

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Green Tree Consumer D/s VS Linda & Jeffrey Strawes

NO. 207-13 ED NO. 1432-13 JD

DATE/TIME OF SALE: Nov 19 0700

BID PRICE (INCLUDES COST) \$ 4686.43

POUNDAGE - 2% OF BID \$ 81.73

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4168.16

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

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

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

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

TOTAL DUE: \$ 4168.16

LESS DEPOSIT: \$ 1352.60

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

TOTAL DUE IN 8 DAYS \$ 2818.16

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
GREEN TREE CONSUMER DISCOUNT  
COMPANY

vs.

**Defendant**  
LINDA SHOWERS  
JEFFREY SHOWERS

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

**Sheriff's Sale Date:** Wednesday, March 19, 2014

**Writ of Execution No. :** 2013CV1432

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 324 NORTH ARCH 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,055.94
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	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

**Total Sheriff Costs** **\$1,853.44**

## Municipal Costs

Sewer	\$2,177.99
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**Total Municipal Costs** **\$2,177.99**

## Distribution Costs

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

**Grand Total:** **\$4,086.43**

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)

Copyright 2000 Sheriff's Office of Columbia County, PA

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER. MOST SENSITIVE AREA MADE DISAPPEARS WITH HEAT. DETECTOR CHIPS REVEALS A LOCK WHEN TESTED.

762247

**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

03/27/2014

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**\$\*\*2,818.16**

**TWO THOUSAND EIGHT HUNDRED EIGHTEEN AND 16 / 100**

DOLLARS

Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815

6.18 - MORTGAGE DISBURSEMENT ACCOUNT



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

MEMO 119784/ Showers

⑈00762247⑈ ⑆236073801⑆ 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.kmllawgroup.com](http://www.kmllawgroup.com)

March 21, 2014

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

RE: GREEN TREE CONSUMER DISCOUNT COMPANY vs. JEFFREY A. SHOWERS  
and LINDA G. SHOWERS  
**Sale Book/Writ No.:** /  
Docket Number: 2013-CV-1432  
Sale Date: 03/19/2014  
Property Address: 324 North Arch 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:

GREEN TREE SERVICING LLC F/K/A GREEN TREE CONSUMER DISCOUNT  
COMPANY  
7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283

**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](mailto:llanci@kmllawgroup.com)

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

**Enclosed: (if applicable)**

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

KML Check Number \_\_\_\_\_

Settlement Amount(s) \$ \_\_\_\_\_

Loan Type EHA

KML # 119784FC

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

**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** March 21, 2014

Grantee(s)/Lessee(s)  
**GREEN TREE SERVICING LLC E/K/A GREEN TREE CONSUMER DISCOUNT COMPANY**

Street Address  
**7360 S. Kyrene Road, Mail Stop: T-208**

City  
**Tempe**

State  
**AZ**

Zip  
**85283**

**D. REAL ESTATE LOCATION**

Street Address  
**324 North Arch Street**

City, Township, Borough  
**Berwick - Borough Of Berwick**

County  
**Columbia**

School District

Tax Parcel Number  
**04D-08-136-01**

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

1. Actual Cash Consideration

**\$4,168.16**

2. Other Consideration

**+ -0-**

3. Total Consideration

**= \$4,168.16**

4. County Assessed Value

**\$18,824.00**

5. Common Level Ratio Factor

**X 3.55**

6. Fair Market Value

**= \$ 66,825.20**

**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

March 21, 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>30.00</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>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>427.50</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1055.94</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1280.94</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>2177.99</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>2177.99</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>20</u>	

TOTAL COSTS (OPENING BID) \$ 4886.43

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

February 17, 2014

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

**RE: No. 2013-CV-1432**  
**JEFFREY A. SHOWERS and LINDA G. SHOWERS**

Real Estate Division:

The above case may be sold on March 19, 2014. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

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  
Attorney for Plaintiff

119784FC  
CF: 10/25/2013  
SD: 03/19/2014  
\$92,377.70

GREEN TREE CONSUMER DISCOUNT  
COMPANY

7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283

Plaintiff

vs.

JEFFREY A. SHOWERS  
LINDA G. SHOWERS  
**Mortgagor(s) and  
Record Owner(s)**

324 North Arch 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-1432

**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. (copy of 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. (copy of 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

GREEN TREE CONSUMER DISCOUNT COMPANY; et seq.  
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2013-CV-1432

Sheriff's Sale Date: 3/9/2014

V.

JEFFREY A. SHOWERS; 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 JINDA G. SHOWERS the above process on the 29 day of January, 2014, at 8:02 o'clock, PM, at 25 VALLEY ROAD BERWICK, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By handing a copy to the Defendant(s)

Description: Approximate Age 56-60 Height 5'5 Weight 120 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 30 day of Jan, 20 14

File Number: 119784FC  
Case ID #: 3869226

Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Eric M. Afflerbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

GREEN TREE CONSUMER DISCOUNT COMPANY; et seq.  
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2013-CV-1432

Sheriff's Sale Date: 3/9/2014

V.

JEFFREY A. SHOWERS; 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 JEFFREY A. SHOWERS the above process on the 29 day of January, 2014, at 8:16 o'clock, PM, at 319 CHESTNUT STREET BERWICK, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

**Manner of Service:**

- ☒ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found \*
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides \*
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof \*

\* Name: TOM O'CONNELL

Relationship/Title/Position: Co-Resident

Remarks: \_\_\_\_\_

Description: Approximate Age 66-70 Height 5'7 Weight 210 Race WHITE Sex MALE Hair WHITE

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

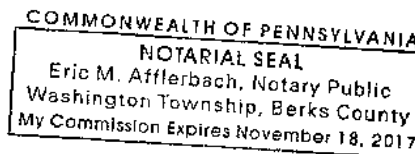
(Signature of Affiant)

Subscribed and sworn to before me  
this 30 day of Jan, 2014.

File Number: 119784FC

Case ID #: 3869226

Notary Public



JEFFREY A. SHOWERS &amp; LINDA G. SHOWERS

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

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

GREEN TREE CONSUMER DISCOUNT  
COMPANY

7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283

Plaintiff

vs.

JEFFREY A. SHOWERS

LINDA G. SHOWERS

**Mortgagor(s) and Record Owner(s)**

324 North Arch 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-1432

**AFFIDAVIT PURSUANT TO RULE 3129**

GREEN TREE CONSUMER DISCOUNT COMPANY, 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:

324 North Arch Street  
Berwick, PA 18603

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

JEFFREY A. SHOWERS  
319 Chestnut Street  
Berwick, PA 18603

LINDA G. SHOWERS  
25 Valley Road  
Berwick, PA 18603

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

JEFFREY A. SHOWERS  
319 Chestnut Street  
Berwick, PA 18603

LINDA G. SHOWERS  
25 Valley 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:

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:

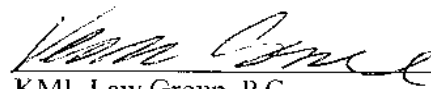
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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  
25 Valley 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: February 17, 2014



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY  
vs.  
LINDA SHOWERS (et al.)

Case Number  
2013CV1432

## SHERIFF'S RETURN OF SERVICE

01/02/2014 10:25 AM - DEPUTY TYLER HINOJOSA, 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: LINDA SHOWERS AT 25 VALLEY ROAD, BERWICK, PA 18603.

  
\_\_\_\_\_  
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

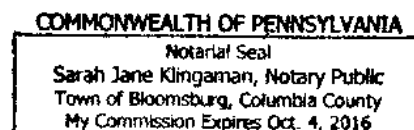
  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 14, 2014

NOTARY

Affirmed and subscribed to before me this

14TH 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

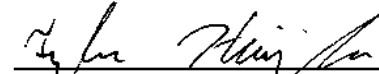


GREEN TREE CONSUMER DISCOUNT COMPANY  
vs.  
LINDA SHOWERS (et al.)

Case Number  
2013CV1432

## SHERIFF'S RETURN OF SERVICE

02/06/2014 02:30 PM - 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 324 NORTH ARCH STREET, BERWICK, PA 18603.

  
\_\_\_\_\_  
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 07, 2014

NOTARY

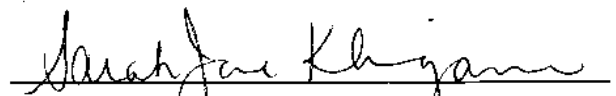
Affirmed and subscribed to before me this

7TH day of FEBRUARY, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

  
\_\_\_\_\_  
Sarah Jane Klingaman

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

} SS

**SHERIFF'S SALE**

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV1432

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

WEDNESDAY, MARCH 19, 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 Or Parcel Of Land Situate In The Borough Of Berwick, County Of Columbia And State Of Pennsylvania, Bounded And Described As Follows:

Beginning At A Point, The Northeast Corner Of The Intersection Of Arch Street And Sampson Alley; Thence Along The Easterly Line Of Arch Street North 02 Degrees 50 Minutes West, 35 Feet To A Point; Thence Along Other Land Formerly Of Daniel P. Derr Estate, South 82 Degrees 54 Minutes East 107 Feet To A Point In Other Land Now Or Late Of James A. Hyde And Nancy D. Hyde, His Wife; Thence Along Other Land Now Or Late Of Said Hyde, South 02 Degrees 50 Minutes East 60 Feet More Or Less, To A Point In The Northern Line Of Sampson Alley, Thence Along The Northern Line Of Sampson Alley, North 70 Degrees 20 Minutes West, 114.2 Feet More Or Less, To The Intersection Of Arch Street And Sampson Alley, The Place Of Beginning.

PARCEL ID: 04D-08-136-01

Commonly known as 324 North Arch Street Berwick, PA 18603

PROPERTY ADDRESS: 324 NORTH ARCH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-136-01

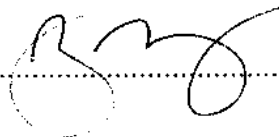
Seized and taken into execution to be sold as the property of LINDA SHOWERS, JEFFREY SHOWERS in suit of GREEN TREE CONSUMER DISCOUNT COMPANY.

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.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

law deposes and says that Press Enterprise is principal office and place of business at 3185 Columbia and State of Pennsylvania, and was has been published daily, continuously in said he attached notice February 26 and March 5, 12, publisher or designated agent of the owner or advertisement was published; that neither the affiant matter of said notice and advertisement and that as to time, place, and character of publication are



12<sup>th</sup> day of March 2014



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I hereby certify that the advertising and for publishing the foregoing notice, and the



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY  
vs.  
LINDA SHOWERS (et al.)

Case Number  
2013CV1432

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Expires: 01/24/2014

Warrant:

### Serve To:

Name: (POSTING)

Primary Address: 324 NORTH ARCH STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2/6/14

Time: 14:30

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)

2013CV1432

324 NORTH ARCH STREET, BERWICK, PA 18603

EXP: 01/24/2014

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: 17003

SHOWERS LINDA G & JEFFREY A  
324 N ARCH STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20080 -0028  
Location: 322 & 324 ARCH LTS 24  
Parcel Id:04D-08 -136-01,000

Assessment: 18,824

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: \_\_\_\_\_



January 22, 2014

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

**GREEN TREE CONSUMER DISCOUNT COMPANY**

VS.

**JEFFREY A. SHOWERS**  
**LINDA G. SHOWERS**

**NO: 2013-CV-1432**  
**NO: 2013-ED-209**

Dear Timothy:

The amount due on the sewer account #137860 for the property located at 322-324 Arch Street, Berwick Pa through March 31, 2014 is **\$2177.99**.

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

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

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

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

PLEASE FAX BACK TO :

389-5625

THANK YOU

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 389-5625

24 HOUR PHONE

(717) 784-6300

Postmaster  
Berwick, PA 18603  
City, State, ZIP Code

Date 1-9-14

*Post office has change  
From N. Arch to Chestnut  
but nothing after.*

Request for Change of Address or Boxholder  
Information Needed for Service of Legal Process

Please furnish the new address or the name and street address (if a boxholder) for the following

Name Jeffrey Showers

Address 319 Chestnut St. Berwick or 324 N. Arch St. Berwick

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself): \_\_\_\_\_
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting pro se - except a corporation acting pro se must cite statute): \_\_\_\_\_
3. The names of all known parties to the litigation: \_\_\_\_\_
4. The court in which the case has been or will be heard: \_\_\_\_\_
5. The docket or other identifying number if one has been issued: \_\_\_\_\_
6. The capacity in which this individual is to be served (e.g. defendant or witness): \_\_\_\_\_

WARNING

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS OR BOTH (TITLE 18 U.S.C. SECTION 1001)

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

Scott Mayewick  
Signature  
Printed Name

35 W. Main St.  
Address  
Bloomsburg, PA  
City, State, ZIP Code

FOR POST OFFICE USE ONLY

BOXHOLDER'S POSTMARK

- ☐ No change of address order on file NEW ADDRESS or  
☐ Not known if address given NAME and STREET ADDRESS  
☐ Moved, left no forwarding address  
☐ No such address

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY  
vs.  
LINDA SHOWERS (et al.)

Case Number  
2013CV1432

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 01/24/2014

Zone:

Warrant:

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

### Serve To:

Name: LINDA SHOWERS

Primary Address: 25 VALLEY ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 324 NORTH ARCH STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally > Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1/2/14 Time: 10:25

Deputy: 17 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:	12-30-13					
Time:	13.00					
Mileage:						
Deputy:	3416					

### Service Attempt Notes:

1. L/C No Answer

2.

3.

4.

5.

6.

SHOWERS, LINDA

2013CV1432

25 VALLEY ROAD, BERWICK, PA 18603

EXP: 01/24/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY  
vs.  
LINDA SHOWERS (et al.)

Case Number  
2013CV1432

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/24/2014

Warrant:

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

### Serve To:

Name: JEFFREY SHOWERS

Primary Address: 319 CHESTNUT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 25 VALLEY ROAD  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *unable to locate*

Relation:

Date: *1-13-14* Time: *08:30*

Deputy: *3* Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. 324 N. ARCH ST is Vacant - <sup>ex</sup>wife Linda has no idea where he is.
2. J-Net Address Same as above.
3. checking P.O.
4. Post Office has no forwarding
- 5.
- 6.

*Tyler? sec #3*

SHOWERS, JEFFREY

2013CV1432

319 CHESTNUT STREET, BERWICK, PA 18603

EXP: 01/24/2014

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

GREEN TREE CONSUMER DISCOUNT  
COMPANY

7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283

vs.

JEFFREY A. SHOWERS  
LINDA G. SHOWERS  
324 North Arch Street  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2013-CV-1432

2013-ED-209

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: 324 North Arch Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$92,377.70

Interest From **12/21/2013**  
Through Date of Sale

(Costs to be added)

Dated:

12-24-13

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

Deputy

Kelly P. Brewer

FILED & SERVED ON DEV. COURTS  
My Com. Exp. 1st Monday in 2014

All That Certain Piece Or Parcel Of Land Situate In The Borough Of Berwick, County Of Columbia And State Of Pennsylvania, Bounded And Described As Follows:

Beginning At A Point, The Northeast Corner Of The Intersection Of Arch Street And Sampson Alley; Thence Along The Easterly Line Of Arch Street North 02 Degrees 50 Minutes West, 35 Feet To A Point; Thence Along Other Land Formerly Of Daniel P. Derr Estate, South 82 Degrees 54 Minutes East 107 Feet To A Point In Other Land Now Or Late Of James A. Hyde And Nancy D. Hyde, His Wife; Thence Along Other Land Now Or Late Of Said Hyde, South 02 Degrees 50 Minutes East 60 Feet More Or Less, To A Point In The Northern Line Of Sampson Alley; Thence Along The Northern Line Of Sampson Alley; North 70 Degrees 20 Minutes West, 114.2 Feet More Or Less, To The Intersection Of Arch Street And Sampson Alley, The Place Of Beginning.

PARCEL ID: 04D-08-136-01

Commonly known as 324 North Arch Street Berwick, PA 18603



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

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

GREEN TREE CONSUMER DISCOUNT COMPANY  
7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283  
Plaintiff

vs.

JEFFREY A. SHOWERS  
LINDA G. SHOWERS  
Mortgagor(s) and Record Owner(s)

324 North Arch 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-1432

2013-ED-204

**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: SHOWERS, JEFFREY A.  
**JEFFREY A. SHOWERS**  
319 Chestnut Street  
Berwick, PA 18603

Your house at 324 North Arch Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on March 19, 2014, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$92,377.70 obtained by GREEN TREE CONSUMER DISCOUNT COMPANY 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 GREEN TREE CONSUMER DISCOUNT COMPANY, 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](http://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](mailto: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 119784FC.

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY  
vs.  
LINDA SHOWERS (et al.)

Case Number  
2013CV1432

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/24/2014

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: Kristy Hart

Relation: Clerk

Date: 12-30-13 Time: 0950

Deputy: 16 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

BERWICK SEWER AUTHORITY

2013CV1432

1108 FREAS AVE, BERWICK, PA 18603

EXP: 01/24/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY  
vs.  
LINDA SHOWERS (et al.)

Case Number  
2013CV1432

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/24/2014

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 324 NORTH ARCH STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-30-13 Time: 1400

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. \_\_\_\_\_

OCCUPANT

2013CV1432

324 NORTH ARCH STREET, BERWICK, PA 18603

EXP: 01/24/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY  
vs.  
LINDA SHOWERS (et al.)

Case Number  
2013CV1432

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/24/2014

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:

Relation:

Date:

12-30-13

Time:

1152

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.

GINGHER, CONNIE C.

2013CV1432

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 01/24/2014

**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

JR: COLUMBIA County

DATE  
03/01/2013BILL NO.  
5887

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING	18,824	9.146	168.72	172.16	189.38
FIRE		1.345	24.81	25.32	27.85
LIGHT		1.25	23.06	23.53	24.71
BORO RE		1.75	32.28	32.94	34.59
		11.1	204.77	208.95	219.40
The discount & penalty have been calculated for your convenience			<b>453.64</b> April 30 If paid on or before	462.90 June 30 If paid on or before	495.93 June 30 If paid after
<b>PAY THIS AMOUNT</b>					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

SHOWERS LINDA G & JEFFREY A  
324 N ARCH STREET  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04D-08 -136-01,000  
322 324 N ARCH ST  
.1125 Acres

Land 2,500  
Buildings 16,324  
Total Assessment 18,824

This tax returned  
to courthouse on:  
**January 1, 2014**

FILE COPY

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

*W 5686*  
**Connie Gingher**

QBE

4-18-13

BERWICK AREA SCHOOL DISTRICT		2013 SCHOOL REAL ESTATE DATE 07/01/2013			BILL# 003605		TAXPAYER COPY
BERWICK BOROUGH		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:		REAL ESTATE	18824	44.7500	650.46	663.73	730.10
CONNIE GINGHER							
1615 LINCOLN AVE							
BERWICK, PA 18603							
<b>HOURS</b> MON. TUE. THUR. 9:30AM-4:00PM		<b>ASSESSED VALUE</b>	18824	842.374	650.46	663.73	730.10
CLOSED WEDNESDAY & FRIDAY							
CLOSED HOLIDAYS							
PHONE 570-752-7442		<b>GAMING REVENUE</b>	-3992	-178.642	<b>IF PAID ON OR BEFORE</b>	<b>IF PAID ON OR BEFORE</b>	<b>IF PAID AFTER</b>
		<b>TAXABLE ASSESSMENT</b>	14832	663.732	Aug. 31	Oct. 31	Nov. 1

NO REFUNDS UNDER \$5.00

M  
A SHOWERS LINDA G & JEFFREY A  
I 324 N ARCH STREET  
L BERWICK PA 18603

PROPERTY DESCRIPTION	ACCT.
PARCEL 04D08 13601000	8936
322324 N ARCH ST	2500.00
20080-0028	16324.00
0.11 ACRES	

*3940*  
**Connie Gingher**

*Free Tree*  
DELINQUENT TAX TO  
COLLECTIONS DEC. 16

NO PERSONAL CHECKS AFTER DEC 1, 2013

*Tim, all 2013 taxes*

*paid*

*more*

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

GREEN TREE CONSUMER DISCOUNT COMPANY  
Plaintiff

vs.

JEFFREY A. SHOWERS  
LINDA G. SHOWERS

Defendant(s)

NO. 2013-CV-1432

**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/scra/home.do>) for the following individual(s): JEFFREY A. SHOWERS, has a last known residence of 319 Chestnut Street, 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

12/20/13

By:

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: SHOWERS

First Name: JEFFREY

Middle Name: A.

Active Duty Status As Of: Dec-20-2013

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.

*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 "defenselink.mil" URL: <http://www.defenselink.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: L6S96164J026T50

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

GREEN TREE CONSUMER DISCOUNT COMPANY  
Plaintiff

vs.

JEFFREY A. SHOWERS  
LINDA G. SHOWERS

Defendant(s)

NO. 2013-CV-1432

**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): LINDA G. SHOWERS, has a last known residence of 25 Valley 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

12/20/13

By:

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. Ofazian Pa. ID 312912

Attorneys for Plaintiff



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

Last Name: SHOWERS

First Name: LINDA

Middle Name: G.

Active Duty Status As Of: Dec-20-2013

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.

*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 "defenseink.mil" URL: <http://www.defenselink.mil/faq/plis/PC09SI.DR.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).

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Certificate ID: 56F581A49028CC0

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE CONSUMER DISCOUNT COMPANY  
vs.  
LINDA SHOWERS (et al.)

Case Number  
2013CV1432

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:**

**Manner:** < Not Specified >

**Expires:** 01/24/2014

**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:** Karen Richendiser

**Relation:** Clerk II

**Date:** 12-27-13

**Time:** 10:00

**Deputy:** 4

**Mileage:**

### Attorney / Originator:

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

**Phone:**

### Service Attempts:

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

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2013CV1432 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/24/2014

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE CONSUMER DISCOUNT COMPANY  
vs.  
LINDA SHOWERS (et al.)

Case Number  
2013CV1432

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/24/2014

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: SHERRY EVANS

Relation: CLERK

Date: 12/27/13 Time: 10:03

Deputy: 4 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2013CV1432

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/24/2014

## Document Receipt

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Trans #	1669	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000016732

Doc Ref #: 209ED2013

Postage 4.8100

PHILADELPHIA PA 19106



## Document Receipt

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Trans #	1668	Carrier / service	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking # 71901140006000016725

Doc Ref # 209ED2013

Postage 4.8100

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	1667	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 6016

Tracking # 71901140006000016718

Doc Ref # 209ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	1666	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 7190\*140006000016701

Doc Ref #: 209ED2013

Postage 4.8100

HARRISBURG PA 17128

## Document Receipt

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Trans #	1665	Carrier / service	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

HARRISBURG PA 17105

Tracking # 71901140006000016695

Doc Ref # 209CD2013

Postage 4.8100

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV1432

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

**WEDNESDAY, MARCH 19, 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 Or Parcel Of Land Situate In The Borough Of Berwick, County Of Columbia And State Of Pennsylvania, Bounded And Described As Follows:

Beginning At A Point, The Northeast Corner Of The Intersection Of Arch Street And Sampson Alley; Thence Along The Easterly Line Of Arch Street North 02 Degrees 50 Minutes West, 35 Feet To A Point; Thence Along Other Land Formerly Of Daniel P. Derr Estate, South 82 Degrees 54 Minutes East 107 Feet To A Point In Other Land Now Or Late Of James A. Hyde And Nancy D. Hyde, His Wife; Thence Along Other Land Now Or Late Of Said Hyde, South 02 Degrees 50 Minutes East 60 Feet More Or Less, To A Point In The Northern Line Of Sampson Alley; Thence Along The Northern Line Of Sampson Alley; North 70 Degrees 20 Minutes West, 114.2 Feet More Or Less, To The Intersection Of Arch Street And Sampson Alley, The Place Of Beginning.

PARCEL ID: 04D-08-136-01

Commonly known as 324 North Arch Street Berwick, PA 18603

PROPERTY ADDRESS: 324 NORTH ARCH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-136-01

Seized and taken into execution to be sold as the property of LINDA SHOWERS, JEFFREY SHOWERS in suit of GREEN TREE CONSUMER DISCOUNT COMPANY.

---

**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 # 201-13

DATE RECEIVED 12-26-13  
DOCKET AND INDEX 12-27-13

## 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# 754832  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Mar 19, 14 TIME 0900  
POSTING DATE Feb 12, 14  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Feb 26  
2<sup>ND</sup> WEEK Mar 5  
3<sup>RD</sup> WEEK 12, 14

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

GREEN TREE CONSUMER DISCOUNT  
COMPANY  
7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283

vs.

JEFFREY A. SHOWERS  
LINDA G. SHOWERS  
324 North Arch Street  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2013-CV-1432

2013-ED-209

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: 324 North Arch Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$92,377.70

Interest From **12/21/2013**  
Through Date of Sale

(Costs to be added)

Dated: 12-24-13

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

Deputy Kelly P. Brewer

Froth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2014







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

GREEN TREE CONSUMER DISCOUNT  
COMPANY

7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283

Plaintiff  
vs. -

JEFFREY A. SHOWERS  
LINDA G. SHOWERS  
(Mortgagor(s) and Record Owner(s))  
324 North Arch 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-1432

2013-ED-209

**AFFIDAVIT PURSUANT TO RULE 3129**

GREEN TREE CONSUMER DISCOUNT COMPANY, 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:

324 North Arch Street  
Berwick, PA 18603

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

JEFFREY A. SHOWERS  
319 Chestnut Street  
Berwick, PA 18603

LINDA G. SHOWERS  
25 Valley Road  
Berwick, PA 18603

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

JEFFREY A. SHOWERS  
319 Chestnut Street  
Berwick, PA 18603

LINDA G. SHOWERS  
25 Valley 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:

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  
25 Valley 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: 12/20/13

By: 

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

Michael McKecver 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

X Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

**Attorneys for Plaintiff**

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

GREEN TREE CONSUMER DISCOUNT  
COMPANY

7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283

Plaintiff

vs.

JEFFREY A. SHOWERS

LINDA G. SHOWERS

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

324 North Arch 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-1432

2013-ED-209

AFFIDAVIT PURSUANT TO RULE 3129

GREEN TREE CONSUMER DISCOUNT COMPANY, 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:

324 North Arch Street  
Berwick, PA 18603

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

JEFFREY A. SHOWERS  
319 Chestnut Street  
Berwick, PA 18603

LINDA G. SHOWERS  
25 Valley Road  
Berwick, PA 18603

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25 Valley 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:

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  
25 Valley 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: 12/20/13

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

\_\_\_\_ Andrew F. Gornall Pa. ID 92382

**Attorneys for Plaintiff**

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

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

GREEN TREE CONSUMER DISCOUNT COMPANY  
7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283  
Plaintiff

vs.

JEFFREY A. SHOWERS  
LINDA G. SHOWERS  
**Mortgagor(s) and Record Owner(s)**

324 North Arch 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-1432

2013-ED-209

**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: SHOWERS, JEFFREY A.  
**JEFFREY A. SHOWERS**  
319 Chestnut Street  
Berwick, PA 18603

Your house at 324 North Arch 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 \$92,377.70 obtained by GREEN TREE CONSUMER DISCOUNT COMPANY 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 GREEN TREE CONSUMER DISCOUNT COMPANY, 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](http://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](mailto: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 119784FC.

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

GREEN TREE CONSUMER DISCOUNT COMPANY  
7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283  
Plaintiff

vs.

JEFFREY A. SHOWERS  
LINDA G. SHOWERS  
Mortgagor(s) and Record Owner(s)

324 North Arch Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
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701 Market Street  
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(215) 627-1322  
Attorney for Plaintiff

GREEN TREE CONSUMER DISCOUNT COMPANY  
7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283  
Plaintiff

vs.

JEFFREY A. SHOWERS  
LINDA G. SHOWERS  
Mortgagor(s) and Record Owner(s)

324 North Arch 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-1432

2013-ED-204

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**717-784-8760**

**PENNSYLVANIA BAR ASSOCIATION**

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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  
215-627-1322  
Attorney for Plaintiff

GREEN TREE CONSUMER DISCOUNT COMPANY  
7360 S. Kyrene Road  
Mail Stop: T-208  
Tempe, AZ 85283

Plaintiff

vs.

JEFFREY A. SHOWERS  
LINDA G. SHOWERS  
**Mortgagor(s) and Record Owner(s)**  
324 North Arch 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-1432

2013-ED-209

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

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

By: 

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

Michael McKeever Pa. ID 56129

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

X Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

**Attorneys for Plaintiff**

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

GREEN TREE CONSUMER DISCOUNT COMPANY  
7360 S. Kyrene Road  
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Plaintiff

vs.

JEFFREY A. SHOWERS  
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324 North Arch Street  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-1432

2013-ED-209

**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: 

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

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Joshua I. Goldman Pa. 205047

X Jill P. Jenkins Pa. ID 306588

Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff



All That Certain Piece Or Parcel Of Land Situate In The Borough Of Berwick, County Of Columbia And State Of Pennsylvania, Bounded And Described As Follows:

Beginning At A Point, The Northeast Corner Of The Intersection Of Arch Street And Sampson ~~Alley~~; Thence Along The Easterly Line Of Arch Street North 02 Degrees 50 Minutes West, 35 Feet To A Point; Thence Along Other Land Formerly Of Daniel P. Derr Estate, South 82 Degrees 54 Minutes East 107 Feet To A Point In Other Land Now Or Late Of James A. Hyde And Nancy D. Hyde, His Wife; Thence Along Other Land Now Or Late Of Said Hyde, South 02 Degrees 50 Minutes East 60 Feet More Or Less, To A Point In The Northern Line Of Sampson Alley; Thence Along The Northern Line Of Sampson Alley; North 70 Degrees 20 Minutes West, 114.2 Feet More Or Less, To The Intersection Of Arch Street And Sampson Alley, The Place Of Beginning.

PARCEL ID: 04D-08-136-01

Commonly known as 324 North Arch Street 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**

December 20, 2013  
Docket #2013-CV-1432

**ATTENTION: COLUMBIA COUNTY SHERIFF**

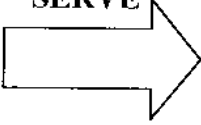
We would like to bring to your attention that defendant(s):

**JEFFREY A. SHOWERS and LINDA G. SHOWERS** 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

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ GREEN TREE CONSUMER DISCOUNT COMPANY		COURT NUMBER 2013-CV-1432	
DEFENDANT/S/ JEFFREY A. SHOWERS and LINDA G. SHOWERS		TYPE OF WRIT OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JEFFREY A. SHOWERS & LINDA G. SHOWERS		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 324 North Arch Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE December 20, 2013
ADDRESS OF ATTORNEY  KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

MP 754832

**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  
12/20/2013

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 119784/Showers**

 MORTGAGE DISBURSEMENT ACCOUNT

*[Signature]*  
AUTHORIZED SIGNATURE

Security features. Details on back.

000754832 2 23607380 1 70 1107112