

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
MICHAEL HORAN (et al.)

**Case Number**  
2023CV1182

**PROPERTY ADDRESS**

267 EAST FIRST STREET, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/09/2024	Advance Fee	Advance Fee	980952	\$0.00	\$2,000.00
05/09/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/09/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/09/2024	Crying Sale			\$10.00	\$0.00
05/09/2024	Docketing			\$15.00	\$0.00
05/09/2024	Levy			\$15.00	\$0.00
05/09/2024	Mailing Costs			\$36.00	\$0.00
05/09/2024	Posting Handbill			\$15.00	\$0.00
05/09/2024	Sheriff Automation Fund			\$50.00	\$0.00
05/09/2024	Web Posting			\$100.00	\$0.00
07/03/2024	Service			\$180.00	\$0.00
07/03/2024	Service Mileage			\$10.00	\$0.00
07/03/2024	Surcharge			\$60.00	\$0.00
07/03/2024	Tax Claim Search			\$15.00	\$0.00
07/03/2024	Copies			\$6.00	\$0.00
07/03/2024	Notary Fee			\$15.00	\$0.00
07/03/2024	Refund	(PAID 07/03/2024)	9462	\$1,440.50	\$0.00
				<b>\$2,000.00</b>	<b>\$2,000.00</b>

<b>TOTAL BALANCE:</b>	<b>\$0.00</b>
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**Sale No.**

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

ATTORNEYS AT LAW

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

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

July 2, 2024

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: LAKEVIEW LOAN SERVICING, LLC

vs.

MICHAEL HORAN and STEPHANIE HORAN

No. 2023-CV-1182

KML File#: 232385FC

**Property Address: 267 East First Street, Bloomsburg, PA 17815**

**Sheriff's Sale Date: July 31, 2024**

**Sale No.**

To the Sheriff:

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

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for July 31, 2024 has been stayed and cancelled.

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

cc:

MICHAEL HORAN - 549 Fair Street, Bloomsburg, PA 17815

STEPHANIE HORAN - 712B 3rd Street, Bloomsburg, PA 17815

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

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LAKEVIEW LOAN SERVICING LLC  
vs.  
MICHAEL HORAN (et al.)

Case Number  
2023CV1182

## SHERIFF'S RETURN OF SERVICE

06/18/2024 DEPUTY DALE B. COOMBE, 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 267 EAST FIRST STREET, BLOOMSBURG, PA 17815.

DALE B. COOMBE, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 19, 2024

Commonwealth of Pennsylvania - Notary Seal  
SARAH JANE KLINGAMAN - Notary Public  
Columbia County  
My Commission Expires March 23, 2026  
Commission Number 1075245

### NOTARY

Affirmed and subscribed to before me this

19TH day of JUNE, 2024

KML LAW GROUP P.C. Plaintiff Attorney

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
HORAN, MICHAEL (et al.)

Case Number  
2023CV1182

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill **Zone:** 49  
**Manner:** < Not Specified > **Expires:** **Warrant:**  
**Notes:** SALE DATE & TIME: 07/31/2024 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)  
**Primary Address:** 267 EAST FIRST STREET  
BLOOMSBURG, PA 17815  
**Phone:** **DOB:**  
**Alternate Address:**  
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** FRONT DOOR  
**Relation:**  
**Date:** 6/18/24 **Time:** 1926  
**Deputy:** 8 **Mileage:**

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2023CV1182

267 EAST FIRST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

ATTORNEYS AT LAW

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

June 12, 2024

**ATTENTION: COLUMBIA County Sheriff**

RE: Notice of Sale

**LAKEVIEW LOAN SERVICING, LLC**

VS

**MICHAEL HORAN**  
**STEPHANIE HORAN**  
County No. 2023-CV-1182  
KML File#: 232385FC

Please find attached our requests for service of the Notice of Sale. Please deduct Service fees for Columbia County from the Sheriff Sale Deposit previously provided. Also, we have included a self-addressed envelope for a copy of the Sheriff Service Return to be returned to us.

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

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

**Heather Shaw**

[Hshaw@kmlgroup.com](mailto:Hshaw@kmlgroup.com)

Main: (215) 627-1322

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

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

**LAKEVIEW LOAN SERVICING, LLC**

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

Plaintiff

vs.

**MICHAEL HORAN**

**STEPHANIE HORAN**

Mortgagor(s) and Record Owner(s)  
267 East First Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2023-CV-1182

**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: HORAN, MICHAEL  
**MICHAEL HORAN**  
549 Fair St.  
Bloomsburg, PA 17815

Your house at 267 East First Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Wednesday, July 31, 2024, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$96,706.11 obtained by LAKEVIEW LOAN SERVICING, LLC against you.

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

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

1. The sale will be cancelled if you pay to LAKEVIEW LOAN SERVICING, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 232385FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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


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

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

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

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ LAKEVIEW LOAN SERVICING, LLC		COURT NUMBER 2023-CV-1182
DEFENDANT/S/ MICHAEL HORAN and STEPHANIE HORAN		TYPE OF WRIT OR COMPLAINT MORTGAGE FORECLOSURE

<b>SERVE</b>    <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE MICHAEL HORAN
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 549 Fair St., Bloomsburg, PA 17815

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

If tenant occupied, serve copy on tenant.

SIGNATURE OF ATTORNEY <p style="text-align: center; font-style: italic; font-weight: bold;">Michael T. McKeever</p>	Telephone Number 215-627-1322 Service Department 215-825-6345	DATE June 12, 2024
--	---	-----------------------

ADDRESS OF ATTORNEY

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

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

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

**LAKEVIEW LOAN SERVICING, LLC**

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

Plaintiff

vs.

**MICHAEL HORAN**

**STEPHANIE HORAN**

Mortgagor(s) and Record Owner(s)  
267 East First Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2023-CV-1182

**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: HORAN, STEPHANIE  
**STEPHANIE HORAN**  
712E 3rd Street  
Bloomsburg, PA 17815

Your house at 267 East First Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Wednesday, July 31, 2024, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$96,706.11 obtained by LAKEVIEW LOAN SERVICING, LLC against you.

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

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

1. The sale will be cancelled if you pay to LAKEVIEW LOAN SERVICING, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 232385FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
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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).

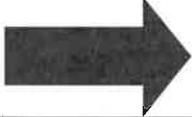
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THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ LAKEVIEW LOAN SERVICING, LLC	COURT NUMBER 2023-CV-1182	
DEFENDANT/S/ MICHAEL HORAN and STEPHANIE HORAN	TYPE OF WRIT OR COMPLAINT MORTGAGE FORECLOSURE	
<div style="display: flex; align-items: center; justify-content: center;"> <div style="margin-right: 10px;"><b>SERVE</b></div>  </div>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE STEPHANIE HORAN	
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 712E 3 <sup>rd</sup> Street, Bloomsburg, PA 17815	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <div style="text-align: center; font-weight: bold; font-size: 1.2em;">If tenant occupied, serve copy on tenant.</div>		
SIGNATURE OF ATTORNEY  <i>Michael T. McKeever</i>	Telephone Number 215-627-1322 Service Department 215-825-6345	DATE June 12, 2024
ADDRESS OF ATTORNEY  KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106		

**Finished Bulk Print**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
HORAN, MICHAEL (et al.)

Case Number  
2023CV1182

## SERVICE COVER SHEET

Service Details: <sup>195.25</sup><sub>160.25</sub> 55, 150

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	49
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:	Final Service:
<b>Name:</b> OCCUPANT	<b>Served:</b> Personally · Adult In Charge <u>Posted</u> · Other
<b>Primary Address:</b> 267 E. 1ST ST BLOOMSBURG, PA 17815	<b>Adult In Charge:</b>
<b>Phone:</b> <span style="float: right;"><b>DOB:</b></span>	<b>Relation:</b>
<b>Alternate Address:</b>	<b>Date:</b> 5-28-24 <b>Time:</b> 1759
<b>Phone:</b>	<b>Deputy:</b> 6 <b>Mileage:</b>

**Attorney / Originator:**

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

<b>Date:</b>	5-17-23	5/20/24	5/22/24			
<b>Time:</b>	10:15	1350	15:40			
<b>Mileage:</b>						
<b>Deputy:</b>	3	8	4			

- Service Attempt Notes:**
1. NO ANSWER - dog barking, mail in the box "Horan, Michael" - Silverado parked by garage - ~~inspe~~ - 2023.
  2. NO ANSWER / LC Dog Barking inside
  3. NO ANSWER, NO CARD, NO DOG.
  - 4.
  - 5.
  - 6.

OCCUPANT

2023CV1182

267 E. 1ST ST, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
HORAN, MICHAEL (et al.)

Case Number  
2023CV1182

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	49
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BEVERLY DEITRICH		
<b>Primary Address:</b>	301 E Second Street, Town Hall Bloomsburg, PA 17816		
<b>Phone:</b>	570-784-1581	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally <input checked="" type="checkbox"/> Adult In Charge <input type="checkbox"/> · Posted <input type="checkbox"/> · Other <input type="checkbox"/>		
<b>Adult In Charge:</b>			
<b>Relation:</b>	Mailbox		
<b>Date:</b>	5/15/24	<b>Time:</b>	1313
<b>Deputy:</b>	8	<b>Mileage:</b>	

### Attorney / Originator:

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

<b>Date:</b>	5/15/24					
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

- 
- 
- 
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- 
- 

DEITRICH, BEVERLY

2023CV1182

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2023CV1182**

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, JULY 31, 2024**  
**9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND SITUATE IN THE TOWN OF BLOOMSBURG, IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT CORNER OF LOT NOW OR FORMERLY OWNED BY WILLIAM PRITCHARD ON THE NORTH SIDE OF FIRST STREET; THENCE ALONG SAID FIRST STREET, NORTH 50 DEGREES AND 52 MINUTES EAST, 41.15 FEET TO CORNER OF LOT NOW OR LATE OF J. R. FOWLER; THENCE ALONG THE WESTERN SIDE OF SAID LOT, NORTH 25 DEGREES AND 10 MINUTES WEST, 169.5 FEET TO CORNER OF LOT NOW OR LATELY OF MICHAEL CASEY; THENCE BY SAID LOT, SOUTH 50 DEGREES AND 52 MINUTES WEST, 41.15 FEET TO CORNER OF LOT NOW OR LATE OF WILLIAM PRITCHARD AFORESAID; THENCE ALONG SAID LOT, SOUTH 25 DEGREES AND 10 MINUTES EAST, 169.5 FEET TO CORNER ON FIRST STREET AFORESAID, THE PLACE OF BEGINNING.

WHEREON IS ERECTED A TWO STORY FRAME DWELLING HOUSE BEING KNOWN AS: 267 EAST FIRST STREET, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 05E05 20300

BEING THE SAME PREMISES WHICH MATTHEW L. SPRINGER AD JOY D. SPRINGER BY DEED DATED 7/8/2014 AND RECORDED 7/11/2014 THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #201405155, GRANTED AND CONVEYED UNTO MICHAEL HORAN AND STEPHANIE HORAN.

PROPERTY ADDRESS: 267 EAST FIRST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05 E 05 20300

**Seized and taken into execution to be sold as the property of MICHAEL HORAN, STEPHANIE HORAN in suit of LAKEVIEW LOAN SERVICING LLC.**

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

Attorney for the Plaintiff:  
KML LAW GROUP P.C.

TIMOTHY CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU AND TAX OFFICE  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX CERTIFICATION

Date: 05/13/2024

Fee: \$15.00

Cert. NO: 46435

HORAN MICHAEL & STEPHANIE  
267 EAST FIRST STREET  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 20140 - 5155  
Location: 267 E 1ST ST  
Parcel Id: 05E-05 -203-00,000

Assessment: 22,702  
Balances as of 05/13/2024

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Columbia County Sheriff

Per: dh.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
HORAN, MICHAEL (et al.)

Case Number  
2023CV1182

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	49
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 07/31/2024 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	Adult In Charge	Posted	Other
Adult In Charge:	Dabbie Hower			
Relation:	Employee			
Date:	5/13/24	Time:	10:50	
Deputy:	#7	Mileage:		

### Attorney / Originator:

Name:	KML LAW GROUP P.C.	Phone:	
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### Service Attempts:

Date:	Time:	Mileage:	Deputy:			

### Service Attempt Notes:

- 
- 
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- 
- 

COLUMBIA COUNTY TAX C

2023CV1182

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



LAKEVIEW LOAN SERVICING LLC  
vs.  
HORAN, MICHAEL (et al.)

Case Number  
2023CV1182

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	49
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	Domestic Relations Office of Columbia Cou	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	MORGAN KNORR		
Relation:	Employee		
Date:	5/13/24	Time:	10:53
Deputy:	#7	Mileage:	

### Attorney / Originator:

Name:	KML LAW GROUP P.C.	Phone:	
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### Service Attempts:

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

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF 2023CV1182 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

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

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

Plaintiff

vs.

MICHAEL HORAN  
STEPHANIE HORAN  
267 East First Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

NO. 2023-CV-1182

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

2024 - ED - 49

**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: 267 East First Street, Bloomsburg, PA 17815**

AMOUNT DUE \$96,706.11

Interest From 05/07/2024  
to the Date of Sheriff's Sale  
*at monthly rate of \$275.33*

(Costs to be added)

Dated:

5/9/2024

Stephanie Stroup  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

Melissa Traugh

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028

Docket No. 2023-CV-1182

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

LAKEVIEW LOAN SERVICING, LLC

vs.

MICHAEL HORAN and  
STEPHANIE HORAN

Mortgagor(s) and Record Owner(s)  
267 East First Street, Bloomsburg, PA 17815

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

REAL DEBT	\$96,706.11
INTEREST from 05/07/2024 to the Date of Sheriff's Sale	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:  
267 East First Street, 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  
215-627-1322  
Attorney for Plaintiff

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

Plaintiff

vs.

**MICHAEL HORAN**  
**STEPHANIE HORAN**  
Mortgagor(s) and **MICHAEL HORAN**  
**STEPHANIE HORAN** Record Owner(s)  
267 East First Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1182

2024 - ED 49

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$96,706.11

Interest from 05/07/2024  
to the Date of Sheriff's Sale  
at monthly rate of \$275.33

(Costs to be added)

By:



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

Michael McKeever Pa. ID 56129

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

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

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

**LAKEVIEW LOAN SERVICING, LLC**

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

Plaintiff  
vs.

**MICHAEL HORAN**  
**STEPHANIE HORAN**  
Mortgagor(s) and **MICHAEL HORAN**  
**STEPHANIE HORAN** Record Owner(s)  
267 East First Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1182

2024-ED-49

**AFFIDAVIT PURSUANT TO RULE 3129**

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

267 East First Street  
Bloomsburg, PA 17815

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

*Hospital* →

MICHAEL HORAN  
549 Fair St.  
Bloomsburg, PA 17815

MICHAEL HORAN  
267 East First Street  
Bloomsburg, PA 17815

STEPHANIE HORAN  
712E 3rd Street  
Bloomsburg, PA 17815

STEPHANIE HORAN  
267 East First Street  
Bloomsburg, PA 17815

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

~~MICHAEL HORAN  
549 Fair St.  
Bloomsburg, PA 17815~~

MICHAEL HORAN  
267 East First Street  
Bloomsburg, PA 17815

STEPHANIE HORAN  
712E 3rd Street  
Bloomsburg, PA 17815

STEPHANIE HORAN  
267 East First Street  
Bloomsburg, PA 17815

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

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

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

C.M X

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

CM X

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

CM X

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  
267 East First Street  
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: 5/7/2024

  
By: \_\_\_\_\_  
**KML LAW GROUP, P.C.**  
\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Caitlin M. Donnelly Pa. ID 311403  
\_\_\_\_ J. Eric Kishbaugh Pa. ID 33078  
\_\_\_\_ Stephanie A. Walczak Pa. ID 320431  
\_\_\_\_ Geraldine M. Linn Pa. ID 83351  
\_\_\_\_ Michael P. Farrington Pa. ID 329636  
 Danielle DiLeva Pa. ID 328955  
\_\_\_\_ Sean M. Duffy Pa. ID 311495  
\_\_\_\_ Frank J. Keenan, Pa ID 72278  
\_\_\_\_ Mark A. Cronin Pa ID 58240

**Attorneys for Plaintiff**

REAL ESTATE OUTLINE

ED # 2024 ED 49

DATE RECEIVED 5-10-24  
DOCKET AND INDEX 2023 CV 1182

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ <del>1,350.00</del> OR <u>2,000.</u>	<u>X</u>	CK# <u>980952</u>

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

SALE DATE July 31<sup>st</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>7-10</u>
2 <sup>ND</sup> WEEK	<u>7-17</u>
3 <sup>RD</sup> WEEK	<u>7-24</u>

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND SITUATE IN THE TOWN OF BLOOMSBURG, IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT CORNER OF LOT NOW OR FORMERLY OWNED BY WILLIAM PRITCHARD ON THE NORTH SIDE OF FIRST STREET; THENCE ALONG SAID FIRST STREET, NORTH 50 DEGREES AND 52 MINUTES EAST, 41.15 FEET TO CORNER OF LOT NOW OR LATE OF J. R. FOWLER; THENCE ALONG THE WESTERN SIDE OF SAID LOT, NORTH 25 DEGREES AND 10 MINUTES WEST, 169.5 FEET TO CORNER OF LOT NOW OR LATELY OF MICHAEL CASEY; THENCE BY SAID LOT, SOUTH 50 DEGREES AND 52 MINUTES WEST, 41.15 FEET TO CORNER OF LOT NOW OR LATE OF WILLIAM PRITCHARD AFORESAID; THENCE ALONG SAID LOT, SOUTH 25 DEGREES AND 10 MINUTES EAST, 169.5 FEET TO CORNER ON FIRST STREET AFORESAID, THE PLACE OF BEGINNING.  
WHEREON IS ERECTED A TWO STORY FRAME DWELLING HOUSE

BEING KNOWN AS: 267 EAST FIRST STREET, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 05E05 20300

BEING THE SAME PREMISES WHICH MATTHEW L. SPRINGER AD JOY D. SPRINGER BY DEED DATED 7/8/2014 AND RECORDED 7/11/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #201405155, GRANTED AND CONVEYED UNTO MICHAEL HORAN AND STEPHANIE HORAN.

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

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

**LAKEVIEW LOAN SERVICING, LLC**

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

Plaintiff  
vs.

**MICHAEL HORAN**  
**STEPHANIE HORAN**  
Mortgagor(s) and **MICHAEL HORAN**  
**STEPHANIE HORAN** Record Owner(s)  
267 East First Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1182

2024 - ED - 49

**AFFIDAVIT PURSUANT TO RULE 3129**

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

267 East First Street  
Bloomsburg, PA 17815

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

MICHAEL HORAN  
549 Fair St.  
Bloomsburg, PA 17815

MICHAEL HORAN  
267 East First Street  
Bloomsburg, PA 17815

STEPHANIE HORAN  
712E 3rd Street  
Bloomsburg, PA 17815

STEPHANIE HORAN  
267 East First Street  
Bloomsburg, PA 17815

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

MICHAEL HORAN  
549 Fair St.  
Bloomsburg, PA 17815

MICHAEL HORAN  
267 East First Street  
Bloomsburg, PA 17815

STEPHANIE HORAN  
712E 3rd Street  
Bloomsburg, PA 17815

STEPHANIE HORAN  
267 East First Street  
Bloomsburg, PA 17815

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

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

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

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

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

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

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


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

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

TENANTS/OCCUPANTS  
267 East First Street  
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: 5/7/2024

  
By: \_\_\_\_\_  
KML LAW GROUP, P.C.  
\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Caitlin M. Donnelly Pa. ID 311403  
\_\_\_\_ J. Eric Kishbaugh Pa. ID 33078  
\_\_\_\_ Stephanie A. Walczak Pa. ID 320431  
\_\_\_\_ Geraldine M. Linn Pa. ID 83351  
\_\_\_\_ Michael P. Farrington Pa. ID 329636  
 Danielle DiLeva Pa. ID 328955  
\_\_\_\_ Sean M. Duffy Pa. ID 311495  
\_\_\_\_ Frank J. Keenan, Pa ID 72278  
\_\_\_\_ Mark A. Cronin Pa ID 58240

**Attorneys for Plaintiff**

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023CV1182

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, JULY 31, 2024**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND SITUATE IN THE TOWN OF BLOOMSBURG, IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT CORNER OF LOT NOW OR FORMERLY OWNED BY WILLIAM PRITCHARD ON THE NORTH SIDE OF FIRST STREET; THENCE ALONG SAID FIRST STREET, NORTH 50 DEGREES AND 52 MINUTES EAST, 41.15 FEET TO CORNER OF LOT NOW OR LATE OF J. R. FOWLER; THENCE ALONG THE WESTERN SIDE OF SAID LOT, NORTH 25 DEGREES AND 10 MINUTES WEST, 169.5 FEET TO CORNER OF LOT NOW OR LATELY OF MICHAEL CASEY; THENCE BY SAID LOT, SOUTH 50 DEGREES AND 52 MINUTES WEST, 41.15 FEET TO CORNER OF LOT NOW OR LATE OF WILLIAM PRITCHARD AFORESAID; THENCE ALONG SAID LOT, SOUTH 25 DEGREES AND 10 MINUTES EAST, 169.5 FEET TO CORNER ON FIRST STREET AFORESAID, THE PLACE OF BEGINNING.

WHEREON IS ERECTED A TWO STORY FRAME DWELLING HOUSE  
BENG KNOWN AS: 267 EAST FIRST STREET, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 05E05 20300

BEING THE SAME PREMISES WHICH MATTHEW L. SPRINGER AD JOY D. SPRINGER BY  
DEED DATED 7/8/2014 AND RECORDED 7/11/2014 THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT  
#201405155, GRANTED AND CONVEYED UNTO MICHAEL HORAN AND STEPHANIE HORAN.

PROPERTY ADDRESS: 267 EAST FIRST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05 E 05 20300

---

Seized and taken into execution to be sold as the property of MICHAEL HORAN, STEPHANIE HORAN in suit of LAKEVIEW LOAN SERVICING LLC.

---

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

Attorney for the Plaintiff:  
KML LAW GROUP P.C.

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



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

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

Plaintiff

vs.

**MICHAEL HORAN**  
**STEPHANIE HORAN**  
Mortgagor(s) and Record Owner(s)  
267 East First Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1182

2024-ED-49

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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

By:



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

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Caitlin M. Donnelly Pa. ID 311403

\_\_\_\_ J. Eric Kishbaugh Pa. ID 33078

\_\_\_\_ Stephanie A. Walczak Pa. ID 320431

\_\_\_\_ Geraldine M. Linn Pa. ID 83351

\_\_\_\_ Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

\_\_\_\_ Sean M. Duffy Pa. ID 311495

\_\_\_\_ Frank J. Keenan, Pa ID 72278

\_\_\_\_ Mark A. Cronin Pa ID 58240

**Attorneys for Plaintiff**

SHORT DESCRIPTION

DOCKET # 2023-CV-1182

ALL THAT CERTAIN lot of land situate in Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 267 East First Street, Bloomsburg, PA 17815

SOLD as the property of MICHAEL HORAN and STEPHANIE HORAN

TAX PARCEL #05E05 20300

ATTORNEY: KML Law Group, P.C.

# COLUMBIA COUNTY SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ LAKEVIEW LOAN SERVICING, LLC		COURT NUMBER 2023-CV-1182	
DEFENDANT/S/ MICHAEL HORAN and STEPHANIE HORAN		TYPE OF WRIT OR COMPLAINT <b>NOTICE OF SALE/HANDBILL</b>	
<b>SERVE</b> 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE <b>MICHAEL HORAN &amp; STEPHANIE HORAN</b>		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) <b>267 East First Street, Bloomsburg, PA 17815 (Town of Bloomsburg)</b>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C.		TELEPHONE NUMBER (215) 627-1322	DATE May 6, 2024
ADDRESS OF ATTORNEY  KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

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

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

May 6, 2024

RE: Docket # 2023-CV-1182

**ATTENTION: Columbia County Sheriff**

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

***MICHAEL HORAN and STEPHANIE HORAN***

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

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

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

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

Plaintiff

vs.

**MICHAEL HORAN**  
**STEPHANIE HORAN**  
Mortgagor(s) and Record Owner(s)  
267 East First Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY


CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1182

**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  
\_\_\_\_\_  
Caitlin M. Donnelly Pa. ID 311403  
\_\_\_\_\_  
J. Eric Kishbaugh Pa. ID 33078  
\_\_\_\_\_  
Stephanie A. Walczak Pa. ID 320431  
\_\_\_\_\_  
Geraldine M. Linn Pa. ID 83351  
\_\_\_\_\_  
Michael P. Farrington Pa. ID 329636  
\_\_\_\_\_  
 Danielle DiLeva Pa. ID 328955  
\_\_\_\_\_  
Sean M. Duffy Pa. ID 311495  
\_\_\_\_\_  
Frank J. Keenan, Pa ID 72278  
\_\_\_\_\_  
Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LAKEVIEW LOAN SERVICING, LLC  
Plaintiff

vs.

STEPHANIE HORAN  
MICHAEL HORAN

NO. 2023-CV-1182

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):

MICHAEL HORAN

STEPHANIE HORAN

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 5/7/2024

By:



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

Michael McKeever Pa. ID 56129  
 Caitlin M. Donnelly Pa. ID 311403  
 J. Eric Kishbaugh Pa. ID 33078  
 Stephanie A. Walczak Pa. ID 320431  
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 Frank J. Keenan, Pa ID 72278  
 Mark A. Cronin Pa ID 58240

**Attorneys for Plaintiff**



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

SSN: [REDACTED]

Birth Date:

Last Name: HORAN

First Name: MICHAEL

Middle Name:

Status As Of: May-06-2024

Certificate ID: DHD2WLBRCX43TDS

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, Space 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.

*Sam Yousefzadeh*

Sam Yousefzadeh, Director  
 Department of Defense - Manpower Data Center  
 4800 Mark Center Drive, Suite 04E25  
 Alexandria, VA 22350

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. § 3901 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 (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. 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. § 3921(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: [REDACTED]  
 Birth Date:  
 Last Name: HORAN  
 First Name: MICHAEL  
 Middle Name: C  
 Status As Of: May-06-2024  
 Certificate ID: 8K055ZSSD705MZM

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, Space Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

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Sam Yousefzadeh, Director  
 Department of Defense - Manpower Data Center  
 4800 Mark Center Drive, Suite 04E25  
 Alexandria, VA 22350

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

SSN: [REDACTED]  
 Birth Date:  
 Last Name: HORAN  
 First Name: STEPHANIE  
 Middle Name:  
 Status As Of: May-06-2024  
 Certificate ID: XQD5Z38TZ8QSP4C

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

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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Sam Yousefzadeh, Director  
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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PA Dept of Public Welfare  
 Health: Welfare Bldg  
 Room 432 PO Box 2675  
 Harrisburg PA 17105



9590 9402 8689 3310 4313 54

2. Article Number (Transfer from service label)

9589 0710 5270 0284 4256 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*Michelle Letts*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

MAY 13 2024

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. Treasury Department  
 600 Arch Street  
 Room 3259  
 Philadelphia, PA 19106



9590 9402 8689 3310 4313 61

2. Article Number (Transfer from service label)

9589 0710 5270 0284 4253 29

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*Michelle Letts*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/13/24

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PA Dept. of Revenue  
 (Bureau of Compliance)  
 Dept. 281230  
 Harrisburg, PA 17128-1230



9590 9402 8689 3310 4307 08

Article Number (Transfer from service label)

9589 0710 5270 0284 4253 12

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*Michelle Letts*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

MAY 13 2024

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
 Pennsylvania Dept of Labor and Ind  
 651 Boas Street  
 Harrisburg PA 17121



COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 DEPARTMENT OF LABOR & IND Agent  
 651 BOAS ST HARRISBURG PA Addressee

B. Received by (Printed Name)  
 C. Date of Delivery  
 MAY 13 2024

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
 Office of F.A.I.R.  
 P.O. Box 8016  
 Harrisburg, PA 17105



9590 9402 8689 3310 4306 85

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 X *Damon J. Fine*  Agent  
 Addressee

B. Received by (Printed Name)  
 C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
 Small Business Administration  
 600 American Avenue  
 Suite 301  
 King of Prussia, PA 19406



9590 9402 8689 3310 4306 92

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 X *Manuel...*  Agent  
 Addressee

B. Received by (Printed Name)  
 C. Date of Delivery  
 5-16

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

Domestic Return Receipt

1207 URMU 3CRU UCO4 4258 37

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage \$  
Total Postage and Fees \$

Sent To PA Dept Labor & Ind  
Street and Apt. No., or PO Box No.  
651 Boas St  
City, State, ZIP+4®  
Harrisburg PA 17121

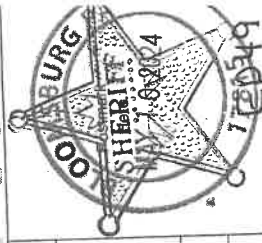
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Fees \$



Sent To KS Treasury Dept  
Street and Apt. No., or PO Box No.  
600 Arch St  
City, State, ZIP+4®  
Phillly PA 19104

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

62 6524 4820 0225 0720 6856

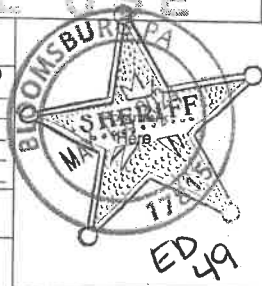
4589 0710 5270 0284 4253 12

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage \$  
Total Postage and Fees \$

Sent To PA Dept of Rev  
Street and Apt. No., or PO Box No.  
Dept. 281230  
City, State, ZIP+4®  
Harrisburg PA 17128

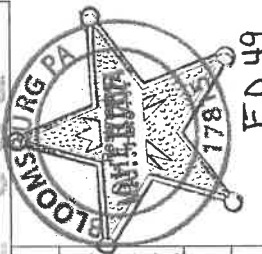
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
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OFFICIAL USE

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Fees \$



Sent To Office of FAIR  
Street and Apt. No., or PO Box No.  
PO Box 8016  
City, State, ZIP+4®  
Harrisburg PA 17105

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

98 6524 4820 0225 0720 6856

1207 URMU 3CRU UCO4 4258 37

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage \$  
Total Postage and Fees \$

Sent To Sm Bus Admin  
Street and Apt. No., or PO Box No.  
600 American Ave Suite 301  
City, State, ZIP+4®  
King of Prussia PA 19406

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Fees \$



Sent To PA Dept of Public Welfare Rm # 432  
Street and Apt. No., or PO Box No.  
PO Box 2675  
City, State, ZIP+4®  
Harrisburg PA 17105

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

232385

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES.

**KML LAW GROUP, P.C.** Attorney Business Account

SUITE 5000

701 MARKET ST. PHILADELPHIA, PA 19106

(215) 627-1322 info@kmlawgroup.com

3-7380/2360

Firsttrust Bank

980952

May 08, 2024

\$ 2000.00

Dollars

PAY TO THE ORDER OF Sheriff of Columbia County

Two Thousand And 00 / 100

Sheriff of Columbia County

Sheriff's Office PO Box 380

Bloomsburg, PA 17815

Memo HORAN; 232385FC



Mortgage Cash Account Void After 180 Days

*[Handwritten signature]*

⑈ 980952 ⑆ 23607380 ⑆ 8000082795 ⑆

2023 CV 1182