

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

J.P. Morgan Chase Bank vs Terri Baughman

NO. 171-13 ED NO. 1131-2013 JD

DATE/TIME OF SALE: Feb 5 2013

BID PRICE (INCLUDES COST) \$ 3636.72

POUNDAGE - 2% OF BID \$ 72.73

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3709.45

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S. Luck

TOTAL DUE: \$ 3709.45

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2359.45

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

JP MORGAN CHASE BANK

Defendant

TERRI A BOUDMAN

vs.

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, February 5, 2014

Writ of Execution No. : 2013CV1131

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 107 A KNOB MOUNTAIN ROAD, 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.	\$2,777.22
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs \$3,581.72

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$3,636.72

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

760058

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

FIRSTRUST
800.220.BANK / firstrust.com
3-7380-2360 02/28/2014

PAY TO THE
ORDER OF

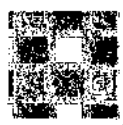
SHERIFF OF COLUMBIA COUNTY

\$*2,359.45

TWO THOUSAND THREE HUNDRED FIFTY-NINE AND 45 / 100 DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MEMO 123530/ Boudman



618 -

MORTGAGE DISBURSEMENT ACCOUNT

[Signature]
AUTHORIZED SIGNATURE

⑈00760058⑈ ⑆23607380⑆ 70 1107112⑈

Security features. Details on back.

KML LAW GROUP, P.C.

Suite 5000 BNY Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.kmlawgroup.com

February 25, 2014

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: JPMORGAN CHASE BANK, NA vs. TERRI A. BOUDMAN

Sale Book/Writ No.: /

Docket Number: 2013-CV-1131

Sale Date: 02/05/2014

Property Address: 107 A Knob Mountain Road 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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

14221 Dallas Parkway, Suite 1000

Dallas, TX 75254-2942

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@kmlawgroup.com

Loretta Crespo, Paralegal

FC Special Services/Post Sale

215-825-6344 (Direct Phone)

215-825-6444 (Fax)

lcrespo@kmlawgroup.com

Enclosed: (if applicable)

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

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #123530FC

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603**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 February 25, 2014

Grantee(s)/Lessee(s)
FEDERAL NATIONAL MORTGAGE ASSOCIATION

Street Address
14221 Dallas Parkway, Suite 1000,

City
Dallas

State
TX

Zip
75254-

D. REAL ESTATE LOCATION

Street Address
107 A Knob Mountain Road

City, Township, Borough
Berwick - Briar Creek Township

County
Columbia

School District

Tax Parcel Number
07-08-017

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

1. Actual Cash Consideration
\$3,581.72

2. Other Consideration
+ -0-

3. Total Consideration
= \$3,581.72

4. County Assessed Value
\$25,673.00

5. Common Level Ratio Factor
X 3.55

6. Fair Market Value
= \$ 91,139.15

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.) FANNIE MAE IS AN EXEMPT CORPORATION. THE TRANSFER TAX #12 U.S.C. 1723 A.© (2).

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

February 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 SALE COST SHEET

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

- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>42.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>34.00</u>	
- POSTING HANDBILL	\$15.00	
- CRYING/ADJOURN SALE	\$10.00	
- SHERIFF'S DEED	\$35.00	
- TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>434.50</u>

- WEB POSTING	\$150.00	
- PRESS ENTERPRISE INC.	\$ <u>2772.22</u>	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>3002.22</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	\$	
WATER 20	\$	
TOTAL *****		\$ <u>- 0 -</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 3636.72

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

J.P. Morgan Chase Bank vs Terri Bauchman

NO. 171-13 ED NO. 1131-2013 JD

DATE/TIME OF SALE: Feb 5 0900

BID PRICE (INCLUDES COST) \$ 3636.72

POUNDAGE - 2% OF BID \$ 72.73

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3709.45

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Luck

TOTAL DUE: \$ 3709.45

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2359.45

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
JP MORGAN CHASE BANK

vs.

Defendant
TERRI A BOUDMAN

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

Sheriff's Sale Date: Wednesday, February 5, 2014

Writ of Execution No. : 2013CV1131

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 107 A KNOB MOUNTAIN ROAD, 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.	\$2,777.22
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Total Sheriff Costs	\$3,581.72

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$3,636.72**

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

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

PROPERTY IS SOLD "AS IS" WITHOUT WARRANTY.

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

January 24, 2014

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

RE: No. 2013-CV-1131
TERRI A. BOUDMAN

Real Estate Division:

The above case may be sold on February 05, 2014. 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

123530FC
CF: 08/29/2013
SD: 02/05/2014
\$128,003.48

Attorney for Plaintiff

JPMORGAN CHASE BANK, NA
c/o 3415 Vision Drive
Columbus, OH 43219

Plaintiff

vs.

TERRI A. BOUDMAN
Mortgagor(s) and
Record Owner(s)

107 A Knob Mountain Road
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-1131

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.

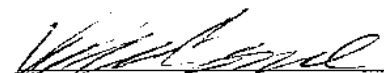
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ () 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



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

JPMORGAN CHASE BANK, NA; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2013-CV-1131

Sheriff's Sale Date: 2/5/2014

V.

TERRI A. BOUDMAN; 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 TERRI A. BOUDMAN the above process on the 5 day of November, 2013, at 4:05 o'clock, PM, at 107 A KNOB MOUNTAIN 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 110 Race WHITE Sex FEMALE Hair BROWN

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:

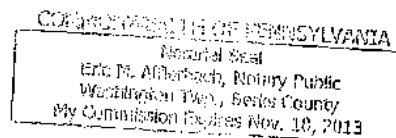
I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Denise Hinkle
(Signature of Affiant)

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

File Number: 123530FC
Case ID #: 3795719

Notary Public



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
TERRI A BOUDMAN

Case Number
2013CV1131

SHERIFF'S RETURN OF SERVICE

01/02/2014 10:00 AM - DEPUTY TYLER HINOJOSA, 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 107 A KNOB MOUNTAIN ROAD, BERWICK, PA 18603.

Tyler Hinojosa
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2014

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

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2014

Sarah Jane Klingaman

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

(c) CountySurf Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
TERRI A BOUDMAN

Case Number
2013CV1131

SHERIFF'S RETURN OF SERVICE

10/17/2013 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 CHEYENNE RIDALL, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR TERRI A BOUDMAN AT 107 A KNOB MOUNTAIN ROAD, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 18, 2013

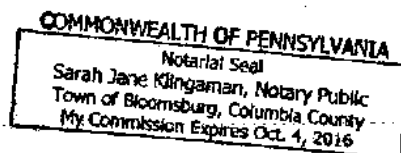
NOTARY

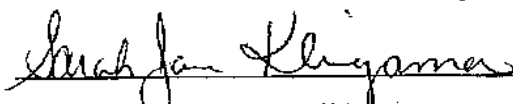
Affirmed and subscribed to before me this

18TH day of OCTOBER 2013

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

(c) CountyState Sheriff, Teleosoft, Inc.





SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1131

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, FEBRUARY 05, 2014
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a set iron pin on the northern edge of a proposed fifty foot wide right-of-way, said point being the southeast corner of lands herein described; thence through lands now or formerly of Brian W. and Erika M. Campbell along or near the northern edge of an existing driveway, South 84 degrees 14 minutes 46 seconds West, 132.15 feet to a set iron pin; thence by the same, North 87 degrees 03 minutes 57 seconds West, 123.81 feet to a set iron pin; thence through lands of said Campbell, North 05 degrees 04 minutes 09 seconds West, 28.38 feet to an iron pin set at the base of a light pole; thence through the same, North 88 degrees 43 minutes 46 seconds West, 155.52 feet to a set iron pin; thence through the same following a field line, North 19 degrees 18 minutes 58 seconds

West, 94.85 feet to a set iron pin; thence through lands of said Campbell by the edge of a field, North 88 degrees 11 minutes 47 seconds East, 440.46 feet to a set iron pin; thence through the same, South 01 degrees 53 minutes 37 seconds East, 128.25 feet to the place of BEGINNING.

CONTAINING 1.147 acres of land.

TOGETHER WITH AND UNDER AND SUBJECT to that portion of a 50 foot wide non-exclusive access right-of-way described as follows:

Beginning at an existing iron pipe situate at the southwest corner of lands now or formerly of Larry C. and Bonnie G. Kulp and the western edge of the right-of-way of State Route No. 1012; thence by the western edge of the right-of-way of State Route No. 1012, South 30 degrees 08 minutes 53 seconds West, 19.53 feet to a point; thence by the same, South 15 degrees 33 minutes 11 seconds West, 31.32 feet to a point; thence through lands now or formerly of Brian W. and Erika M. Campbell, South 78 degrees 31 minutes 22 seconds West, 29.86 feet to a point on the eastern line of a proposed 50 foot wide right-of-way; thence by the same, North 02 degrees 48 minutes 03 seconds West, 50.30 feet to a point; thence North 80 degrees 59 minutes 12 seconds East, 50.30 feet to a point on the western line of lands of said Kulp; thence along the same, South 02 degrees 48 minutes 03 seconds East, 5.12 feet to the point and place of beginning.

Said right-of-way shall be used to service and provide access to the premises conveyed herein, remaining lands of Grantors, their heirs and assigns, and to Lot Nos. 1, 2 and 3 in a prior subdivision of Grantors. Grantees, their heirs and assigns shall share responsibility on a pro-rata basis for the reasonable and necessary maintenance of the said 50 foot wide right-of-way. Grantees responsibility for pro-rata maintenance shall be limited to the area of the right-of-way described above. Grantees, their heirs and assigns, by this instrument have no right to utilize the right-of-way north of the right-of-way described above.

TOGETHER WITH AND UNDER AND SUBJECT to a proposed non-exclusive fifty foot wide right-of-way described as follows:

Beginning at a point on the western edge of an existing fifty foot wide right-of-way, said existing fifty foot wide right-of-way being described in Columbia County Record Book 480, page 654, said beginning point being South 78 degrees 31 minutes 2 seconds West, 29.86 feet from a point on the western edge of the right-of-way of State Route No. 1012; thence through lands of Brian W. and Erika M. Campbell, South 80 degrees 59 minutes 12 seconds West, 250.48 feet to a point; thence through the same, South 84 degrees 14 minutes 26 seconds West, 54.91 feet to a point; thence through the same, North 01 degree 53 minutes 37 seconds West, 50.11 feet to a point in line of lands above described; thence by lands above described, North 84 degrees 14 minutes 46 seconds East, 50.11 feet to a set iron pin, said iron pin being the beginning point of lands above described; thence through lands of said Campbell, North 80 degrees 59 minutes 12 seconds East, 264.50 feet to a point; thence by the western edge of the aforementioned existing fifty foot wide right-of-way South 02 degrees 48 minutes 03 seconds East, 50.30 feet to the place of beginning, comprising 0.350 acres of land.

Said right-of-way shall be used to service and provide access to the premises conveyed herein and remaining lands of Grantors, their heirs and assigns. Grantees shall assume their rightful prorated share of costs and expenses which may hereafter be incurred in connection with the reasonable and necessary maintenance of the proposed 50 foot wide right-of-way servicing the lot of land herein conveyed to the Grantees. This obligation is to be shared with all present and future owners of land in the subdivision tract of which the conveyance is a part and shall be binding upon the Grantees, their heirs, successors and assigns. Grantors will not be responsible to pay more than \$200.00 per year for maintenance of this right-of-way.

TOGETHER WITH AND SUBJECT TO a proposed non exclusive access easement described as follows:

Beginning at an iron pin set at the southwest corner of lands above described, thence along lands above described, South 88 degrees 43 minutes 46 seconds East, 155.52 feet to an iron pin set at the base of a light pole; thence by the same, South 05 degrees 04 minutes 09 seconds East, 28.38 feet to a set iron pin; thence by the same, South 87 degrees 03 minutes 57 seconds East, 123.81 feet to a set iron pin; thence by the same North 84 degrees 14 minutes 46 seconds East, 82.04 feet to a point; thence along the western edge of a proposed fifty foot wide right-of-way (described above), South 01 degree 53 minutes 37 seconds East, 20.05 feet to a point; thence through lands of Brian W. and Erika M. Campbell, South 84 degrees 14 minutes 46 seconds West,

82.20 feet to a point; thence through the same, North 87 degrees 03 minutes 57 seconds West, 266.89 feet to a point; thence through the same, North 19 degrees 18 minutes 58 seconds West, 47.10 feet to the place of beginning, comprising 0.253 acres of land.

Said easement shall be used to service and provide access to the premises conveyed herein and remaining lands of Grantors, their heirs and assigns. Grantees shall assume their rightful prorated share of costs and expenses which may hereafter be incurred in connection with the reasonable and necessary maintenance of the proposed 50 foot wide access easement servicing the lot of land herein conveyed to the Grantees. This obligation is to be shared with all present and future owners of land in the subdivision tract of which the conveyance is a part and shall be binding upon the Grantees, their heirs, successors and assigns. Grantors will not be responsible to pay more than \$200.00 per year for maintenance of this right-of-way.

EXHIBIT "A"

TOGETHER WITH a proposed sewage easement described as follows:

Beginning at a point on the southern edge of the above-described proposed access easement, said point being South 84 degrees 14 minutes 46 seconds West, 50.22 feet from a point, the southeast corner of the proposed access easement on the western edge of the proposed fifty foot wide right-of-way; thence from the place of beginning through lands of Brian W. and Erika M. Campbell, South 00 degrees 21 minutes 29 seconds East, 42.01 feet to a point; thence through the same, South 89 degrees 38 minutes 31 seconds West, 50.00 feet to a point; thence through the same, North 00 degrees 21 minutes 29 seconds West, 40.05 feet to a point on the southern edge of the above described proposed access easement; thence by the southern edge of the proposed access easement, South 87 degrees 03 minutes 57 seconds East, 18.19 feet to a point; thence by the same, North 84 degrees 14 minutes 46 seconds East, 31.98 feet to the place of beginning, comprising 0.046 acres of land.

Grantees, their heirs, successors and assigns, shall assume all costs and expenses which may hereafter be incurred in connection with the maintenance of the sewage easement servicing the lot of land herein conveyed to the Grantees. Said sewage easement shall be maintained in accordance with all rules and regulations established by the Commonwealth of Pennsylvania, Department of Environmental Protection and other government agencies, as applicable.

The above described parcel, right-of-way and easements being more fully shown on a subdivision plan prepared by Orangeville Surveying Consultants, Inc., dated April 11, 2002, and recorded in Columbia County Map Book 8, page 190. UNDER AND SUBJECT to all matters as shown on said subdivision plan.

TAX PARCEL #07-08-017

BEING KNOWN AS: 107 A Knob Mountain Road, Berwick, PA 18603

PROPERTY ADDRESS: 107 A KNOB MOUNTAIN ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-08-017

Seized and taken into execution to be sold as the property of TERRI A BOUDMAN in suit of JP MORGAN CHASE BANK.

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

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;
☐ Certified ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional copies
of this bill)
Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA 417 Central Road, Ste 2 Bloomsburg, PA 17815										
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	BENEFICIAL CONSUMER DISCOUNT CO. 961 Weigel Drive Elmhurst, IL 60126										
3.		BENEFICIAL CONSUMER DISCOUNT CO. POB 9068 Brandon, FL 33509										
4.		TENANTS/OCCUPANTS 107 A Knob Mountain Road Berwick, PA 18603										
5.												
6.												
7.												
8.												

UNITED STATES POSTAGE
02 151
0004285957
DEC 30 2013
MAILED FROM ZIP CODE 19106
\$ 02.76⁰⁰



Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8
Postmaster, Per (Name of receiving post office): *701*

See Privacy Act Statement on Reverse

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

JPMORGAN CHASE BANK, NA
c/o 3415 Vision Drive
Columbus, OH 43219

Plaintiff

vs.

TERRI A. BOUDMAN
Mortgagor(s) and Record Owner(s)

107 A Knob Mountain Road
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-1131

AFFIDAVIT PURSUANT TO RULE 3129

JPMORGAN CHASE BANK, NA, 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 praecipe for the writ of execution was filed the following information concerning the real property located at:

107 A Knob Mountain Road
Berwick, PA 18603

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

TERRI A. BOUDMAN
107 A Knob Mountain Road
Berwick, PA 18603

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

TERRI A. BOUDMAN
107 A Knob Mountain Road
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

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

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL
MORTGAGE CO. OF PENNSYLVANIA
417 Central Road, Ste 2
Bloomsburg, PA 17815

BENEFICIAL CONSUMER DISCOUNT CO.
961 Weigel Drive
Elmhurst, IL 60126

BENEFICIAL CONSUMER DISCOUNT CO.
POB 9068
Brandon, FL 33509

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:

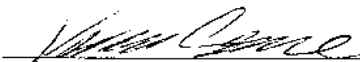
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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
107 A Knob Mountain Road
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: January 24, 2014



KML Law Group, P.C.
BY: Veronica Cosme
Legal Assistant

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

Date: 01/28/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 17000

BOUDMAN TERRI A
107-A KNOB MOUNTAIN RD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20040 -0456
Location: 107 A KNOB MOUNTAIN R
Parcel Id:07 -08 -017-04,000

Assessment: 25,673
Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
TERRI A BOUDMAN

Case Number
2013CV1131

SHERIFF'S RETURN OF SERVICE

01/02/2014 10:00 AM - DEPUTY TYLER HINOJOSA, 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 107 A KNOB MOUNTAIN ROAD, BERWICK, PA 18603.

Tyler Hinojosa
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2014

Sarah Jane Klingaman

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

JP MORGAN CHASE BANK
vs.
TERRI A BOUDMAN

Case Number
2013CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 107 A KNOB MOUNTAIN ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 11/2/14

Time: 10:00

Deputy: 17

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)

2013CV1131

107 A KNOB MOUNTAIN ROAD, BERWICK, PA 18603

EXP: 11/08/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
TERRI A BOUDMAN

Case Number
2013CV1131

SHERIFF'S RETURN OF SERVICE

10/17/2013 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 CHEYENNE RIDALL, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR TERRI A BOUDMAN AT 107 A KNOB MOUNTAIN ROAD, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

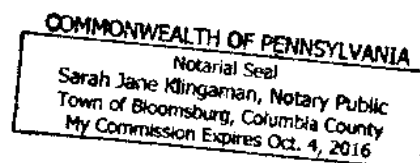

TIMOTHY T. CHAMBERLAIN, SHERIFF

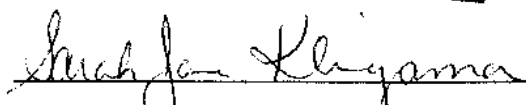
October 18, 2013

NOTARY

Affirmed and subscribed to before me this

18TH 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



JP MORGAN CHASE BANK
vs.
TERRI A BOUDMAN

Case Number
2013CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

Warrant:

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

*HYS 4771 - WHT PONTIAC
HHZ 1601 GRN CHV CONVERSION VAN*

Serve To:

Name: TERRI A BOUDMAN

Primary Address: 107 A KNOB MOUNTAIN ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *CHEYENNE RIDALL*

Relation: *STEPDAUGHTER*

Date: *10/17/13* Time: *1500*

Deputy: *S-3 S-6* Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:	<i>10/11/13</i>	<i>10/15/13</i>	<i>10/16/13</i>	<i>10/17/13</i>		
Time:	<i>1145</i>	<i>1120</i>	<i>1400</i>	<i>0845</i>		
Mileage:						
Deputy:	<i>DANCELO</i>	<i>DANCELO</i>	<i>DANCELO</i>	<i>S-3 S-6</i>		

Service Attempt Notes:

- NO ANS L/C VEHICLE IN DRIVEWAY - RED OLDS CUTLASS*
- NO ANS L/C 2 VEHICLES PARKED - WHT PONTIAC, RED OLDS*
- NO ANS 2 VEHICLES - VAN + PONTIAC*
- NO ANS 2 VEHICLES*
-
-

BOUDMAN, TERRI A

2013CV1131

107 A KNOB MOUNTAIN ROAD, BERWICK, PA 18603

EXP: 11/08/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
TERRI A BOUDMAN

Case Number
2013CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

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:

Debbie Miller

Relation:

Clerk

Date:

10-11-13

Time:

11:20

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

2013CV1131

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/08/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
TERRI A BOUDMAN

Case Number
2013CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

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: Laura Kremser

Relation: Receptionist

Date: 10-11-13 Time: 1130

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 2013CV1131 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 11/08/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
TERRI A BOUDMAN

Case Number
2013CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

Warrant:

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

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

POSTED

Relation:

Date:

11/11/13

Time:

1130

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.

ROTHERY, JOAN M.

2013CV1131

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 11/08/2013

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

JPMORGAN CHASE BANK, NA
Plaintiff

vs.

TERRI A. BOUDMAN
Defendant(s)

NO. 2013-CV-1131

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

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

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): TERRI A. BOUDMAN, has a last known residence of 107 A Knob Mountain Road, Berwick, PA 18603. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

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

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

Date 10/7/13

By: *S. Filippello*

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Kristina Murtha Pa. ID 61858

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Jay Kivitz Pa. ID 26769

____ Andrew Gornall Pa. ID 92382

____ Joshua I. Goldman Pa. ID 205047

☒ Salvatore Filippello Pa. ID 313897

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

Attorneys for Plaintiff



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BOUDMAN

First Name: TERRI

Middle Name: A.

Active Duty Status As Of: Oct-07-2013

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 individual's active duty status based on the Active Duty Status Date			

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

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

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

Mary M. Snavely-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 "defenselink.mil" URL: <http://www.defenselink.mil/faq/pls/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: N4LEFAEE304B710

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
TERRI A BOUDMAN

Case Number
2013CV1131

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/08/2013

Zone:

Warrant:

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

Handwritten signature: maced

Serve To:

Name: BENEFICIAL CONSUMER DISCOUNT COMI

Primary Address: 417 CENTRAL ROAD, SUITE 2
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BENEFICIAL CONSUMER C

2013CV1131

417 CENTRAL ROAD, SUITE 2, BLOOMSBURG, PA 17815 EXP: 11/08/2013

KML Law Group, P.C.

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

JPMORGAN CHASE BANK, NA
c/o 3415 Vision Drive
Columbus, OH 43219
Plaintiff

vs.

TERRI A. BOUDMAN
Mortgagor(s) and Record Owner(s)
107 A Knob Mountain Road
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-1131

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: BOUDMAN, TERRI A.
TERRI A. BOUDMAN
107 A Knob Mountain Road
Berwick, PA 18603

Your house at 107 A Knob Mountain Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on Feb. 5, 2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$128,003.48 obtained by JPMORGAN CHASE BANK, NA 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 JPMORGAN CHASE BANK, NA, 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).

Document Receipt

Trans #	1156	Carrier / service:	USPS Server	First-Class Mail®	10/10/2013 12:00:00 AM
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Ship to

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000011577

Doc Ref #: 171ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1155	Carrier / service:	USPS Server	First-Class Mail®	10/10/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking # 7190114C006000011560

Doc Ref #: 171ED2013

Postage 4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	1154	Carrier / service:	USPS Server	First-Class Mail®	10/10/2013 12:30:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000011553

Doc Ref #: 171ED2013

Postage 4 8100

HARRISBURG PA 17105

Document Receipt

Trans #	1155	Carrier / service:	USPS Server	First-Class Mail®	10/10/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71301140006000011546

Doc Ref #: 171ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	1152	Carrier / service:	USPS Server	First-Class Mail®	10/10/2013 12:00:00 AM
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Ship to:

BENEFICIAL CONSUMER DIS CO

POB 9068

Tracking #: 71901140006000011539

Doc Ref #: 171ED2013

Postage 4 8100

BRANDON FL 33509

Document Receipt

Trans #	1151	Carrier / service	USPS Server	First-Class Mail®	10/10/2013 12:00:00 AM
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Ship to:

BENEFICIAL CONSUMER DIS CO

961 WEIGEL DRIVE

Tracking #: 71901140006000011522

Doc Ref #: 171ED2013

Postage 4.8100

ELMHURST IL 60126

Document Receipt

Trans #	1150	Carrier / service:	USPS Server	First-Class Mail®	10/10/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901140006000011515

Doc Ref #: 171ED2013

Postage 4.8100

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1131

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, FEBRUARY 05, 2014
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a set iron pin on the northern edge of a proposed fifty foot wide right-of-way, said point being the southeast corner of lands herein described; thence through lands now or formerly of Brian W. and Erika M. Campbell along or near the northern edge of an existing driveway, South 84 degrees 14 minutes 46 seconds West, 132.15 feet to a set iron pin; thence by the same, North 87 degrees 03 minutes 57 seconds West, 123.81 feet to a set iron pin; thence through lands of said Campbell, North 05 degrees 04 minutes 09 seconds West, 28.38 feet to an iron pin set at the base of a light pole; thence through the same, North 88 degrees 43 minutes 46 seconds West, 155.52 feet to a set iron pin; thence through the same following a field line, North 19 degrees 18 minutes 58 seconds

West, 94.85 feet to a set iron pin; thence through lands of said Campbell by the edge of a field, North 88 degrees 11 minutes 47 seconds East, 440.46 feet to a set iron pin; thence through the same, South 01 degrees 53 minutes 37 seconds East, 128.25 feet to the place of BEGINNING.

CONTAINING 1.147 acres of land.

TOGETHER WITH AND UNDER AND SUBJECT to that portion of a 50 foot wide non-exclusive access right-of-way described as follows:

Beginning at an existing iron pipe situate at the southwest corner of lands now or formerly of Larry C. and Bonnie G. Kulp and the western edge of the right-of-way of State Route No. 1012; thence by the western edge of the right-of-way of State Route No. 1012, South 30 degrees 08 minutes 53 seconds West, 19.53 feet to a point; thence by the same, South 15 degrees 33 minutes 11 seconds West, 31.32 feet to a point; thence through lands now or formerly of Brian W. and Erika M. Campbell, South 78 degrees 31 minutes 22 seconds West, 29.86 feet to a point on the eastern line of a proposed 50 foot wide right-of-way; thence by the same, North 02 degrees 48 minutes 03 seconds West, 50.30 feet to a point; thence North 80 degrees 59 minutes 12 seconds East, 50.30 feet to a point on the western line of lands of said Kulp; thence along the same, South 02 degrees 48 minutes 03 seconds East, 5.12 feet to the point and place of beginning.

Said right-of-way shall be used to service and provide access to the premises conveyed herein, remaining lands of Grantors, their heirs and assigns, and to Lot Nos. 1, 2 and 3 in a prior subdivision of Grantors. Grantees, their heirs and assigns shall share responsibility on a pro-rata basis for the reasonable and necessary maintenance of the said 50 foot wide right-of-way. Grantees responsibility for pro-rata maintenance shall be limited to the area of the right-of-way described above. Grantees, their heirs and assigns, by this instrument have no right to utilize the right-of-way north of the right-of-way described above.

TOGETHER WITH AND UNDER AND SUBJECT to a proposed non-exclusive fifty foot wide right-of-way described as follows:

Beginning at a point on the western edge of an existing fifty foot wide right-of-way, said existing fifty foot wide right-of-way being described in Columbia County Record Book 480, page 654, said beginning point being South 78 degrees 31 minutes 2 seconds West, 29.86 feet from a point on the western edge of the right-of-way of State Route No. 1012; thence through lands of Brian W. and Erika M. Campbell, South 80 degrees 59 minutes 12 seconds West, 250.48 feet to a point; thence through the same, South 84 degrees 14 minutes 26 seconds West, 54.91 feet to a point; thence through the same, North 01 degree 53 minutes 37 seconds West, 50.11 feet to a point in line of lands above described; thence by lands above described, North 84 degrees 14 minutes 46 seconds East, 50.11 feet to a set iron pin, said iron pin being the beginning point of lands above described; thence through lands of said Campbell, North 80 degrees 59 minutes 12 seconds East, 254.50 feet to a point; thence by the western edge of the aforementioned existing fifty foot wide right-of-way South 02 degrees 48 minutes 03 seconds East, 50.30 feet to the place of beginning, comprising 0.350 acres of land.

Said right-of-way shall be used to service and provide access to the premises conveyed herein and remaining lands of Grantors, their heirs and assigns. Grantees shall assume their rightful prorated share of costs and expenses which may hereafter be incurred in connection with the reasonable and necessary maintenance of the proposed 50 foot wide right-of-way servicing the lot of land herein conveyed to the Grantees. This obligation is to be shared with all present and future owners of land in the subdivision tract of which the conveyance is a part and shall be binding upon the Grantees, their heirs, successors and assigns. Grantors will not be responsible to pay more than \$200.00 per year for maintenance of this right-of-way.

TOGETHER WITH AND SUBJECT TO a proposed non exclusive access easement described as follows:

Beginning at an iron pin set at the southwest corner of lands above described, thence along lands above described, South 88 degrees 43 minutes 46 seconds East, 155.52 feet to an iron pin set at the base of a light pole; thence by the same, South 05 degrees 04 minutes 09 seconds East, 28.38 feet to a set iron pin; thence by the same, South 87 degrees 03 minutes 57 seconds East, 123.81 feet to a set iron pin; thence by the same North 84 degrees 14 minutes 46 seconds East, 82.04 feet to a point; thence along the western edge of a proposed fifty foot wide right-of-way (described above), South 01 degree 53 minutes 37 seconds East, 20.05 feet to a point; thence through lands of Brian W. and Erika M. Campbell, South 84 degrees 14 minutes 46 seconds West,

82.20 feet to a point; thence through the same, North 87 degrees 03 minutes 57 seconds West, 266.89 feet to a point; thence through the same, North 19 degrees 18 minutes 58 seconds West, 47.10 feet to the place of beginning, comprising 0.253 acres of land.

Said easement shall be used to service and provide access to the premises conveyed herein and remaining lands of Grantors, their heirs and assigns. Grantees shall assume their rightful prorated share of costs and expenses which may hereafter be incurred in connection with the reasonable and necessary maintenance of the proposed 50 foot wide access easement servicing the lot of land herein conveyed to the Grantees. This obligation is to be shared with all present and future owners of land in the subdivision tract of which the conveyance is a part and shall be binding upon the Grantees, their heirs, successors and assigns. Grantors will not be responsible to pay more than \$200.00 per year for maintenance of this right-of-way.

EXHIBIT "A"

TOGETHER WITH a proposed sewage easement described as follows:

Beginning at a point on the southern edge of the above-described proposed access easement, said point being South 84 degrees 14 minutes 46 seconds West, 50.22 feet from a point, the southeast corner of the proposed access easement on the western edge of the proposed fifty foot wide right-of-way; thence from the place of beginning through lands of Brian W. and Erika M. Campbell, South 00 degrees 21 minutes 29 seconds East, 42.01 feet to a point; thence through the same, South 89 degrees 38 minutes 31 seconds West, 50.00 feet to a point; thence through the same, North 00 degrees 21 minutes 29 seconds West, 40.05 feet to a point on the southern edge of the above described proposed access easement; thence by the southern edge of the proposed access easement, South 87 degrees 03 minutes 57 seconds East, 18.19 feet to a point; thence by the same, North 84 degrees 14 minutes 46 seconds East, 31.98 feet to the place of beginning, comprising 0.046 acres of land.

Grantees, their heirs, successors and assigns, shall assume all costs and expenses which may hereafter be incurred in connection with the maintenance of the sewage easement servicing the lot of land herein conveyed to the Grantees. Said sewage easement shall be maintained in accordance with all rules and regulations established by the Commonwealth of Pennsylvania, Department of Environmental Protection and other government agencies, as applicable.

The above described parcel, right-of-way and easements being more fully shown on a subdivision plan prepared by Orangeville Surveying Consultants, Inc., dated April 11, 2002, and recorded in Columbia County Map Book 8, page 190. UNDER AND SUBJECT to all matters as shown on said subdivision plan.

TAX PARCEL #07-08-017

BEING KNOWN AS: 107 A Knob Mountain Road, Berwick, PA 18603

PROPERTY ADDRESS: 107 A KNOB MOUNTAIN ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-08-017

Seized and taken into execution to be sold as the property of TERRI A BOUDMAN in suit of JP MORGAN CHASE BANK.

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 # 171-13

DATE RECEIVED 10-9-13
DOCKET AND INDEX 5-10-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>749793</u>

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

SALE DATE	<u>Feb. 5, 14</u>	TIME <u>3:00</u>
POSTING DATE	<u>Jan. 3, 14</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan. 13</u>	
	2 ND WEEK <u>Jan. 20</u>	
	3 RD WEEK <u>Jan. 27</u>	

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

JPMORGAN CHASE BANK, NA
c/o 3415 Vision Drive
Columbus, OH 43219

vs.

TERRI A. BOUDMAN
107 A Knob Mountain Road
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2013-CV-1131

2013-ED-171

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: 107 A Knob Mountain Road Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$128,003.48

Interest From 7/1/2013
Through Date of Sale

(Costs to be added)

Dated:

10-29-13

Barbara N. Bellett-acting
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Prothonotary of Bev. Courts
107 A Knob Mountain Road Berwick, PA 18603
2013/14

Protb & Clerk of Sev. Courts
My Comm. Exp. 1st Monday in 2012/4

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

JPMORGAN CHASE BANK, NA
c/o 3415 Vision Drive
Columbus, OH 43219

Plaintiff

vs.

TERRI A. BOUDMAN
(Mortgagor(s) and Record Owner(s))
107 A Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1131 771

AFFIDAVIT PURSUANT TO RULE 3129

JPMORGAN CHASE BANK, NA, 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:

107 A Knob Mountain Road
Berwick, PA 18603

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

TERRI A. BOUDMAN
107 A Knob Mountain Road
Berwick, PA 18603

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

TERRI A. BOUDMAN
107 A Knob Mountain Road
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

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

BENEFICIAL CONSUMER DISCOUNT COMPANY
D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA
417 Central Road, Ste 2
Bloomsburg, PA 17815

BENEFICIAL CONSUMER DISCOUNT CO.
961 Weigel Drive
Elmhurst, IL 60126

BENEFICIAL CONSUMER DISCOUNT CO.
POB 9068
Brandon, FL 33509

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
107 A Knob Mountain Road
Berwick, PA 18603

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

DATED: 10/7/13

By: *S. Filippello*

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 Pulco Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

x Salvatore Filippello 313897

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

BEGINNING at a set iron pin on the northern edge of a proposed fifty foot wide right-of-way, said point being the southeast corner of lands herein described; thence through lands now or formerly of Brian W. and Erika M. Campbell along or near the northern edge of an existing driveway, South 84 degrees 14 minutes 46 seconds West, 132.15 feet to a set iron pin; thence by the same, North 87 degrees 03 minutes 57 seconds West, 123.81 feet to a set iron pin; thence through lands of said Campbell, North 05 degrees 04 minutes 09 seconds West, 28.38 feet to an iron pin set at the base of a light pole; thence through the same, North 88 degrees 43 minutes 46 seconds West, 155.52 feet to a set iron pin; thence through the same following a field line, North 19 degrees 18 minutes 58 seconds West, 94.85 feet to a set iron pin; thence through lands of said Campbell by the edge of a field, North 88 degrees 11 minutes 47 seconds East, 440.46 feet to a set iron pin; thence through the same, South 01 degrees 53 minutes 37 seconds East, 128.25 feet to the place of BEGINNING.

CONTAINING 1.147 acres of land.

TOGETHER WITH AND UNDER AND SUBJECT to that portion of a 50 foot wide non-exclusive access right-of-way described as follows:

Beginning at an existing iron pipe situate at the southwest corner of lands now or formerly of Larry C. and Bonnie G. Kulp and the western edge of the right-of-way of State Route No. 1012; thence by the western edge of the right-of-way of State Route No. 1012, South 30 degrees 08 minutes 53 seconds West, 19.53 feet to a point; thence by the same, South 15 degrees 33 minutes 11 seconds West, 31.32 feet to a point; thence through lands now or formerly of Brian W. and Erika M. Campbell, South 78 degrees 31 minutes 22 seconds West, 29.86 feet to a point on the eastern line of a proposed 50 foot wide right-of-way; thence by the same, North 02 degrees 48 minutes 03 seconds West, 50.30 feet to a point; thence North 80 degrees 59 minutes 12 seconds East, 50.30 feet to a point on the western line of lands of said Kulp; thence along the same, South 02 degrees 48 minutes 03 seconds East, 5.12 feet to the point and place of beginning.

Said right-of-way shall be used to service and provide access to the premises conveyed herein, remaining lands of Grantors, their heirs and assigns, and to Lot Nos. 1, 2 and 3 in a prior subdivision of Grantors. Grantees, their heirs and assigns shall share responsibility on a pro-rata basis for the reasonable and necessary maintenance of the said 50 foot wide right-of-way. Grantees responsibility for pro-rata maintenance shall be limited to the area of the right-of-way described above. Grantees, their heirs and assigns, by this instrument have no right to utilize the right-of-way north of the right-of-way described above.

TOGETHER WITH AND UNDER AND SUBJECT to a proposed non-exclusive fifty foot wide right-of-way described as follows:

EXHIBIT "A"

Beginning at a point on the western edge of an existing fifty foot wide right-of-way, said existing fifty foot wide right-of-way being described in Columbia County Record Book 480, page 654, said beginning point being South 78 degrees 31 minutes 2 seconds West, 29.86 feet from a point on the western edge of the right-of-way of State Route No. 1012; thence through lands of Brian W. and Erika M. Campbell, South 80 degrees 59 minutes 12 seconds West, 250.48 feet to a point; thence through the same, South 84 degrees 14 minutes 26 seconds West, 54.91 feet to a point; thence through the same, North 01 degree 53 minutes 37 seconds West, 50.11 feet to a point in line of lands above described; thence by lands above described, North 84 degrees 14 minutes 46 seconds East, 50.11 feet to a set iron pin, said iron pin being the beginning point of lands above described; thence through lands of said Campbell, North 80 degrees 59 minutes 12 seconds East, 254.50 feet to a point; thence by the western edge of the aforementioned existing fifty foot wide right-of-way South 02 degrees 48 minutes 03 seconds East, 50.30 feet to the place of beginning, comprising 0.350 acres of land.

Said right-of-way shall be used to service and provide access to the premises conveyed herein and remaining lands of Grantors, their heirs and assigns. Grantees shall assume their rightful prorated share of costs and expenses which may hereafter be incurred in connection with the reasonable and necessary maintenance of the proposed 50 foot wide right-of-way servicing the lot of land herein conveyed to the Grantees. This obligation is to be shared with all present and future owners of land in the subdivision tract of which the conveyance is a part and shall be binding upon the Grantees, their heirs, successors and assigns. Grantors will not be responsible to pay more than \$200.00 per year for maintenance of this right-of-way.

TOGETHER WITH AND SUBJECT TO a proposed non exclusive access easement described as follows:

Beginning at an iron pin set at the southwest corner of lands above described, thence along lands above described, South 88 degrees 43 minutes 46 seconds East, 155.52 feet to an iron pin set at the base of a light pole; thence by the same, South 05 degrees 04 minutes 09 seconds East, 28.38 feet to a set iron pin; thence by the same, South 87 degrees 03 minutes 57 seconds East, 123.81 feet to a set iron pin; thence by the same North 84 degrees 14 minutes 46 seconds East, 82.04 feet to a point; thence along the western edge of a proposed fifty foot wide right-of-way (described above), South 01 degree 53 minutes 37 seconds East, 20.05 feet to a point; thence through lands of Brian W. and Erika M. Campbell, South 84 degrees 14 minutes 46 seconds West, 82.20 feet to a point; thence through the same, North 87 degrees 03 minutes 57 seconds West, 266.89 feet to a point; thence through the same, North 19 degrees 18 minutes 58 seconds West, 47.10 feet to the place of beginning, comprising 0.253 acres of land.

Said easement shall be used to service and provide access to the premises conveyed herein and remaining lands of Grantors, their heirs and assigns. Grantees shall assume their rightful prorated share of costs and expenses which may hereafter be incurred in connection with the reasonable and necessary maintenance of the proposed 50 foot wide

access easement servicing the lot of land herein conveyed to the Grantees. This obligation is to be shared with all present and future owners of land in the subdivision tract of which the conveyance is a part and shall be binding upon the Grantees, their heirs, successors and assigns. Grantors will not be responsible to pay more than \$200.00 per year for maintenance of this right-of-way.

EXHIBIT "A"

TOGETHER WITH a proposed sewage easement described as follows:

Beginning at a point on the southern edge of the above-described proposed access easement, said point being South 84 degrees 14 minutes 46 seconds West, 50.22 feet from a point, the southeast corner of the proposed access easement on the western edge of the proposed fifty foot wide right-of-way; thence from the place of beginning through lands of Brian W. and Erika M. Campbell, South 00 degrees 21 minutes 29 seconds East, 42.01 feet to a point; thence through the same, South 89 degrees 38 minutes 31 seconds West, 50.00 feet to a point; thence through the same, North 00 degrees 21 minutes 29 seconds West, 40.05 feet to a point on the southern edge of the above described proposed access easement; thence by the southern edge of the proposed access easement, South 87 degrees 03 minutes 57 seconds East, 18.19 feet to a point; thence by the same, North 84 degrees 14 minutes 46 seconds East, 31.98 feet to the place of beginning, comprising 0.046 acres of land.

Grantees, their heirs, successors and assigns, shall assume all costs and expenses which may hereafter be incurred in connection with the maintenance of the sewage easement servicing the lot of land herein conveyed to the Grantees. Said sewage easement shall be maintained in accordance with all rules and regulations established by the Commonwealth of Pennsylvania, Department of Environmental Protection and other government agencies, as applicable.

The above described parcel, right-of-way and easements being more fully shown on a subdivision plan prepared by Orangeville Surveying Consultants, Inc., dated April 11, 2002, and recorded in Columbia County Map Book 8, page 190. UNDER AND SUBJECT to all matters as shown on said subdivision plan.

TAX PARCEL #07-08-017

BEING KNOWN AS: 107 A Knob Mountain Road, Berwick, PA 18603

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

October 7, 2013
Docket #2013-CV-1131

ATTENTION: COLUMBIA COUNTY SHERIFF

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

TERRI A. BOUDMAN 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/ JPMORGAN CHASE BANK, NA		COURT NUMBER 2013-CV-1131	
DEFENDANT/S/ TERRI A. BOUDMAN		TYPE OF <u>WRIT</u> OR COMPLAINT <u>EXECUTION</u>	
<div style="display: inline-block; text-align: center;"><div style="margin-bottom: 5px;">SERVE</div><div style="font-size: 40px; margin: 0;">➔</div><div style="margin-top: 5px;">AT</div></div>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE TERRI A. BOUDMAN		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 107 A Knob Mountain Road, 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 October 7, 2013
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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

JPMORGAN CHASE BANK, NA
c/o 3415 Vision Drive
Columbus, OH 43219

Plaintiff

vs.

TERRI A. BOUDMAN
(Mortgagor(s) and Record Owner(s))
107 A Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1131

AFFIDAVIT PURSUANT TO RULE 3129

JPMORGAN CHASE BANK, NA, 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:

107 A Knob Mountain Road
Berwick, PA 18603

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

TERRI A. BOUDMAN
107 A Knob Mountain Road
Berwick, PA 18603

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

TERRI A. BOUDMAN
107 A Knob Mountain Road
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

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

BENEFICIAL CONSUMER DISCOUNT COMPANY
D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA
417 Central Road, Ste 2
Bloomsburg, PA 17815

BENEFICIAL CONSUMER DISCOUNT CO.
961 Weigel Drive
Elmhurst, IL 60126

BENEFICIAL CONSUMER DISCOUNT CO.
POB 9068
Brandon, FL 33509

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
107 A Knob Mountain Road
Berwick, PA 18603

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

DATED: 10/7/13

By: *S. Filippello*

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

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

x Salvatore Filippello 313897

KML Law Group, P.C.

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

JPMORGAN CHASE BANK, NA
c/o 3415 Vision Drive
Columbus, OH 43219
Plaintiff

vs.

TERRI A. BOUDMAN
Mortgagor(s) and Record Owner(s)
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Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-1131

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: BOUDMAN, TERRI A.
TERRI A. BOUDMAN
107 A Knob Mountain Road
Berwick, PA 18603

Your house at 107 A Knob Mountain Road, 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 \$128,003.48 obtained by JPMORGAN CHASE BANK, NA 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 JPMORGAN CHASE BANK, NA, 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.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**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 123530FC.

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

KML Law Group, P.C.
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701 Market Street
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215-627-1322
Attorney for Plaintiff

JPMORGAN CHASE BANK, NA
c/o 3415 Vision Drive
Columbus, OH 43219

Plaintiff

vs.

TERRI A. BOUDMAN
Mortgagor(s) and Record Owner(s)
107 A Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

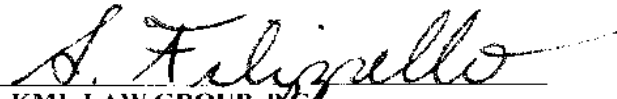
ACTION OF
MORTGAGE FORECLOSURE

NO. 2013-CV-1131

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:



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Attorneys for Plaintiff

x Salvatore Filippello 313897

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Attorney for Plaintiff

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IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

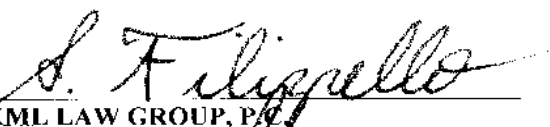
ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1131

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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Attorneys for Plaintiff

x Salvatore Filippello 313897

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701 Market Street
Philadelphia, PA 19106
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Attorney for Plaintiff

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c/o 3415 Vision Drive
Columbus, OH 43219

Plaintiff

vs.

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Defendant(s)

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of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1131

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.

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Attorneys for Plaintiff

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Attorney for Plaintiff

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Plaintiff

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Attorneys for Plaintiff

X Salvatore Filippello 313897

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

FIRSTRUST
800.220.BANK / firstrust.com
3-7380-2360
10/08/2013

PAY TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$1,350.00**

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

6.14 - MORTGAGE DISBURSEMENT ACCOUNT

MEMO
123530/ Boudman



[Signature]
AUTHORIZED SIGNATURE

⑈00749793⑈ ⑆23607380⑆ 70 1107112⑈