

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs.  
HECTOR A NIEVES 110503911-1

Case Number  
2011CV1294

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
01/09/2012	Advance Fee	Advance Fee	20523	\$0.00	\$1,500.00
01/09/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/09/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/09/2012	Crying Sale			\$10.00	\$0.00
01/09/2012	Docketing			\$15.00	\$0.00
01/09/2012	Levy			\$15.00	\$0.00
01/09/2012	Mailing Costs			\$24.00	\$0.00
01/09/2012	Posting Handbill			\$15.00	\$0.00
01/09/2012	Poundage			\$25.97	\$0.00
01/09/2012	Press Enterprise Inc.			\$1,222.26	\$0.00
01/09/2012	Sheriff Automation Fund			\$50.00	\$0.00
01/09/2012	Web Posting			\$100.00	\$0.00
01/09/2012	Deputize Advance Fee			\$100.00	\$0.00
01/27/2012	Advance Fee		5562	\$100.00	\$0.00
02/29/2012	Service		120670	\$0.00	\$70.45
02/29/2012	Service Milcage			\$150.00	\$0.00
02/29/2012	Copies			\$24.00	\$0.00
02/29/2012	Notary Fee			\$5.00	\$0.00
02/29/2012	Tax Claim Search			\$10.00	\$0.00
02/29/2012	Surcharge			\$5.00	\$0.00
				\$110.00	\$0.00
				\$1,913.73	\$1,570.45
TOTAL BALANCE:				\$(343.28)	

OK TO  
PAY  
7/16/12

Payee: Columbia County Sheriff, Check Date: July 26, 2012, Amount: \$\*\*\*\*\*343.28

Check 33162

File	Case	Memo	Amount
11050396	11050396-1	NIEVES, 614 North Vine Street, Berwick, PA 18603	\$*****343.28

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

33162

**UDREN LAW OFFICES, PC**  
PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



NUMBER  
33162

3-7568/2360

Three Hundred Forty-Three and 28/100\*\*\*\*\*

DATE  
July 26, 2012

AMOUNT  
\*\*\*\*\*343.28

**PAY**  
TO THE  
ORDER  
OF

Columbia County Sheriff  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

VOID AFTER 90 DAYS



NIEVES 614 North Vine Street, Berwick, PA 18603

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈033162⑈ ⑆236075689⑆ 9500077186⑈

*OK to  
PAY  
7/26/12*

## Timothy Chamberlain

---

**From:** Ratigan, Nicole [NRatigan@udren.com]  
**Sent:** Monday, July 16, 2012 11:31 AM  
**To:** Timothy Chamberlain  
**Subject:** RE: Nieves foreclosure

You're welcome. I apologize for the delay, we had to wait for the information from the client. We seem to have a more reliable contact for this information now so hopefully we won't be waiting so long in the future.

---

**From:** Timothy Chamberlain [mailto:tchamberlain@columbiapa.org]  
**Sent:** Monday, July 16, 2012 11:22 AM  
**To:** \_SALES AND BID  
**Subject:** Nieves foreclosure

Nicole,  
Thank you for the "amount collected in consideration of stay" to satisfy this sale. Attached is a cost sheet showing a balance of \$343.28, which includes poundage.  
Sheriff Chamberlain

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION  
vs.  
HECTOR A NIEVES

Case Number  
2011CV1294

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
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01/09/2012	Posting Handbill			\$15.00	\$0.00
01/09/2012	Poundage			\$25.97	\$0.00
01/09/2012	Press Enterprise Inc.			\$1,222.26	\$0.00
01/09/2012	Sheriff Automation Fund			\$50.00	\$0.00
01/09/2012	Web Posting			\$100.00	\$0.00
01/09/2012	Deputize Advance Fee		5562	\$100.00	\$0.00
01/27/2012	Advance Fee		120670	\$0.00	\$70.45
02/29/2012	Service			\$150.00	\$0.00
02/29/2012	Service Mileage			\$24.00	\$0.00
02/29/2012	Copies			\$5.00	\$0.00
02/29/2012	Notary Fee			\$10.00	\$0.00
02/29/2012	Tax Claim Search			\$5.00	\$0.00
02/29/2012	Surcharge			\$110.00	\$0.00
				<b>\$1,913.73</b>	<b>\$1,570.45</b>

<b>TOTAL BALANCE:</b>	<b>\$ (343.28)</b>
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Entered 7-16-12

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856. 669. 5400  
FAX: 856. 669. 5399

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

Sent via fax # (570)389-5625

Columbia County Sheriff's Office  
Attn.: Real Estate

Re: **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP**  
**f/k/a Countrywide Home Loans Servicing, LP**  
vs.  
**HECTOR A. NIEVES**

Columbia County  
Docket No.: 2011-1294  
Premises: 614 North Vine Street, Berwick, PA 18603

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for **June 6, 2012**, on behalf of the Plaintiff.

Sale is stayed for the following reason:

**Loan modification.**

Amount collected in consideration of stay: ~~To follow.~~ \$1,298.54 (MP)

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: [SalesandBid@udren.com](mailto:SalesandBid@udren.com).

Sincerely,  
Udren Law Offices, P.C.  
**Nicole Ratigan**  
Foreclosure Specialist

MJU#: 11050396 CASE#: 11050396-1

(CMS)

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856. 669. 5400  
FAX: 856. 669. 5399

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

Sent via fax # (570)389-5625

Columbia County Sheriff's Office  
Attn.: Real Estate

Re: **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP**  
**f/k/a Countrywide Home Loans Servicing, LP**  
vs.  
**HECTOR A. NIEVES**

Columbia County  
Docket No.: 2011-1294  
Premises: 614 North Vine Street, Berwick, PA 18603

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for June 6, 2012, on behalf of the Plaintiff.

Sale is stayed for the following reason:

**Loan modification.**

Amount collected in consideration

Thank you for your attention to this  
us via email: [SalesandBid@udren.com](mailto:SalesandBid@udren.com)

Sincerely,  
Udren Law Offices, P.C.  
Nicole Ratigan  
Foreclosure Specialist

MJU#: 11050396 CASE#: 11050

*(Handwritten signature: CMS)*

*-7-11-12 6940*  
*Will call back*  
*← today.*

cms please contact

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

vs.

**Defendant**  
HECTOR A NIEVES

**Attorney for the Plaintiff:**  
UDREN LAW OFFICES, PC  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

**Sheriff's Sale Date:** Wednesday, June 6, 2012  
**Writ of Execution No. :** 2011CV1294  
**Advance Sheriff Costs:** 1,350.00

**Location of the real estate:** 614 NORTH VINE STREET, BERWICK, PA 18603

## Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	150.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	110.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,222.26
Web Posting	100.00
Notary Fee	10.00
Transfer Tax Form	25.00
Mailing Costs	24.00
Copies	5.00
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00
Other	29.55

DEPUTIZE BERKS CO

**Total Sheriff Costs** 1,987.31

## Municipal Costs

Sewer	97.50
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**Total Municipal Costs** 97.50

## Distribution Costs

Recording Fees	55.00
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**Total Distribution Costs** 55.00

**Grand Total:** 2,139.81

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Columbia County Sheriff's Office, PA

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America NA vs Hector Nieves

NO. 5-11 ED NO. 1294-11 JD

DATE/TIME OF SALE: June 6 2011

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

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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



**MARK J. UDREN, ESQUIRE**  
NJ MANAGING ATTORNEY

**TINA MARIE RICH**  
OFFICE ADMINISTRATOR

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856 . 669 . 5400  
FAX: 856 . 669 . 5399

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

**April 9, 2012**

Sent via fax #(570)389-5625

**Columbia County Sheriff's Office**  
Attn: Real Estate

Re: **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP**  
**f/k/a Countrywide Home Loans Servicing, LP**  
vs.  
**HECTOR A. NIEVES**

**Columbia County**  
Docket No.: **2011-1294**  
Premises: **614 North Vine Street, Berwick, PA 18603**

Sheriff's Sale No.:

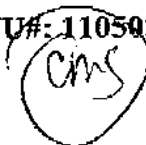
To whom it may concern:

Please postpone the Sheriff Sale scheduled for **April 11, 2012 to June 6, 2012**, on behalf of the Plaintiff.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,  
Udren Law Offices, P.C.  
**Nicole Ratigan**  
Foreclosure Specialist

**MJU#: 11050396 CASE#: 11050396-1**



**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**

[pleadings@udren.com](mailto:pleadings@udren.com)

**Bank of America, N.A., successor by merger to**  
**BAC Home Loans Servicing, LP f/k/a**  
**Countrywide Home Loans Servicing, LP**  
Plaintiff

v.

**HECTOR A. NIEVES,**  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-1294

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1**

Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

This Affidavit is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: March 2<sup>nd</sup>, 2012

UDREN LAW OFFICES, P.C.

BY: [Signature]  
Attorneys for Plaintiff

**HARRY B. REESE, ESQUIRE**  
**PA ID 310501**

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Bank of America, N.A., successor by  
merger to BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans Servicing,  
LP

Plaintiff

v.

HECTOR A. NIEVES;

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-1294

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

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**OWNER(S): HECTOR A. NIEVES;**

**PROPERTY: 614 North Vine Street, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on March 7, 2012 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

**MJU#: 11050396 CASE#: 11050396-1**

NOTED A

Address  
Of Sender

UDREN LAW OFFICES, P.C.  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003

ATTN: Audra Gragilla

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230											
2		TENANTS/OCCUPANTS 614 North Vine Street Berwick, PA 18603											
3		Bank of America, N.A. 16001 North Dallas Parkway Addison, TX 75006											
4		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
5		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815											
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		5	Total Number of Pieces Received at Post Office		5	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.					

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
HECTOR A NIEVES

Case Number  
2011CV1294

## SHERIFF'S RETURN OF SERVICE

01/09/2012 03:35 PM - DEPUTY PAUL D'ANGELO, 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 ALDA SOLORIZANO, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HECTOR A NIEVES AT 614 NORTH VINE STREET, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

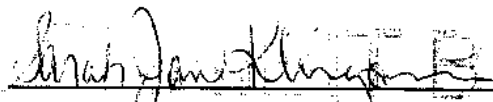
January 10, 2012

NOTARY

Affirmed and subscribed to before me this

10TH day of JANUARY, 2012

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

Notary Commission Expires September 30, 2012

**Deb Miller**

---

**From:** Timothy Chamberlain  
**Sent:** Monday, April 09, 2012 10:50 AM  
**To:** Deb Miller  
**Subject:** Sales

Deb,

Could you check these properties, they are scheduled to go to sale Wednesday the 11<sup>th</sup>?

Thanks

Tim

9:00 AM MAURICE & DARLENE HESS—350 THIRD ST. BENTON—02-01-016 *none*

9:00 AM THOMAS & RENEE HUGHES—7164 CHAPIN LANE BLOOMSBURG—11-07-03114 *2011 Taxes + 2012 Taxes*

9:00 AM HECTOR NIEVES—614 N VINE STREET BERWICK—04B-04-226 *none*

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856. 669. 5400  
FAX: 856. 669. 5399

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

March 5, 2012

Sent via fax #(570)389-5625

Columbia County Sheriff's Office  
Attn: Real Estate

Re: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans Servicing, LP  
vs.  
**HECTOR A. NIEVES**

Columbia County  
Docket No.: 2011-1294  
Premises: 614 North Vine Street, Berwick, PA 18603

Sheriff's Sale No.: 2011-1294

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **March 7, 2012** to **April 11, 2012**, on behalf of the Plaintiff.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: [SalesandBid@udren.com](mailto:SalesandBid@udren.com).

Sincerely,  
Udren Law Offices, P.C.  
**Audra Gragilla**  
Foreclosure Specialist

MJJ# 11050396 CASE#: 11050396-1



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



**Plaintiff**  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

vs.

**Defendant**  
HECTOR A NIEVES

**Attorney for the Plaintiff:**  
UDREN LAW OFFICES, PC  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

**Sheriff's Sale Date:** Wednesday, March 7, 2012  
**Writ of Execution No. :** 2011CV1294  
**Advance Sheriff Costs:** 1,350.00

**Location of the real estate:** 614 NORTH VINE STREET, BERWICK, PA 18603

## Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	150.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
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Press Enterprise Inc.	1,222.26
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Transfer Tax Form	25.00
Mailing Costs	24.00
Copies	5.00
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00
Other	29.55
DEPUTIZE BERKS CO	

**Total Sheriff Costs** 1,987.31

## Municipal Costs

Sewer 97.50

**Total Municipal Costs** 97.50

## Distribution Costs

Recording Fees 55.00

**Total Distribution Costs** 55.00

**Grand Total:** 2,139.81

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) County/Clerk Sheriff, Pennsylvania, Inc.



# SHERIFF'S SALE COST SHEET

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

— DOCKET/RETURN	\$15.00	
— SERVICE PER DEF.	\$ <u>150.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>74.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
— MILEAGE	\$ <u>74.00</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>10.00</u>	
— NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>385.50</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1222.26</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1447.26</u>

— PROTHONOTARY (NOTARY)	\$10.00	
— RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

— SEWER 20	\$ <u>97.50</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>97.50</u>

— SURCHARGE FEE (DSTE)	\$ <u>116.00</u>	
— MISC. <u>Becks Co.</u>	\$ <u>29.55</u>	
TOTAL *****		\$ <u>29.55</u>

TOTAL COSTS (OPENING BID) \$ 2139.81

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
HECTOR A NIEVES

Case Number  
2011CV1294

## SHERIFF'S RETURN OF SERVICE

01/31/2012 11:40 AM - DEPUTY JEFFREY PRICE, 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 614 NORTH VINE STREET, BERWICK, PA 18603.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

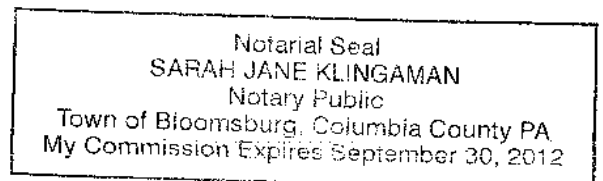
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 01, 2012

NOTARY

Affirmed and subscribed to before me this

1ST day of FEBRUARY, 2012



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003



February 1, 2012

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

**BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME  
LOANS SERVICING, LP**

**VS.**

**HECTOR A. NIEVES**

NO.: 2012-ED-5

Dear Timothy:

The amount due on the sewer account #127061 for the property located at 614  
Vine Street Berwick, Pa through March 31, 2012 is \$97.50.

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

Sincerely,

Kelly Johnson  
Authority Clerk

*Hearing Impaired 711*

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

1108 Freas Avenue • Berwick, Pennsylvania 18603

*Hearing Impaired 711*

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
HECTOR A NIEVES

Case Number  
2011CV1294

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	02/06/2012
Notes:	SHERIFF'S SALE BILL		

### Serve To:

Name:	(POSTING)
Primary Address:	614 NORTH VINE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	01/31/2012
Time:	1140
Deputy:	6
Mileage:	

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC
Phone:	

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

(POSTING)

2011CV1294

614 NORTH VINE STREET, BERWICK, PA 18603

EXP: 02/06/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
HECTOR A NIEVES

Case Number  
2011CV1294

## SHERIFF'S RETURN OF SERVICE

01/09/2012 03:35 PM - DEPUTY PAUL D'ANGELO, 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 ALDA SOLORZANO, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HECTOR A NIEVES AT 614 NORTH VINE STREET, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 10, 2012

NOTARY

Affirmed and subscribed to before me this

10TH day of JANUARY, 2012

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

For the purpose of this document, the signature of the notary public is required.

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

REAL ESTATE TAX CERTIFICATION

Date: 01/20/2012

Fee: \$5.00

Cert. NO: 11251

NIEVES HECTOR A  
614 VINE STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20050 1128  
Location: P L 19 614 VINE ST  
Parcel Id: 046-04 -226-00,000

Assessment: 20,556

Balances as of 01/20/2012

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

By: *Columbia County Sheriff*

Per: *[Signature]*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
HECTOR A NIEVES

Case Number  
2011CV1294

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	02/06/2012	Warrant:
Notes:	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:	Heather Hyatt	
Relation:	Clerk	
Date:	01/10/12	Time:
Deputy:	# 7	Mileage:

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:
-------	-----------------------	--------

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2011CV1294

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 02/06/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
HECTOR A NIEVES

Case Number  
2011CV1294

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/06/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Maureen Cole

Relation: clerk

Date: 01/10/12 Time: 15:30

Deputy: #7 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS

2011CV1294

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 02/06/2012



COUNTY OF BERKS  
SHERIFF OF BERKS COUNTY PA  
633 COURT ST.  
READING, PA 19601

**METRO**  
**BANK**  
60-184-313

120670

PAY SEVENTY DOLLARS FORTY FIVE CENTS  
TO THE ORDER OF  
COLUMBIA CO. SHERIFF'S DEPT.  
P.O. BOX 380  
BLOOMSBURG, PA 17815

DATE 1/20/12  
AMOUNT \$70.45

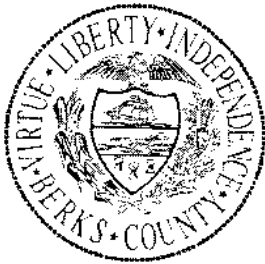
VOID AFTER 90 DAYS

*[Signature]*

*[Signature]*  
AUTHORIZED SIGNATURE

Security features. Details on back.

120670 0313018461 53 819017 4



# COUNTY OF BERKS, PENNSYLVANIA SHERIFF'S DEPARTMENT

Courthouse- 3rd Floor  
633 Court Street  
Reading, PA 19601

Phone: 610.478.6240  
Fax: 610.478.6222

**Eric J. Weaknecht, Sheriff**

**Anthony Damore, Chief Deputy**

## AFFIDAVIT OF SERVICE

DOCKET NO. 11-CV-1294  
COMMONWEALTH OF  
PENNSYLVANIA:  
COUNTY OF BERKS

Personally appeared before me, Joseph Roslin, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on 1/17/2012 9:10:00AM, he served the annexed Mortgage Foreclosure Complaint upon HECTOR A. NIEVES, within named defendant, by handing a copy thereof to CRISTINA DUZMAN, Adult Member of Household/ WIFE, at 3937 NORTH ALABAMA AVE., Muhlenberg Township, Berks County, Pa., and made known to defendant the contents thereof.

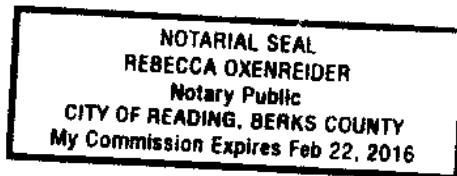
*Joseph D. Roslin Jr.*

DEPUTY SHERIFF OF BERKS COUNTY, PA  
Joseph Roslin

Sworn and subscribed before me  
this 19 day of Jan. 2012

*[Signature]*

NOTARY PUBLIC, READING, BERKS CO., PA



Services made as set forth above

So Answers,

*[Signature]*  
SHERIFF OF BERKS COUNTY, PA  
Eric J. Weaknecht

Sheriff's Costs in Above Proceedings

\$ 100.00 DEPOSIT  
\$ 29.55 ACTUAL COST OF CASE  
\$ 70.45 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

\_ Sec. 2, Act of June 20, 1911, P.I./ 1072

*Dedicated to public service with integrity, virtue & excellence*

[www.countyofberks.com/sheriff](http://www.countyofberks.com/sheriff)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
HECTOR A NIEVES

Case Number  
2011CV1294

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	Deputize	<b>Expires:</b>	02/06/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	HECTOR A NIEVES
<b>Primary Address:</b>	3937 NORTH ALABAMA AVE READING, PA 19605
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	614 NORTH VINE STREET BERWICK, PA 18603
<b>Phone:</b>	

### Final Service:

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

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
------------------------------------	---------------

### Service Attempts:

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

### Notes / Special Instructions:

Now, January 09, 2012 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Berks County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

NIEVES, HECTOR A

2011CV1294

3937 NORTH ALABAMA AVE, READING, PA 19605

EXP: 02/06/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
HECTOR A NIEVES

Case Number  
2011CV1294

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/06/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Connie C. Gingher		
<b>Relation:</b>			
<b>Date:</b>	01.09.12	<b>Time:</b>	1530
<b>Deputy:</b>	DANGELO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
------------------------------------	---------------

### Service Attempts:

<b>Date:</b>	01.09.12					
<b>Time:</b>	1530					
<b>Mileage:</b>						
<b>Deputy:</b>	DAN					

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2011CV1294

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 02/06/2012

BERWICK AREA SCHOOL DISTRICT		11 SCHOOL REAL ESTATE DATE 07/01/20		BILL# 002971		TAXPAYER COPY	
DESCRIPTION		ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY	
REAL ESTATE		20556	45.0000	731.14	746.06	820.67	
<b>PAID</b>							
<b>ASSESSED VALUE</b> 20556 <b>GAMING REVENUE</b> 2977 <b>TAXABLE ASSESSMENT</b> 16579		925.02	178.97	731.14	746.06	820.67	
				IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER	
				Aug. 31	Oct. 31	Nov. 1	

NO REFUNDS UNDER \$5.00

M  
A  
I  
L  
  
T  
O  
  
NIEVES HECTOR A  
614 VINE STREET  
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04B04 22600000 731.14		7112
614 N VINE ST		
20050-1128		
0.07 ACRES		
2005976712307.00 18049.00		

SCHOOL PENALTY 10%  
DELINQUENT TAX TO  
COURTHOUSE DEC. 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

**Tax Notice** 2011 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:  
Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS  
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County		DATE	BILL NO.
		03/01/2011	5265
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT
GENERAL	20,556	6.146	123.81
SINKING		1.345	27.10
FIRE		1.25	25.19
LIGHT		1.75	35.25
BORO RE		1.11	223.61
<b>PAID</b>			
The discount & penalty have been calculated for your convenience		434.96	443.83
PAY THIS AMOUNT		April 30	June 30
		If paid on or before	If paid on or before
		June 30	June 30
		If paid after	If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

NIEVES HECTOR A  
614 VINE STREET  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04B-04 -226-00,000  
614 N VINE ST  
.0742 Acres Land 2,507  
Buildings 18,049  
Total Assessment 20,556

This tax returned to  
courthouse on:  
January 1, 2012

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

3/15/11 8

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
HECTOR A NIEVES

Case Number  
2011CV1294

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/06/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	HECTOR A NIEVES
<b>Primary Address:</b>	614 NORTH VINE STREET BERWICK, PA 18603
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	3937 NORTH ALABAMA AVE READING, PA 19605
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	ALDA <del>RED</del> SELORZANO		
<b>Relation:</b>	GIRLFRIEND		
<b>Date:</b>	01-09-12	<b>Time:</b>	1535
<b>Deputy:</b>	DANGELLO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
------------------------------------	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

NIEVES, HECTOR A

2011CV1294

614 NORTH VINE STREET, BERWICK, PA 18603

EXP: 02/06/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
HECTOR A NIEVES

Case Number  
2011CV1294

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/06/2012
Warrant:			
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	BERWICK SEWER AUTHORITY		
Primary Address:	1108 FREAS AVE BERWICK, PA 18603		
Phone:		DOB:	
Alternate Address:			
Phone:			

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KELL · GREEN		
Relation:	CLEAN		
Date:	01.09.12	Time:	1545
Deputy:	DANCELO	Mileage:	

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	
-------	-----------------------	--------	--

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

BERWICK SEWER

2011CV1294

1108 FREAS AVE, BERWICK, PA 18603

EXP: 02/06/2012

# REAL ESTATE OUTLINE

ED # 5-12

DATE RECEIVED 1-6-12  
DOCKET AND INDEX 1-9-12

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>
NON-MILITARY AFFIDAVIT	<input type="checkbox"/>
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>
CHECK FOR \$ <del>1,350.00</del> OR <u>1500.00</u>	<input checked="" type="checkbox"/>

CK# 20523

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

SALE DATE Mar 7, 2012 TIME 0900  
POSTING DATE Jan 31, 12  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Feb 15  
2<sup>ND</sup> WEEK 22  
3<sup>RD</sup> WEEK 29, 12



Document Receipt

---

Trans # 10797 Carrier / service: POST 2PM 1/9/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000012177

Doc Ref #: 5ED2012

Document Receipt

---

Trans # 10798 Carrier / service: POST 2PM 1/9/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000012184

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 5ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 10799 Carrier / service: POST 2PM 1/9/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000012191

DEPARTMENT 281230

Doc Ref #: 5ED2012

HARRISBURG PA 17128

Document Receipt

---

Trans # 10800 Carrier / service: POST 2PM 1/9/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000012207

Doc Ref #: 5ED2012

PHILADELPHIA PA 19106

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**Bank of America, N.A., successor by merger to** · **COURT OF COMMON PLEAS**  
**BAC Home Loans Servicing, LP f/k/a** **CIVIL DIVISION**  
**Countrywide Home Loans Servicing, LP** **Columbia County**  
Plaintiff

v.

**MORTGAGE FORECLOSURE**

**Hector A. Nieves**

**NO. 2011-1294**

Defendant(s)

2012-ED-5

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

**Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at:**

**614 North Vine Street, Berwick, PA 18603**

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

**Hector A. Nieves  
3937 North Alabama Avenue  
Reading, PA 19605**

**Hector A. Nieves  
614 North Vinc Street  
Berwick, PA 18603**

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

**Hector A. Nieves  
3937 North Alabama Avenue  
Reading, PA 19605**

**Hector A. Nieves  
614 North Vine Street  
Berwick, PA 18603**

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

**Jr Lien Holders - None**

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

**Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
16001 North Dallas Parkway  
Addison, TX 75006**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

5. Name and address of every other person who has any record lien on the property:

**Sr lien Holders - None**

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

**Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section  
P.O. Box 380  
Bloomsburg, PA 17815**

**Tenants/Occupants  
614 North Vine Street  
Berwick, PA 18603**

**Commonwealth of PA, Department of Revenue**  
**Bureau of Compliance**  
**PO Box 281230**  
**Harrisburg, PA 17128-1230**

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:

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: \_\_\_\_\_

UDREN LAW OFFICES, P.C.

BY: Paige M. Bellino  
Attorney for Plaintiff

Paige M. Bellino, Esq.  
PA ID #309091

**MJU#: 11050396 CASE#: 11050396-1**

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1294

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 07, 2012**  
**AT 9:00 O'CLOCK A.M.**

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

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING on the easterly side of Vine Street at the northwesterly corner of Lot No. 18; thence easterly along same parallel with Sixth Street, a distance of 160 feet to an alley; thence northerly along the same parallel with Vine Street, a distance of 49 feet to an alley, parallel with Sixth Street; thence westerly along the same, a distance of 160 feet to Vine Street; and thence southerly along same, a distance of 49 feet to the place of beginning.

CONTAINING 7840 square feet of land, and being numbered and designated as Lot No. 19 of Jackson and Crispin Addition to the Borough of Berwick, upon which is erected a dwelling and other improvements.

EXCEPTING AND RESERVING from the above described premises, 3234 square feet of land as conveyed by Florence M. Rupert to Delmar O. Wolfinger and Paul W. Shaffer, t/a/d/b/a Wolfinger & Shaffer, by their deed dated June 2, 1970 and recorded in Columbia County Deed Book 248 Page 978.

IMPROVED with a single family dwelling known as 614 Vine Street, Berwick, Columbia County, Pennsylvania.

BEING the same premises conveyed to Hector A. Nieves by Deed of Kathleen J. Lyon, Unmarried, dated February 1, 2005 and recorded simultaneously with this mortgage.

BEING KNOWN AS: 614 NORTH VINE STREET, BERWICK, PA 18603

PROPERTY ID NO.: 04B-04-226

TITLE TO SAID PREMISES IS VESTED IN HECTOR A. NIEVES BY DEED FROM KATHLEEN J. LYON, UNMARRIED DATED 02/01/2005 RECORDED 02/02/2005 IN DEED BOOK INSTRUMENT NO.: 2005-01128.

PROPERTY ADDRESS: 614 NORTH VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-226

Seized and taken into execution to be sold as the property of HECTOR A NIEVES in suit of BANK OF AMERICA N.A..

**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:  
UDREN LAW OFFICES, PC  
CHERRY HILL, NJ

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



UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Bank of America, N.A., successor by  
merger to BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans Servicing,  
LP

Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

v.

Hector A. Nieves

NO. 2011-1294

Defendant(s)

2012-ED-5

**WRIT OF EXECUTION**

TO THE SHERIFF OF COLUMBIA COUNTY:

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

614 North Vine Street, Berwick, PA 18603

Amount due

\$ 78,913.52

Interest From 12/21/2011  
to Date of Sale

\$ \_\_\_\_\_

*Ongoing Per Diem of \$12.0239  
to actual date of sale including if sale is  
held at a later date*

(Costs to be added)

\$ \_\_\_\_\_  
*Prothonotary*

By Tami B Kline / KRB  
*Clerk*

Date 1-6-12

MJU#: 11050396 CASE#: 11050396-1

NIEVES - EXHIBIT "A"

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

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IMPROVED with a single family dwelling known as 614 Vine Street, Berwick, Columbia County, Pennsylvania.

BEING the same premises conveyed to Hector A. Nieves by Deed of Kathleen J. Lyon, Unmarried, dated February 1, 2005 and recorded simultaneously with this mortgage.

BEING KNOWN AS: **614 NORTH VINE STREET, BERWICK, PA 18603**

PROPERTY ID NO.: **04B-04-226**

TITLE TO SAID PREMISES IS VESTED IN **HECTOR A. NIEVES** BY DEED FROM **KATHLEEN J. LYON, UNMARRIED** DATED **02/01/2005** RECORDED **02/02/2005** IN DEED BOOK INSTRUMENT NO.: **2005-01128**.

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Bank of America, N.A., successor by  
merger to BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans Servicing,  
LP

Plaintiff

v.

Hector A. Nieves

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-1294

2012-ED-5

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to actual date of sale including if sale is  
held at a later date*

(Costs to be added)

\$ \_\_\_\_\_  
*Prothonotary*

By Tami B Kline | KPB |  
*Clerk*

Date 1-6-12

*Prothonotary*  
*Notary Public*

MJU#: 11050396 CASE#: 11050396-1

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WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Bank of America, N.A., successor by merger to  
BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

Hector A. Nieves

Defendant(s)

NO. 2011-1294

2012-ED-5

**CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91  
as this is an FHA insured mortgage

This statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to  
unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY:

Attorney for Plaintiff

*Paige M. Bellino*  
*Paige M. Bellino, Esq.*  
*FA ID #307094*

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Bank of America, N.A., successor by merger to  
BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

Hector A. Nieves

Defendant(s)

NO. 2011-1294

2012-ED-5

**CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91  
as this is an FHA insured mortgage

This statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to  
unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY:

Attorney for Plaintiff

*Paige M. Bellino*  
*Paige M. Bellino, Esq.*  
*PA ID #307094*

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**Bank of America, N.A., successor by merger to  
BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
Plaintiff**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County**

**v.**

**MORTGAGE FORECLOSURE**

**Hector A. Nieves**

**Defendant(s)**

**NO. 2011-1294**

*2012-ED-5*

**AFFIDAVIT PURSUANT TO RULE 3129.1  
AND RULE 76**

**Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP, Plaintiff in the above action, by its undersigned  
attorney, upon information and belief, Udren Law Offices, 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:**

**614 North Vine Street, Berwick, PA 18603**

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

**Hector A. Nieves  
3937 North Alabama Avenue  
Reading, PA 19605**

**Hector A. Nieves  
614 North Vine Street  
Berwick, PA 18603**

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

**Hector A. Nieves  
3937 North Alabama Avenue  
Reading, PA 19605**

**Hector A. Nieves  
614 North Vine Street  
Berwick, PA 18603**

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

**Jr Lien Holders - None**

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

**Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
16001 North Dallas Parkway  
Addison, TX 75006**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

5. Name and address of every other person who has any record lien on the property:

**Sr lien Holders - None**

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

**Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section  
P.O. Box 380  
Bloomsburg, PA 17815**

**Tenants/Occupants  
614 North Vine Street  
Berwick, PA 18603**



**Commonwealth of PA, Department of Revenue**

**Bureau of Compliance**

**PO Box 281230**

**Harrisburg, PA 17128-1230**

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:

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: \_\_\_\_\_

UDREN LAW OFFICES, P.C.

BY: Paige M. Bellino  
Attorney for Plaintiff

**MJU#: 11050396 CASE#: 11050396-1**

Paige M. Bellino, Esq.  
PA ID #309091

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**Bank of America, N.A., successor by merger to  
BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
Plaintiff**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
  
MORTGAGE FORECLOSURE**

v.

**Hector A. Nieves**

Defendant(s)

**NO. 2011-1294**

2012-ED-5

**AFFIDAVIT PURSUANT TO RULE 3129.1  
AND RULE 76**

**Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP, Plaintiff in the above action, by its undersigned  
attorney, upon information and belief, Udren Law Offices, 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:**

**614 North Vine Street, Berwick, PA 18603**

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

**Hector A. Nieves  
3937 North Alabama Avenue  
Reading, PA 19605**

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Berwick, PA 18603**

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Reading, PA 19605**

**Hector A. Nieves  
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Berwick, PA 18603**

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

**Jr Lien Holders - None**

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

**Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
16001 North Dallas Parkway  
Addison, TX 75006**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

5. Name and address of every other person who has any record lien on the property:

**Sr lien Holders - None**

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

**Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815**

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P.O. Box 380  
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614 North Vine Street  
Berwick, PA 18603**

**Commonwealth of PA, Department of Revenue**

**Bureau of Compliance**

**PO Box 281230**

**Harrisburg, PA 17128-1230**

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:

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: \_\_\_\_\_

UDREN LAW OFFICES, P.C.

BY: Paige M. Bellino  
Attorney for Plaintiff

**MJU#: 11050396 CASE#: 11050396-1**

Paige M. Bellino, Esq.  
PA CID #309091

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

pleadings@udren.com

Bank of America, N.A., successor by merger  
to BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
Plaintiff

v.

Hector A. Nieves

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-1294

2012-ED-5

**AFFIDAVIT OF LAST KNOWN ADDRESS**  
**UNDER RULE 76**

The Defendant(s) last known address is as follows:

HECTOR A. NIEVES  
3937 NORTH ALABAMA AVENUE  
READING, PA 19605

HECTOR A. NIEVES  
614 NORTH VINE STREET  
BERWICK, PA 18603

This statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

*Paige M. Bellino*  
Attorney for Plaintiff

*Paige M. Bellino, Esq.*  
*PA ID #3090916*

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Bank of America, N.A., successor by merger  
to BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

HECTOR A. NIEVES

Defendant(s)

NO. 2011-1294

2012-ED-5

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

TO: Hector A. Nieves  
614 North Vine Street  
Berwick, PA 18603

Your house (real estate) at **614 North Vine Street, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$78,913.52**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**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 the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the 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.

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 on page two 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 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 price bid by calling 856-669-5400.
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 856-669-5400.
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 the 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 30 days after the 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 Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**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.**

**LAWYER REFERRAL SERVICE**

North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760

**ASSOCIATION DE LICENCIADOS**

North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Bank of America, N.A., successor by merger to  
BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

HECTOR A. NIEVES;  
Defendant(s)

NO. 2011-1294

2012-ED-5

**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.

Date: \_\_\_\_\_

UDREN LAW OFFICES, P.C.

*Paige M. Bellino*  
Attorney for Plaintiff

*Paige M. Bellino, Esq.*  
*PA ID #309091*



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111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
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ATTORNEY FOR PLAINTIFF

Bank of America, N.A., successor by merger  
to BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

HECTOR A. NIEVES

NO. 2011-1294

Defendant(s)

2012-ED-5

**SHORT DESCRIPTION FOR ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**  
**COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS **614 North Vine Street, Berwick, PA 18603**

PARCEL NUMBER: **04B-04-226**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

Paige M. Bellino  
Attorney for Plaintiff

Paige M. Bellino, Esq.  
PA ID #307091

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Bank of America, N.A., successor by merger  
to BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing, LP  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

HECTOR A. NIEVES

NO. 2011-1294

Defendant(s)

2012-ED-5

**SHORT DESCRIPTION FOR ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**  
**COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS 614 North Vine Street, Berwick, PA 18603

PARCEL NUMBER: 04B-04-226

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

Paige M. Bellino

Attorney for Plaintiff

Paige M. Bellino, Esq.  
PA ID #307091

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CONTAINING 7840 square feet of land, and being numbered and designated as Lot No. 19 of Jackson and Crispin Addition to the Borough of Berwick, upon which is erected a dwelling and other improvements.

EXCEPTING AND RESERVING from the above described premises, 3234 square feet of land as conveyed by Florence M. Rupert to Delmar O. Wolfinger and Paul W. Shaffer, Ua/d/b/a Wolfinger & Shaffer, by their deed dated June 2, 1970 and recorded in Columbia County Deed Book 248 Page 978.

IMPROVED with a single family dwelling known as 614 Vine Street, Berwick, Columbia County, Pennsylvania.

BEING the same premises conveyed to Hector A. Nieves by Deed of Kathleen J. Lyon, Unmarried, dated February 1, 2005 and recorded simultaneously with this mortgage.

BEING KNOWN AS: **614 NORTH VINE STREET, BERWICK, PA 18603**

PROPERTY ID NO.: **04B-04-226**

TITLE TO SAID PREMISES IS VESTED IN **HECTOR A. NIEVES** BY DEED FROM **KATHLEEN J. LYON, UNMARRIED** DATED **02/01/2005** RECORDED **02/02/2005** IN DEED BOOK INSTRUMENT NO.: **2005-01128**.



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**MARK J. UDREN, ESQUIRE**  
**NJ MANAGING ATTORNEY**

**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

***UDREN LAW OFFICES, P.C.***  
***WOODCREST CORPORATE CENTER***  
***111 WOODCREST ROAD***  
***SUITE 200***  
***CHERRY HILL, NEW JERSEY 08003-3620***  
***856 . 669 . 5400***  
***FAX: 856 . 669 . 5399***

***FREDDIE MAC***  
***PENNSYLVANIA***  
***DESIGNATED COUNSEL***

Sheriff of **Columbia** County  
**Courthouse**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

Re: **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP**  
**f/k/a Countrywide Home Loans Servicing, LP**  
vs.  
**Hector A. Nieves**

**Columbia County C.C.P. No. 2011-1294**

Please be informed that our office will be using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,

**Christina Jans**  
Foreclosure Specialist

**UDREN LAW OFFICES, P.C.**

**WOODCREST CORPORATE CENTER**

**111 WOODCREST ROAD**

**SUITE 200**

**CHERRY HILL, NEW JERSEY 08003-3620**

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

20523

**UDREN LAW OFFICES, PC**

PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER  
20523

One Thousand Five Hundred and 00/100\*\*\*\*\*

DATE

December 20, 2011

AMOUNT

\*\*\*\*\*1,500.00

**PAY  
TO THE  
ORDER  
OF**

Columbia County Sheriff

VOID AFTER 90 DAYS

Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Tina Jans NIEVES

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈020523⑈ ⑈236075689⑈

9500077186⑈

