175217

Doc Ref #: 2021ED2

Postage 5.7500

HARRISBURG PA 17121

Document Receipt

Trans #	18094	Carrier / service:	USPS Server	First-Class Mail®	1/14/2021 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #: 71901140006000175187

Doc Ref #: 2021ED2

Postage 5.7500

PITTSBURGH PA 15222

Document Receipt

Trans #	18093	Carrier / service:	USPS Server	First-Class Mail®	1/14/2021 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000175170

Doc Ref #: 2021ED2

Postage 5.7500

HARRISBURG PA 17128

Document Receipt

Trans #	18093	Carrier / service:	USPS Server	First-Class Mail®	1/14/2021 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000175170

Doc Ref #: 2021ED2

Postage 5.7500

HARRISBURG PA 17128

Document Receipt

Trans #	18092	Carrier / service:	USPS Server	First-Class Mail®	1/14/2021 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000175163

Doc Ref #: 2021ED2

Postage 5.7500

HARRISBURG PA 17105

Document Receipt

Trans #	18095	Carrier / service:	USPS Server	First-Class Mail®	1/14/2021 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000175194

Doc Ref #: 2021ED2

Postage 5.7500

HARRISBURG PA 17105

198143

KML LAW GROUP, P.C.

SUITE 5000
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com
PAY TO THE
ORDER OF Sheriff of Columbia County

Firsttrust Bank
3-7380/2360

94,506.6

December 18, 2020

\$ 1350.00

Dollars

Mortgage Cash Account Void After 180 Days



Memo FORST, 198143FC

⑈94,506.6⑈ ⑆23607380⑆ ⑆8000082795⑈



2021 ED2