

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America vs Tim Trawspice Jeremy Nove

NO. 149-13 ED NO. 707-13 JD

DATE/TIME OF SALE: Dec, 18 5:00

BID PRICE (INCLUDES COST) \$ 2079.42

POUNDAGE -- 2% OF BID \$ 41.99

TRANSFER TAX -- 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2141.41

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2141.41

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 791.41

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BANK OF AMERICA N.A.

vs.

Defendant
TINA TRAVELPIECE
JEREMY NAUS

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

Sheriff's Sale Date: Wednesday, December 18, 201
Writ of Execution No. : 2013CV707
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 200 EAST 14TH STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,008.42
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Total Sheriff Costs	\$1,843.42

Municipal Costs

Sewer	\$201.00
Total Municipal Costs	\$201.00

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$2,099.42**

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)

2013 Countywide Sheriff, Pennsylvania, Inc.

759520

KML LAW GROUP, P.C.
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322
info@kmlawgroup.com

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

02/21/2014

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY**\$**297.99****TWO HUNDRED NINETY-SEVEN AND 99 / 100**

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO 112609/ Naus

⑈00759520⑈ ⑆236073801⑆ 70 1107112⑈

758661

KML LAW GROUP, P.C.
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322
info@kmlawgroup.com

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

02/12/2014

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY**\$**493.42****FOUR HUNDRED NINETY-THREE AND 42 / 100**

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

6.18 - MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

MEMO 112609/ Naus

⑈00758661⑈ ⑆236073801⑆ 70 1107112⑈

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

January 25, 2014

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO 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. JEREMY P. NAUS and TINA M.
TRAVELPIECE
Sale Book/Writ No.: /
Docket Number: 2013-CV-707
Sale Date: 12/18/2013
Property Address: 200 E. 14th Street Berwick, PA 18603

To the Sheriff:

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

BANK OF AMERICA, N.A.
7105 Corporate Drive
PTX B-209
Plano, TX 75024

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to the below email address. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.
Lisa A. Lanci, Legal Assistant
FC Special Services/Post Sale
215-825-6384 (Direct Phone)
215-825-6444 (Fax)
llanci@kmllawgroup.com

Loretta Crespo, Paralegal
FC Special Services/Post Sale
215-825-6344 (Direct Phone)
215-825-6444 (Fax)
lcrespo@kmllawgroup.com

Enclosed (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type FHA 441-6610169703

KML #112609FC

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280503

Harrisburg, PA 17128-0503

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name KML LAW GROUP, P.C.		Telephone Number: (215) 627-1322	
Mailing Address 701 Market Street, Suite 5000 - BNY Independence Center		City Philadelphia	State PA
		ZIP Code 19106-1532	

B. TRANSFER DATA

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

Street Address
Sheriff's Office, PO Box 380

City
Bloomsburg

State
PA

Zip
17815

C. DATE OF ACCEPTANCE OF DOCUMENT January 25, 2014

Grantee(s)/Lessee(s)
BANK OF AMERICA, N.A.

Street Address
7105 Corporate Drive, PTX B-209

City
Plano

State
TX

Zip
75024

D. REAL ESTATE LOCATION

Street Address
200 E. 14th Street

City, Township, Borough
Berwick - BOROUGH OF BERWICK

County
Columbia

School District

Tax Parcel Number
04A-03-170-00,000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration
\$2,141.41

2. Other Consideration
+ -0-

3. Total Consideration
= \$2,141.41

4. County Assessed Value
\$19,338.00

5. Common Level Ratio Factor
X 2.55

6. Fair Market Value
= \$49,311.90

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest conveyed 100%
--	--	--

Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment).
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

January 25, 2014

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BANK OF AMERICA N.A.

vs.

Defendant
TINA TRAVELPIECE
JEREMY NAUS

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

Sheriff's Sale Date: Wednesday, December 18, 201

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Sewer	\$201.00
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Total Municipal Costs **\$201.00**

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs **\$55.00**

Grand Total: **\$2,099.42**

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

Columbia County Sheriff's Office, Treasurers Inc.

KML LAW GROUP, P.C.
SUITE 5000 BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

November 22, 2013

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

RE: No. 2013-CV-707
JEREMY P. NAUS and TINA M. TRAVELPIECE

Real Estate Division:

The above case may be sold on December 18, 2013. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

KML LAW GROUP, P.C.

Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

112609FC
CF: 05/30/2013
SD: 12/18/2013
\$114,102.47

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
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

JEREMY P. NAUS
TINA M. TRAVELPIECE
**Mortgagor(s) and
Record Owner(s)**

200 E. 14th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2013-CV-707

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

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

- ☒ (X) Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ () Certified mail by KML Law Group, P.C. (original green Postal return receipt attached).
- ☐ () Certified mail by Sheriff's Office.
- ☐ () Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ () Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. (copies of proofs of mailing attached).

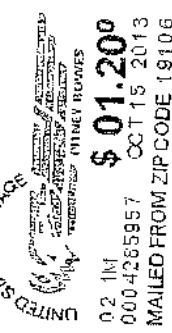
The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

Respectfully submitted,



BY: Veronica Cosme
Legal Assistant

Name and Address of Sender KML LAW GROUP, P.C. SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532		Check type of mail or service; <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Registered <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured		Check type of mail or service; <input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt		Postage		Handling Charge		RR Fee	
Article Number	Addressee (Name, Street, City, State, & ZIP Code)												
1.	BANK OF NEW YORK C/o Phelan Hallinan & Schrimie LLP 1617 JFK Blvd #1400 Philadelphia, PA 19103												
2.													
3.													
4.													
5.													
6.													
7.													
8.													
Total Number of Pieces Listed by Sender 1		Total Number of Pieces Received at Post Office		Postmaster/Per (Name of receiving employee) <i>[Signature]</i>		See Privacy Act Statement on Reverse							





IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING, LP F/K/A
COUNTRYWIDE HOME LOANS SERVICING, LP; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2013-CV-707

Sheriff's Sale Date: 11/13/2013

V.

JEREMY P. NAUS; et al.
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served TINA M. TRAVELPIECE the above process on the 5 day of November, 2013, at 3:46 o'clock, PM, at 364 Stone Church Road Berwick, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 36-40 Height 5'4 Weight 130 Race WHITE Sex FEMALE Hair BLONDE

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of PA)
) SS:
County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Denise Hinkle
(Signature of Affiant)

Subscribed and sworn to before me
this 6 day of Nov, 20 13

File Number: 112609FC
Case ID #: 3778427

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Eric M. Albrecht, Notary Public
Washington Twp., Berks County
My Commission Expires Nov. 10, 2013



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING, LP F/K/A
COUNTRYWIDE HOME LOANS SERVICING, LP; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2013-CV-707

Sheriff's Sale Date: 11/13/2013

V.

JEREMY P. NAUS; et al.
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served JEREMY P. NAUS the above process on the 19 day of October, 2013, at 6:03 o'clock, PM, at 200 East 14th Street Berwick, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 41-45 Height 6'2 Weight 210 Race WHITE Sex MALE Hair SALT/PEPPER

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of Pa)
) SS:
County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle to me known, who being duly sworn according to law, deposes the following:

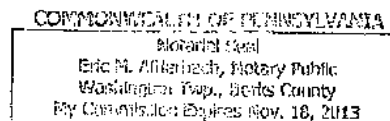
I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Denise Hinkle
(Signature of Affiant)

Subscribed and sworn to before me
this 6 day of Nov, 20 13

File Number: 112609FC
Case ID #: 3770227

Notary Public



KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
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
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

JEREMY P. NAUS
TINA M. TRAVELPIECE
Mortgagor(s) and Record Owner(s)

200 E. 14th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2013-CV-707

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

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 and through an authorized employee of its attorneys, KML Law Group, 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:

200 E. 14th Street
Berwick, PA 18603

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

JEREMY P. NAUS
200 E. 14th Street
Berwick, PA 18603

TINA M. TRAVELPIECE
364 Stone Church Rd
Berwick, PA 18603

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

JEREMY P. NAUS
200 E. 14th Street
Berwick, PA 18603

TINA M. TRAVELPIECE
364 Stone Church Rd
Berwick, PA 18603

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

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

NORTHSTAR CAPITAL ACQUISITION, LLC
170 NORTH POINTE PKWY
AMHERST, NY 14228

NORTHSTAR CAPITAL ACQUISITION, LLC
C/O DAVID J. APOTHAKE, ESQ/ APOTHAKE & ASSOCIATES, P.C
520 FELLOWSHIP ROAD C306
MOUNT LAUREL, NJ 08054

BANK OF NEW YORK
C/o Phelan Hallinan & Schmieg LLP
1617 Jfk Blvd #1400
Philadelphia, PA 19103

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
200 E. 14th Street
Berwick, PA 18603

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

DATED: November 22, 2013

A handwritten signature in cursive script, appearing to read "Veronica Cosme", is written over a horizontal line.

KML Law Group, P.C.

BY: Veronica Cosme
Legal Assistant

KML LAW GROUP, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

November 12, 2013

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP
vs.
JEREMY P. NAUS and TINA M. TRAVELPIECE
No. 2013-CV-707

Property address:

200 E. 14th Street
Berwick, PA 18603

Sheriff's Sale Date: November 13, 2013

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for November 13, 2013 to
December 18, 2013.

Thank you for your cooperation.

Very Truly Yours,
KML LAW GROUP, P.C.


Michael T. McKeever, Esq.

By: Genevieve Mautz, Supervisor
Robert Murray, Legal Assistant
Veronica Cosme, Legal Assistant
Lisa Davis, Legal Assistant

cc:

JEREMY P. NAUS
200 E. 14th Street
Berwick, PA 18603

TINA M. TRAVELPIECE
364 Stone Church Rd
Berwick, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BANK OF AMERICA N.A.

vs.

Defendant
TINA TRAVELPIECE
JEREMY NAUS

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

Sheriff's Sale Date: Wednesday, November 13, 201

Writ of Execution No. : 2013CV707

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Total Sheriff Costs **\$1,843.42**

Municipal Costs

Sewer	\$201.00
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Total Municipal Costs **\$201.00**

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs **\$55.00**

Grand Total: **\$2,099.42**

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)

City of Columbia County, PA, 17815-1000

SHERIFF'S SALE COST SHEET

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

- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>175.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>42.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
- POSTING HANDBILL	\$15.00	
- CRYING/ADJOURN SALE	\$10.00	
- SHERIFF'S DEED	\$35.00	
- TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>455.00</u>

- WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>100.00</u>	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>125.00</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>20.00</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>20.00</u>	

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

TOTAL COSTS (OPENING BID) \$ 765.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TINA TRAVELPIECE (et al.)

Case Number
2013CV707

SHERIFF'S RETURN OF SERVICE

10/10/2013 11:55 AM - DEPUTY PAUL D'ANGELO, 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 200 EAST 14TH STREET, BERWICK, PA 19603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

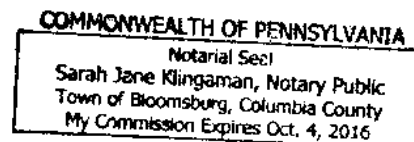

TIMOTHY T. CHAMBERLAIN, SHERIFF

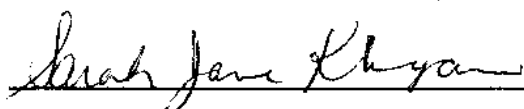
October 11, 2013

NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2013





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
TINA TRAVELPIECE (et al.)

Case Number
2013CV707

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 10/16/2013

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 200 EAST 14TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 10/10/13

Time: 1155

Deputy: DANIELLO

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2013CV707

200 EAST 14TH STREET, BERWICK, PA 18603

EXP: 10/16/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TINA TRAVELPIECE (et al.)

Case Number
2013CV707

SHERIFF'S RETURN OF SERVICE

09/19/2013 03:00 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 THE DEFENDANT, TO WIT: TINA TRAVELPIECE AT RT 11 (GIANT), BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS:


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 20, 2013

NOTARY

Affirmed and subscribed to before me this

20TH day of SEPTEMBER, 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

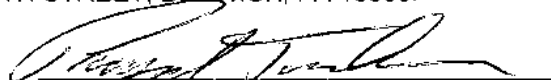


BANK OF AMERICA N.A.
vs.
TINA TRAVELPIECE (et al.)

Case Number
2013CV707

SHERIFF'S RETURN OF SERVICE

09/17/2013 07:01 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JEREMY NAUS AT 200 EAST 14TH STREET, BERWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

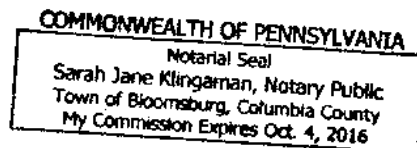

TIMOTHY T. CHAMBERLAIN, SHERIFF

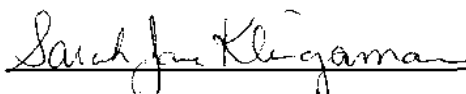
September 18, 2013

NOTARY

Affirmed and subscribed to before me this

18TH day of SEPTEMBER, 2013





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
TINA TRAVELPIECE (et al.)

Case Number
2013CV707

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/16/2013

Warrant:

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

POST OFC - NO FWDG

364 STONE CHURCH RD.

SALEM TWP

Serve To:

Name: TINA TRAVELPIECE

Primary Address: 200 EAST 14TH STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

854-8632 - NO ANS

Phone:

SALEM TWP

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

TINA TRAVELPIECE

Relation:

Date:

09/19/13

Time:

1500

Deputy:

S-3 S-6

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

09/17/13

Time:

1135

Mileage:

Deputy:

S-3 S-6

Service Attempt Notes:

1. NO ANS - LCL

2.

3.

4.

5.

6.

SERVED AT GIANT PLAZA BRIAR CREEK BORO PARKING LOT

TRAVELPIECE, TINA

2013CV707

200 EAST 14TH STREET, BERWICK, PA 18603

EXP: 10/16/2013

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

REAL ESTATE TAX CERTIFICATION

Date: 09/17/2013

Fee: \$5.00

Cert. NO: 16521

NAJS JEREMY P
TRAVELPIECE TINA M
200 EAST FOURTEENTH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20000 -4950
Location: 200 E 14TH ST LOT 11
Parcel Id:04A-03 -170-00,000

Assessment: 19,338
Balances as of 09/17/2013

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

By: Columbia County Sheriff Per: dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
TINA TRAVELPIECE (et al.)

Case Number
2013CV707

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/16/2013

Zone:

Warrant:

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

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MARCE HOZE

Relation:

CLERK

Date:

09/17/13

Time:

1150

Deputy:

S-3 S-6

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2013CV707

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 10/16/2013

Tax Notice 2013 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
03/01/2013BILL NO.
5204

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,338	9.146	173.33	176.87	194.56
SINKING		1.345	25.49	26.01	28.61
FIRE		1.25	23.69	24.17	25.38
LIGHT			33.16	33.84	35.53
BORO RE		11.1	210.36	214.65	225.38
The discount & penalty have been calculated for your convenience			466.03	475.54	509.46
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

NAUS JEREMY P
TRAVELPIECE TINA M
200 EAST FOURTEENTH STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-03-170-00,000
200 E FOURTEENTH ST
.1894 Acres Land 3,300
Buildings 16,038
Total Assessment 19,338

This tax returned
to courthouse on:
January 1, 2014

BAC

FILE COPY

3/25/13

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

BERWICK AREA SCHOOL DISTRICT		2013 SCHOOL REAL ESTATE DATE 07/01/2013		BILL# 002907		
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE GINGER 1615 LINCOLN AVE BERWICK, PA 18603	DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
	REAL ESTATE	19338	44.7500	848.07	865.38	951.92
		PAID Connie Gingher				
HOURS MON. TUE. THUR. 9:30AM-4:00PM CLOSED WEDNESDAY & FRIDAY CLOSED HOLIDAYS PHONE 570-752-7442				848.07	865.38	951.92
				IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1

HOURS MON, TUE, THUR. 9:30AM-4:00PM
CLOSED WEDNESDAY & FRIDAY
CLOSED HOLIDAYS
PHONE 570-752-7442

M NAUS JEREMY P
A TRAVELPIECE TINA M
I 200 EAST FOURTEENTH STREET
L BERWICK PA 18603

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A03 17000000	8364
200 E FOURTEENTH ST	
20000-4950	
0.19 ACRES	
848.07	
3300.00	
16038.00	
DELINQUENT TAX TO COLLECTIONS DEC. 16	

7-23-13

NO PERSONAL CHECKS AFTER DEC. 1, 2013

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

7-23-13
(29)

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING, LP F/K/A
COUNTRYWIDE HOME LOANS SERVICING, LP
7105 Corporate Drive
PTX B-209
Plano, TX 75024
Plaintiff

vs.

JEREMY P. NAUS
TINA M. TRAVELPIECE
Mortgagor(s) and Record Owner(s)
200 E. 14th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-707

2013-ED-149

**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: NAUS, JEREMY P.
JEREMY P. NAUS
200 E. 14th Street
Berwick, PA 18603

Your house at 200 E. 14th Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on November 13, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$114,102.47 obtained by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP 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 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TINA TRAVELPIECE (et al.)

Case Number
2013CV707

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/16/2013

Zone:

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: KELLY JOHNSON

Relation: CLERK

Date: 09/17/13 Time: 1350

Deputy: S-3 S-6 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2013CV707

1108 FREAS AVE, BERWICK, PA 18603

EXP: 10/16/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TINA TRAVELPIECE (et al.)

Case Number
2013CV707

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/16/2013

Zone:

Warrant:

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

752-0623

Serve To:

Name: JEREMY NAUS

Primary Address: 200 EAST 14TH STREET
BERWICK, PA 18603

Phone: _____ DOB: _____

Alternate Address: _____

Phone: _____

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Jeremy Naus

Relation: Def

Date: 09-17-13

Time: 1901

Deputy: 8 & 17

Mileage: _____

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone: _____

Service Attempts:

Date: 09/17/13

Time: 1135

Mileage: _____

Deputy: S-3 S-6

Service Attempt Notes:

1. NO ANSW - C/L

2. _____

3. _____

4. _____

5. _____

6. _____

NAUS, JEREMY

2013CV707

200 EAST 14TH STREET, BERWICK, PA 18603

EXP: 10/16/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TINA TRAVELPIECE (et al.)

Case Number
2013CV707

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/16/2013

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Debbie Miller

Relation: Clerk

Date: 9-17-13 Time: 0845

Deputy: 16 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV707

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/16/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
TINA TRAVELPIECE (et al.)

Case Number
2013CV707

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/16/2013

Zone:

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 Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 9-17-13

Time: 8:45

Deputy: 16

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV707

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/16/2013

Document Receipt					
Trans #	910	Carrier / service	USPS Server	First-Class Mail®	9/16/2013 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP			INTERNAL REVENUE SERVICE		
600 ARCH STREET ROOM 3259			Tracking #:	71901140306000009116	
			Doc Ref #:	149ED2013	
			Postage	4.8100	
PH-LADELPHIA PA 19106					

Document Receipt				
Trans #	909	Carrier / service:	USPS Server	First-Class Mail®
9/16/2013 12:00:00 AM				
Ship to:				
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION		
900 MARKET STREET 5TH FLOOR		Tracking #	/1901140006000309109	
ROBERT N C NIX FEDERAL BUILDING		Doc Ref #	149ED2013	
		Postage	4.8100	
PHILADELPHIA PA 19107				

Document Receipt

Trans #	908	Carrier / service	USPS Server	First-Class Mail®	9/16/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000009093

Doc Ref #: 149ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt				
Trans #	907	Carrier / service:	USPS Server	First-Class Mail®
9/16/2013 12:00:00 AM				
Ship to:				
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA		
DEPARTMENT 281230		Tracking #:	7130114000600009086	
		Doc Ref #:	149ED2013	
		Postage	4.8100	
HARRISBURG	PA	17128		

Document Receipt

Trans #	906	Carrier / service:	USPS Service	First-Class Mail®	9/16/2013 12:00:00 AM
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Ship to:

NORTH-STAR CAPITAL ACQUISITION, LLC	C/O DAVID APOTHAKE, ESQ.
--	--------------------------

520 FELLOWSHIP ROAD C308

Tracking #: 71901143006000009079

Doc Ref #: 149ED2C13

Postage 4.8100

MOUNT LAUREL NJ 08054

Document Receipt

Trans #	905	Carrier / service:	USPS Service	First Class Mail®	9/16/2013 12:00:00 AM
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Ship to:

NORTH-STAR CAPITAL ACQUISITIONS,
LLC

170 NORTH POINTE PKWY

Tracking #: 71901140006000009062

Doc Ref #: 149ED2013

Postage 4.6100

AMHERST NY 14228

Document Receipt

Trans #	904	Carrier / service:	USPS Server	First-Class Mail®	9/16/2013 12:00:00 AM
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Ship to

COMMONWEALTH OF PA

PO BOX 2675

Tracking # 719011400060000000055

Doc Ref # 149ED2013

Postage 4.8100

HARRISBURG PA 17105

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
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
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

JEREMY P. NAUS
TINA M. TRAVELPIECE
(Mortgagor(s) and Record Owner(s))
200 E. 14th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-707

2013-ED-149

AFFIDAVIT PURSUANT TO RULE 3129

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 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:

200 E. 14th Street
Berwick, PA 18603

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

JEREMY P. NAUS
200 E. 14th Street
Berwick, PA 18603

TINA M. TRAVELPIECE
200 E. 14th Street
Berwick, PA 18603

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

JEREMY P. NAUS
200 E. 14th Street
Berwick, PA 18603

TINA M. TRAVELPIECE
200 E. 14th Street
Berwick, PA 18603

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2013 SEP 16 A 11:26

FILED
PROTHONOTARY

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

NORTHSTAR CAPITAL ACQUISITION, LLC
170 NORTH POINTE PKWY
AMHERST, NY 14228

NORTHSTAR CAPITAL ACQUISITION, LLC
C/O DAVID J. APOTHAKE, ESQ/ APOTHAKE & ASSOCIATES, P.C
520 FELLOWSHIP ROAD C306
MOUNT LAUREL, NJ 08054

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
200 E. 14th Street
Berwick, PA 18603

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

DATED: 9/13/2013

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

2 Hyatt 2 Offizian Pa. ID 312912

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV707

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, NOVEMBER 13, 2013
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, TO-WIT:
BEGINNING AT THE CORNER OF LOT NO. 11 OF DUVAL DICKSON'S ADDITION TO BERWICK AT THE CORNER OF 14TH STREET AND PINE STREET; THENCE EASTERLY ALONG LOT NO. 11 A DISTANCE OF 49-1/2 FEET TO LOT NO. 12; THENCE SOUTHERLY ALONG LOT NO. 12 TO AN ALLEY A DISTANCE OF 165 FEET; THENCE WESTERLY ALONG SAID ALLEY A DISTANCE OF 49-1/2 FEET TO PINE STREET; THENCE NORTHERLY ALONG PINE STREET A DISTANCE OF 165 FEET TO THE PLACE OF BEGINNING.

BEING Lot No. 11 of Duval Dickson's Addition to Berwick.

TAX PARCEL #04A-03-170

BEING KNOWN AS: 200 EAST 14TH STREET, BERWICK, PA 18603

PROPERTY ADDRESS: 200 EAST 14TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-03-170

Seized and taken into execution to be sold as the property of TINA TRAVELPIECE, JEREMY NAUS 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # _____

DATE RECEIVED _____
DOCKET AND INDEX _____

CHECK FOR PROPER INFO.

WRIT OF EXECUTION _____
COPY OF DESCRIPTION _____
WHEREABOUTS OF LKA _____
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF SALE _____
WAIVER OF WATCHMAN _____
AFFIDAVIT OF LIENS LIST _____
CHECK FOR \$1,350.00 OR _____

CK# _____

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

SALE DATE _____ TIME _____

POSTING DATE _____

ADV. DATES FOR NEWSPAPER 1ST WEEK _____

2ND WEEK _____

3RD WEEK _____

KML LAW GROUP, P.C.
SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

September 12, 2013

Docket #2013-CV-707

2013-ED-149

ATTENTION: COLUMBIA COUNTY SHERIFF

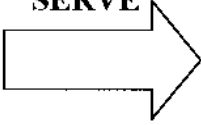
We would like to bring to your attention that defendant(s):

JEREMY P. NAUS and TINA M. TRAVELPIECE will be personally served 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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP		COURT NUMBER 2013-CV-707 2013-ED-149	
DEFENDANT/S/ JEREMY P. NAUS and TINA M. TRAVELPIECE		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JEREMY P. NAUS & TINA M. TRAVELPIECE		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 200 E. 14th Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE September 12, 2013
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP F/K/A COUNTRYWIDE HOME LOANS
SERVICING, LP
7105 Corporate Drive
PTX B-209
Plano, TX 75024

vs.

JEREMY P. NAUS
TINA M. TRAVELPIECE
200 E. 14th Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2013-CV-707

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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: 200 E. 14th Street Berwick, PA 18603

See Exhibit "A" attached

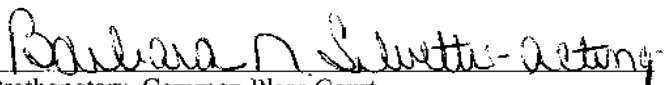
AMOUNT DUE

\$114,102.47

Monthly Interest From 7/1/2013
Through Date of Sale

(Costs to be added)

Dated: 09-16-13


Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Prothonotary & Clerk of Sec. Courts
Deputy My Comm. Exp. 1st Monday in 2014



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: NAUS

First Name: JEREMY

Middle Name: P.

Active Duty Status As Of: Sep-12-2013

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, 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. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: G4T2P958L0AE030



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: TRAVELPIECE

First Name: TINA

Middle Name: M.

Active Duty Status As Of: Sep-12-2013

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
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Certificate ID: F4H399C8B0AE5B0

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
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
7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

JEREMY P. NAUS
TINA M. TRAVELPIECE
(Mortgagor(s) and Record Owner(s))
200 E. 14th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-707

2013-ED-149

AFFIDAVIT PURSUANT TO RULE 3129

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 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:

200 E. 14th Street
Berwick, PA 18603

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

JEREMY P. NAUS
200 E. 14th Street
Berwick, PA 18603

TINA M. TRAVELPIECE
200 E. 14th Street
Berwick, PA 18603

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

JEREMY P. NAUS
200 E. 14th Street
Berwick, PA 18603

TINA M. TRAVELPIECE
200 E. 14th Street
Berwick, PA 18603

FILED
PROTHONOTARY
2013 SEP 16 A 11:26
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

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

NORTHSTAR CAPITAL ACQUISITION, LLC
170 NORTH POINTE PK WY
AMHERST, NY 14228

NORTHSTAR CAPITAL ACQUISITION, LLC
C/O DAVID J. APOTHAKE, ESQ/ APOTHAKE & ASSOCIATES, P.C
520 FELLOWSHIP ROAD C306
MOUNT LAUREL, NJ 08054

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
200 E. 14th Street
Berwick, PA 18603

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

DATED: 9/13/2013

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

W. H. K. 2. Oflazian Pa. ID 312912

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Attorney for Plaintiff

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7105 Corporate Drive
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Plaintiff

vs.

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(Mortgagor(s) and Record Owner(s))
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Defendant(s)

IN THE COURT OF COMMON PLEAS

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Berwick, PA 18603

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JEREMY P. NAUS
200 E. 14th Street
Berwick, PA 18603

TINA M. TRAVELPIECE
200 E. 14th Street
Berwick, PA 18603

FILED
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COLUMBIA COUNTY, PA

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

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Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

NORTHSTAR CAPITAL ACQUISITION, LLC
170 NORTH POINTE PKWY
AMHERST, NY 14228

NORTHSTAR CAPITAL ACQUISITION, LLC
C/O DAVID J. APOTHAKE, ESQ/ APOTHAKE & ASSOCIATES, P.C
520 FELLOWSHIP ROAD C306
MOUNT LAUREL, NJ 08054

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By: 

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Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

W. Hylt 2. O'Hara Pa. ID 312912

KML Law Group, P.C.

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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-707

2013-ED-149

**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: NAUS, JEREMY P.
JEREMY P. NAUS
200 E. 14th Street
Berwick, PA 18603

Your house at 200 E. 14th Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$114,102.47 obtained by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP 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 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 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 price 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.
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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.

**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 F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@kmlawgroup.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 112609FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
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
7105 Corporate Drive
PTX B-209
Plano, TX 75024
Plaintiff

vs.

JEREMY P. NAUS
TINA M. TRAVELPIECE
Mortgagor(s) and Record Owner(s)
200 E. 14th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-707

2013-ED-149

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: TRAVELPIECE, TINA M.
TINA M. TRAVELPIECE
200 E. 14th Street
Berwick, PA 18603

Your house at 200 E. 14th Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$114,102.47 obtained by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP against you.

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

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215-627-1322
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

7105 Corporate Drive
PTX B-209
Plano, TX 75024

Plaintiff

vs.

JEREMY P. NAUS
TINA M. TRAVELPIECE
Mortgagor(s) and Record Owner(s)
200 E. 14th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2013-CV-707

2013-ED-149

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

By: 

KML LAW GROUP, P.C.

Michael McKee Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858


David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

 Alyk L. Ofazian Pa. ID 312912

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

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IN THE COURT OF COMMON PLEAS

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CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-707

2013-ED-149

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By: 

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David Fein Pa. ID 82628

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Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Attorneys for Plaintiff

 Aylee L. Oflozian Pa. ID 318914

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

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Attorneys for Plaintiff

 Aylee L. Oforian Pa. ID 318914

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Attorney for Plaintiff

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COUNTRYWIDE HOME LOANS SERVICING, L.P.
7105 Corporate Drive
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Plaintiff

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Attorneys for Plaintiff

 Aylee L. Oflozian Pa. ID 318914

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, to-wit;

BEGINNING at the corner of Lot No. 11 of Duval Dickson's Addition to Berwick at the corner of 14th Street and Pine Street; thence easterly along Lot No. 11 a distance of 49-1/2 feet to Lot No. 12; thence southerly along Lot No. 12 to an alley a distance of 165 feet; thence westerly along said alley a distance of 49-1/2 feet to Pine Street; thence northerly along Pine Street a distance of 165 feet to the place of beginning.

BEING Lot No. 11 of Duval Dickson's Addition to Berwick.

TAX PARCEL # 04A-03-170-00,000

BEING KNOWN AS: 200 E. 14th Street, Berwick, PA 18603

KML LAW GROUP, P.C.

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

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

09/13/2013

747755

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

\$ **1,350.00

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MEMO 112609/Naus

MORTGAGE DISBURSEMENT ACCOUNT



[Signature]
AUTHORIZED SIGNATURE

⑈00747755⑈ ⑆23607380⑆ 70 1107112⑈

Security features: Details on bagx