

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

The Bank of NY Mellon vs Linda Howell

NO. 78-13 ED

NO. 401-11 JD

DATE/TIME OF SALE: July 10 3:00

BID PRICE (INCLUDES COST) \$ 4825.18

POUNDAGE - 2% OF BID \$ 96.50

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4921.68

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Shick

TOTAL DUE: \$ 4921.68

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3421.68

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
THE BANK OF NEW YORK MELLON

vs.

Defendant
LINDA HOWER

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, July 10, 2013

Writ of Execution No. : 2011CV401

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 1605 SECOND AVENUE, 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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
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	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
Other	\$81.00

Total Sheriff Costs **\$2,123.98**

Municipal Costs

Sewer	\$2,646.20
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Total Municipal Costs **\$2,646.20**

Distribution Costs

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

Grand Total: **\$4,825.18**

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

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

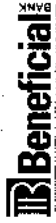
Columbia County Sheriff, Telephone 570-389-5622

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

52894

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



NUMBER
52894

3-7568/2360

Three Thousand Four Hundred Twenty-One and 68/100*****

DATE
July 12, 2013

AMOUNT
*****3,421.68

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

AUBREY - Nia- Aubrey

SECURE
SIGNATURE
MP

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

⑈052894⑈ ⑆236075689⑆ 9500077186⑈

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

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

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

July 12, 2013

Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

RE: The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, Series 2004-5

vs.

Unknown Heirs, Successors, Assigns And All Persons, Firms or Associations Claiming Right, Title or Interest From Or Under Eva Aubrey, Deceased, Eva Aubrey, Deceased, Linda Hower, Known Heir of Eva Aubrey.

Property: 1605 Second Avenue a/k/a 1605 2nd Avenue
Berwick, PA 18603
Columbia County C.C.P. No.: 2011CV401
Sheriff's Sale Date: 07/10/2013

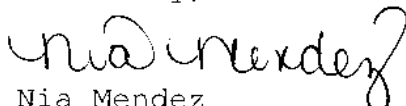
Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-5, 5720 PREMIER PARK DRIVE, WEST PALM BEACH, FL 33407.**

Enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Nia Mendez
Legal Assistant

Enclosure



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

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 not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name UDREN LAW OFFICES, PC		Telephone Number: 856-669-5400	
Street Address 111 WOODCREST RD., STE 200	City CHERRY HILL	State NJ	ZIP Code 08003

B. TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County		Date of Acceptance of Document	
Street Address 35 West Main Street		Grantee(s)/Lessee(s) THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-5	
City Bloomsburg	State PA	ZIP Code 17815	Street Address 5720 Premier Park Drive
City West Palm Beach	State FL	ZIP Code 33407	

C. REAL ESTATE LOCATION

Street Address 1605 Second Avenue a/k/a 1605 2 nd Avenue		City, Township, Borough Borough of Berwick	
County Columbia	School District Berwick Area SD	Tax Parcel Number 0410.06-049-00,-000	

D. VALUATION DATA

1. Actual Cash Consideration \$4,825.18	2. Other Consideration +0	3. Total Consideration =\$4,825.18
4. County Assessed Value \$13,559.00	5. Common Level Ratio Factor X 3.55	6. Fair Market Value \$48,134.45

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

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession.

- ☐ Transfer to Industrial Development Agency. (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 complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States 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 or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)
Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.

Under penalties of law, 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 7.12.13
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SHERIFF'S SALE COST SHEET

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

✓ DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
✓ MAILING COSTS	\$ <u>48.00</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>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>492.00</u>

✓ WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1150.98</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1375.98</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>2646.20</u>	
WATER 20	\$	
TOTAL *****		\$ <u>2646.20</u>

✓ SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
✓ MISC. <u>Luz. Co, Sheriff</u>	\$ <u>81.00</u>	
TOTAL *****		\$ <u>81.00</u>

TOTAL COSTS (OPENING BID) \$ 4825.18

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Nia

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 3

Phone:

Date: July 11, 2013

Re: Aubrey

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Handwritten:
Hess / Aubrey
Fax
570-669-5691
Att. #1
1219

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
LINDA HOWER

Case Number
2011CV401

SHERIFF'S RETURN OF SERVICE

06/06/2013 02:25 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1605 SECOND AVENUE, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 07, 2013

NOTARY

Affirmed and subscribed to before me this

7TH day of JUNE, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



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

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

pleadings@udren.com

**The Bank of New York Mellon f/k/a The Bank
of New York as successor to JPMorgan Chase
Bank, as Trustee for the benefit of the
Certificateholders of Popular ABS, Inc.
Mortgage Pass-Through Certificates, Series
2004-5**

Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER EVA
AUBREY, DECEASED, EVA AUBREY,
DECEASED, LINDA HOWER, KNOWN
HEIR OF EVA AUBREY,**

Defendant(s)

ATTORNEY FOR PLAINTIFF

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

MORTGAGE FORECLOSURE

NO. 2011CV401

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

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

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

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

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

Dated: 6/4/13

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta
Attorneys for Plaintiff

MJU#: 11020775 CASE#: 11020775-1

Nicole LaBletta, Esquire
PA ID 202194

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, Series 2004-5

Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVA AUBREY, DECEASED;
EVA AUBREY, DECEASED;
LINDA HOWER, KNOWN HEIR OF EVA AUBREY;**

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2011CV401

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVA AUBREY, DECEASED; EVA AUBREY, DECEASED; LINDA HOWER, KNOWN HEIR OF EVA AUBREY;

PROPERTY: 1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on July 10, 2013 at 9:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

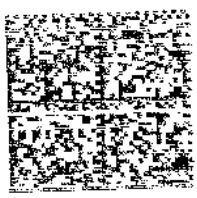
MJU#: 11020775 CASE#: 11020775-1

Name and Address of Sender	Andra Sweeten UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003	<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.
		Postmark and Date of Receipt			

EXHIBIT A

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		Berwick Arg/Joint Sewer Authority c/o Bull, Bull & Knecht, LLP 106 Market Street Berwick, PA 18603											
2		The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, Series 2004-5 12650 Ingenuity Drive, Orlando FL 32826 Orlando, FL 32826											
3		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
4		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815											
5		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230											
6		Tenants/Occupants 1605 Second Avenue a/k/a 1605 2nd Avenue Berwick, PA 18603											
7													
8													
9													
10													
11													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Inc. (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								

016H26519218
\$03.080
05/27/2013
Mailed From 08003
US POSTAGE



[Handwritten signature]

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or under Eva Aubrey, Deceased - MJU# 1102075-1 (Columbia County)

Eva Aubrey, Deceased - MJU# 1102075-1 (Columbia County)

Linda Hower, Known Heir of Eva Aubrey - MJU# 1102075-1 (Columbia County) 7/10/13

Name and Address of Sender

Andra Sweeten
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003

☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Due Date
Sender IF COD

R.R. Fee
S.D. Fee

S.H. Fee
Rst. Del. Fee
Remarks

EXHIBIT A

Name of Addressee, Street, and Post Office Address

Postage

Fee

Handling Charge
Act Value (If Regis.)

Insured Value

Due Date
Sender IF COD

R.R. Fee
S.D. Fee

S.H. Fee
Rst. Del. Fee
Remarks

Internal Revenue Service, Pittsburgh Office
W.S. Moorhead Federal Building
1000 Liberty Avenue, Room 704 - Advisory
Pittsburgh, PA 15222

Department of Public Welfare, TPL Casualty Unit,
Estate Recovery Program
PO BOX 8486, Willow Oak Bldg.
Harrisburg, PA 17105-8486

Commonwealth of PA, Bureau of Individual Tax,
Inheritance Tax Division
6th Floor, Strawberry Square, Dept. 280601
Harrisburg, PA 17128

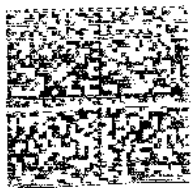
016H26516216

\$01.760

05/21/2013

Mailed From: 08003
US POSTAGE

34354H



Total number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Eva Aubrey, Deceased - MJU# 11020775-1 (Columbia County)

Eva Aubrey, Deceased - MJU# 11020775-1 (Columbia County)

Linda Hower, Known Heir of Eva Aubrey - MJU# 11020775-1 (Columbia County) 7/10/13

EXHIBIT A

Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620

AS (PA-3129)

11020775-1

INTERNAL REVENUE SERVICE, PITTSBURGH OFFICE
W.S. MOORHEAD FEDERAL BUILDING
1000 LIBERTY AVENUE, ROOM 704 - ADVISORY
PITTSBURGH, PA 15222

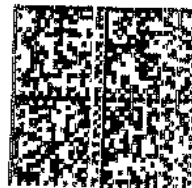
7012 3050 0001 1037 7269



CERTIFIED MAIL™

6922 2501 1000 0506 2102

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
11020775-1 Aubrey UDE	
Postage	\$ 46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Sent To	Internal Revenue Service, Pittsburgh Office
	W.S. Moorhead Federal Building
Street, Apt. # or PO Box #	1000 Liberty Avenue, Room 704 - Advisory
City, State, Z	Pittsburgh, PA 15222
PS Form 3800, August 2006	
See Reverse for Instructions	



Hasler

016426519216
\$06.110
06/21/2013
Mailed From: 08003
US POSTAGE

EXHIBIT A

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <p>Internal Revenue Service, Pittsburgh Office W.S. Moorhead Federal Building 1000 Liberty Avenue, Room 704 - Advisory Pittsburgh, PA 15222</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label) 7012 3050 0001 1037 7269</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	

EXHIBIT B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

The Bank of New York Mellon f/k/a The
Bank of New York as Successor Trustee to
JPMorgan Chase Bank, as Trustee for the
Benefit of the Certificateholders of Popular
ABS, Inc. Mortgage Pass-Through
Certificates Series 2004-5

Plaintiff

v.

Eva Aubrey, Deceased

Linda Hower, Known Heir of Eva Aubrey

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right Title or Interest From or Under Eva
Aubrey, Deceased

Defendant(s)

NO. 2011-CV-401

FILED
PROTHONOTARY
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2013 FEB 21 P 3:43

ORDER

AND NOW, this 21 Day of Feb, 2013, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby ORDERED AND DECREED that Service of the Complaint In Mortgage Foreclosure on Eva Aubrey, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Eva Aubrey, Deceased; shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, *inter alia*, the Notice of Sheriff's Sale that requires personal service,

EXHIBIT B

shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted only, a copy of said subsequent pleadings and/or Notice on the most public part of the property located at: 1605 Second Avenue, Berwick, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:

15/2 Gary E. Norton
J.

MJU#11020775-2(Aubrey)

Verbal Confirmation of Service of the Notice of Sale

EXHIBIT B

Date: 6/4/2013

Spoke with: _____

Defendant Linda Hower was served on 5/15
 at _____ deputized to Luzerne Co.
1091 Salem Blvd.

Defendant Unknown was served on 5/9
 at prop by Posting per Court Order

Defendant Eva (dec'd) was served on 5/9
 at prop by Posting Per Court Order

Defendant _____ was served on _____

at _____

Are there any additional fees due? Yes No If so how much? \$ _____

Notes:

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
LINDA HOWER

Case Number
2011CV401

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 06/06/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1605 SECOND AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge: Posted

Relation:

Date: 06.06.13 Time: 1425

Deputy: J-3 S. 14 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2011CV401

1605 SECOND AVENUE, BERWICK, PA 18603

EXP: 06/06/2013

Luzerne County Sheriff's Department
Luzerne County Courthouse

200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

11-CV-401

THE BANK OF NEW YORK MELLON

VS

LINDA HOWER

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

SCOTT LAMOREAUX, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on WEDNESDAY the 15TH day of MAY 20 13 at 9:21 A. M., prevailing time, he served the within NOTICE OF SHERIFF SALE OF REAL PROPERTY AND WRIT OF EXECUTION

upon LINDA HOWER

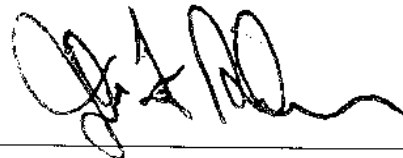
the within named, by handing to HER personally, at GIVEN ADDRESS 1091 SALEM BLVD., BERWICK

_____ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 15th day of MAY 20 13

Gary J. Loughney
Notary



Sheriff of Luzerne County

by Scott Lamoreaux
Deputy Sheriff of Luzerne County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Gary J. Loughney, Notary Public

Jenkins Twp., Luzerne County

My Commission Expires Oct. 21, 2014

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

LUZERNE COUNTY SHERIFF'S OFFICE
200 N RIVER STREET
WILKES-BARRE, PA 18701

TR# 8 REG# 45 OP# 45 05/22/2013
05/22/2013 11:25:41

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 384005

TR LINE#: 1 ***VOIDED***

11-401

AMT: 19.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207

FINANCE Receipt#: 384005

TR LINE#: 2

11-401

AMT: 2.00

Mileage Cnty Vehicle

ACCOUNT#: 100.4197.32138

FINANCE Receipt#: 384005

TR LINE#: 3

11-401

AMT: 35.00

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 384005

TR LINE#: 4

11-401

AMT: 39.00

Tendered

CHECK: 6131 76.00

CHANGE: .00

PAYOR: COLUMBIA COUNTY

TOTAL: 76.00

-- THANK YOU --

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
LINDA HOWER

Case Number
2011CV401

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/06/2013

Warrant:

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

Serve To:

Name: LINDA HOWER

Primary Address: 1091 SALEM BLVD
BERWICK, PA 18603

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: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, May 07, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

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

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

HOWER, LINDA

2011CV401

1091 SALEM BLVD, BERWICK, PA 18603

EXP: 06/06/2013

County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 8:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2013

BILL NO.
2381

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	13,559	9.146	121.53	124.01	136.41
SINKING		1.345	17.88	18.24	20.06
FIRE		1.25	16.61	16.95	17.80
LIGHT		1.75	23.26	23.73	24.92
BORO RE		11.1	147.49	150.50	158.03
The discount & penalty have been calculated for your convenience			326.77 April 30 If paid on or before	333.43 June 30 If paid on or before	357.22 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

AUBREY EVA
1605 SECOND AVENUE
BERWICK PA 18603

CNTY - TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-06 -049-00,000
1605 SECOND AVE
1653 Acres Land
Buildings
Total Assessment

13,342.58
13,342.58
2,880
10,679
13,559

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

CCWEN

4/30/13

Bill #
2381

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

ATTORNEY FOR PLAINTIFF

**The Bank of New York Mellon f/k/a The Bank of
New York as successor to JPMorgan Chase Bank,
as Trustee for the benefit of the Certificateholders
of Popular ABS, Inc. Mortgage Pass-Through
Certificates, Series 2004-5**

Plaintiff

v.

**EVA AUBREY, DECEASED, LINDA HOWER,
KNOWN HEIR OF EVA AUBREY, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER EVA AUBREY, DECEASED**

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2011CV401

2013-ED-78

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Linda Hower, Known Heir of Eva Aubrey
1091 Salem Blvd.
Berwick, PA 18603**

Your house (real estate) at **1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on July 10 at 9 Am at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$78,834.68**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

REAL ESTATE TAX CERTIFICATION

Date: 05/20/2013

Fee: \$5.00

Cert. NO: 14553

AUBREY EVA
1605 SECOND AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 0409 -0743
Location: 1605 SECOND AVE LOT
Parcel Id:04D-06 -049-00,000

Assessment: 13,559
Balances as of 05/20/2013

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

By: Columbia Co. Sheriff

Per: Tim Chamberlain



May 10, 2013

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

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW
YORK AS SUCCESSOR TO JP MORGAN CHASE BANK**

VS.

EVA AUBREY

**NO: 2011-CV-401
NO: 2013-ED-78**

Dear Timothy:

The amount due on the sewer account #117410 for the property located at 1605 2nd Avenue, Berwick Pa through September 30, 2013 is **\$2646.20**. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Johnson", is written over the typed name.

Kelly Johnson
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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
LINDA HOWER

Case Number
2011CV401

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/06/2013

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 1605 SECOND AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: VACANT / POSTED

Relation:

Date: 05/09/13

Time: 1540

Deputy: J-3 S-16

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2011CV401

1605 SECOND AVENUE, BERWICK, PA 18603

EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
LINDA HOWER

Case Number
2011CV401

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	06/06/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK AREA JOINT SEWER AUTHORIT
Primary Address:	106 MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	NASATKA, SALLY		
Relation:	SECRETARY		
Date:	05/29/13	Time:	1415
Deputy:	S-3 S-16	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2011CV401

106 MARKET STREET, BERWICK, PA 18603

EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
LINDA HOWER

Case Number
2011CV401

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/06/2013

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: CONNIE GINGHER

Relation:

Date: 05/09/13 Time: 1010

Deputy: S-3 J-16 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2011CV401

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
LINDA HOWER

Case Number
2011CV401

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone:
Manner: < Not Specified >	Expires: 06/06/2013
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	

Serve To:

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

Final Service:

Served: Personally · Adult In Charge · Posted · Other	
Adult In Charge: KELLY JOHNSON	
Relation: CLERK	
Date: 05/09/13	Time: 1025
Deputy: S-3 S-16	Mileage:

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2011CV401

1108 FREAS AVE, BERWICK, PA 18603

EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
LINDA HOWER

Case Number
2011CV401

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/06/2013

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: 05-07-13

Time: 1337

Deputy: J

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2011CV401

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
LINDA HOWER

Case Number
2011CV401

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/06/2013

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: Karen Richendner

Relation: Clerk II

Date: 5-7-13 Time: 1:38

Deputy: 8 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2011CV401

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 06/06/2013

Document Receipt

Trans # 22926 Carrier / service: POST 2PM 5/7/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000022589

Doc Ref #: 78ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 22925 Carrier / service: POST 2PM 5/7/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000022572

DEPARTMENT 281230

Doc Ref #: 78ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 22924 Carrier / service: POST 2PM 5/7/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000022565

Doc Ref #: 78ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 22923 Carrier / service: POST 2PM 5/7/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000022558

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 78ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 22922 Carrier / service: POST 2PM 5/7/2013

Ship to: 22922

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000022541

Doc Ref #: 78ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 22921 Carrier / service: POST 2PM 5/7/2013

Ship to: 22921

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000022534

Doc Ref #: 78ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 22920 Carrier / service: POST 2PM 5/7/2013

Ship to: 22920

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000022527

Doc Ref #: 78ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 22919 Carrier / service: POST 2PM 5/7/2013

Ship to: 22919

COMMONWEALTH OF PA

PO BOX 281230

Tracking #: 9171924291001000022510

Doc Ref #: 78ED2013

HARRISBURG PA 17128

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon f/k/a The Bank of
New York as successor to JPMorgan Chase Bank,
as Trustee for the benefit of the Certificateholders
of Popular ABS, Inc. Mortgage Pass-Through
Certificates, Series 2004-5
Plaintiff

v.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming Right,
Title or Interest from or under Eva Aubrey,
Deceased
Eva Aubrey, Deceased
Linda Hower, Known Heir of Eva Aubrey
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011CV401

2013-ED-78

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603

Amount due \$ 78,834.68

Interest From 05/01/2013
to Date of Sale \$ _____

*Ongoing Per Diem of \$12.6000
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ Barbara N. Silvestri
Prothonotary Acting

By _____
Clerk

Date 5/6/2013

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

MJU#: 11020775 CASE#: 11020775-1

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon f/k/a The Bank of
New York as successor to JPMorgan Chase Bank,
as Trustee for the benefit of the Certificateholders
of Popular ABS, Inc. Mortgage Pass-Through
Certificates, Series 2004-5

Plaintiff

v.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming Right,
Title or Interest from or under Eva Aubrey,
Deceased

Eva Aubrey, Deceased

Linda Hower, Known Heir of Eva Aubrey

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011CV401

2013-ED-78

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603

Amount due

\$ 78,834.68

Interest From 05/01/2013

\$ _____

to Date of Sale _____

*Ongoing Per Diem of \$12.6000
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ Barbara N. Silvestri
Prothonotary *Acting*
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

By _____

Date 5/6/2013 Clerk

MJU#: 11020775 CASE#: 11020775-1

REAL ESTATE OUTLINE

ED # 78-13

DATE RECEIVED 5-6-13
DOCKET AND INDEX 5-7-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>1500.60</u>	<input checked="" type="checkbox"/>	CK# <u>48903</u>

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

SALE DATE	<u>July 10, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>June 6, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>June 19</u>	
	2 ND WEEK <u>26</u>	
	3 RD WEEK <u>July 3, 13</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV401

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

WEDNESDAY, JULY 10, 2013
AT 9:00 O'CLOCK A.M.

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

ALL that certain parcel of land and improvements thereon situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, and designated as Parcel No. 4D-6-49 and more fully described in a Deed dated September 29, 1991 and recorded October 11, 1991 in Columbia County in Deed Book Volume 484 Page 086 granted and conveyed unto John Aubrey and Eva Aubrey, his wife. John Aubrey died April 10, 1993 thereby vested fee simple title into Eva Aubrey, Spouse herein. BEING KNOWN AS: 1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603

PROPERTY ID NO.: 04D-06-049

TITLE TO SAID PREMISES IS VESTED IN John Aubrey and Eva Aubrey, his wife BY DEED FROM Maxim Furek DATED 09/29/1991 RECORDED 10/01/1991 IN DEED BOOK 484 PAGE 086.

PROPERTY ADDRESS: 1605 SECOND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-049

Seized and taken into execution to be sold as the property of LINDA HOWER in suit of THE BANK OF NEW YORK MELLON.

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

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, Series 2004-5
Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVA AUBREY, DECEASED, EVA AUBREY, DECEASED, LINDA HOWER, KNOWN HEIR OF EVA AUBREY,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011CV401

AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **EVA AUBREY, DECEASED**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVA AUBREY, DECEASED, LINDA HOWER, KNOWN HEIR OF EVA AUBREY**, to enable a search.

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

Dated: April 30, 2013


Attorney for Plaintiff

Jordan David, Esquire
PA ID #: 311968

MJU#: 11020775 CASE#: 11020775-1





Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: AUBREY

First Name: EVA

Middle Name:

Active Duty Status As Of: Apr-30-2013

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. 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: A2FEAFEBG05CC30

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon f/k/a The
Bank of New York as successor to
JPMorgan Chase Bank, as Trustee for the
benefit of the Certificateholders of Popular
ABS, Inc. Mortgage Pass-Through
Certificates, Series 2004-5

Plaintiff

v.

Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
under Eva Aubrey, Deceased
Eva Aubrey, Deceased
Linda Hower, Known Heir of Eva Aubrey

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011CV401

2013-ED-78

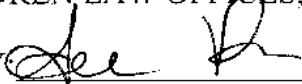
CERTIFICATE OF ACT 91

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

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

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

UDREN LAW OFFICES, P.C.

BY 
Attorney for Plaintiff

Jordan David, Esquire
PA ID #: 311968

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Certificates, Series 2004-5

Plaintiff

v.

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Eva Aubrey, Deceased
Linda Hower, Known Heir of Eva Aubrey

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011CV401

2013-ED-78

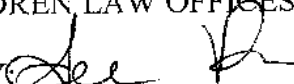
CERTIFICATE OF ACT 91

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

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

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

UDREN LAW OFFICES, P.C.

BY 
Attorney for Plaintiff

Jordan David, Esquire
PA ID #: 311968

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Claiming Right, Title or Interest from or
under Eva Aubrey, Deceased
Eva Aubrey, Deceased
Linda Hower, Known Heir of Eva Aubrey**

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2011CV401

2013-ED-78

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, Series 2004-5, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603

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

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or under Eva Aubrey, Deceased
1605 Second Avenue
Berwick, PA 18603**

**Eva Aubrey, Deceased
1605 Second Avenue a/k/a 1605 2nd Avenue
Berwick, PA 18603**

**Linda Hower, Known Heir of Eva Aubrey
1091 Salem Blvd.
Berwick, PA 18603**

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

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or under Eva Aubrey, Deceased
1605 Second Avenue
Berwick, PA 18603**

**Eva Aubrey, Deceased
1605 Second Avenue a/k/a 1605 2nd Avenue
Berwick, PA 18603**

**Linda Hower, Known Heir of Eva Aubrey
1091 Salem Blvd.
Berwick, PA 18603**

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

**Berwick Area Joint Sewer Authority
c/o Bull, Bull & Knecht, LLP
106 Market Street
Berwick, PA 18603**

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

**The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan
Chase Bank, as Trustee for the benefit of the Certificateholders of Popular ABS, Inc.
Mortgage Pass-Through Certificates, Series 2004-5
12650 Ingenuity Drive, Orlando FL 32826
Orlando, FL 32826**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

Columbia County Tax Claim Bureau

P.O. Box 380

Bloomsburg, PA 17815

Columbia County Domestic Relations Section

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue

Bureau of Compliance

PO Box 281230

Harrisburg, PA 17128-1230

Tenants/Occupants

1605 Second Avenue a/k/a 1605 2nd Avenue

Berwick, PA 18603

Internal Revenue Service, Pittsburgh Office

W.S. Moorhead Federal Building

1000 Liberty Avenue, Room 704 - Advisory

Pittsburgh, PA 15222

Department of Public Welfare, TPL Casulty Unit, Estate Recovery Program

PO BOX 8486, Willow Oak Bldg.

Harrisburg, PA 17105-8486

Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division

6th Floor, Strawberry Square, Dept. 280601

Harrisburg, PA 17128

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

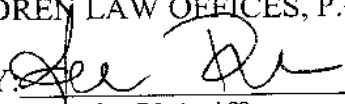
Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 05/03/2013

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

Jordan David, Esquire
PA ID #: 311968

MJU#: 11020775 CASE#: 11020775-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
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ATTORNEY FOR PLAINTIFF

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Eva Aubrey, Deceased
Linda Hower, Known Heir of Eva Aubrey**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011CV401

2013-ED-78

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

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

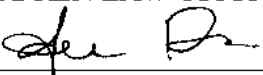
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
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BERWICK, PA 18603**

**EVA AUBREY, DECEASED
1605 SECOND AVENUE A/K/A 1605 2ND AVENUE
BERWICK, PA 18603**

**LINDA HOWER, KNOWN HEIR OF EVA AUBREY
1091 SALEM BLVD.
BERWICK, PA 18603**

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

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

Jordan David, Esquire
PA ID #: 311968

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111 WOODCREST ROAD, SUITE 200
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MORTGAGE FORECLOSURE

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**Eva Aubrey, Deceased
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12650 Ingenuity Drive, Orlando FL 32826
Orlando, FL 32826**

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Sr lien Holders - None

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PO Box 281230

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1605 Second Avenue a/k/a 1605 2nd Avenue

Berwick, PA 18603

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W.S. Moorhead Federal Building

1000 Liberty Avenue, Room 704 - Advisory

Pittsburgh, PA 15222

Department of Public Welfare, TPL Casulty Unit, Estate Recovery Program

PO BOX 8486, Willow Oak Bldg.

Harrisburg, PA 17105-8486

Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division

6th Floor, Strawberry Square, Dept. 280601

Harrisburg, PA 17128

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

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 05/02/2013

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

Jordan David, Esquire

PA ID #: 311968

MJU#: 11020775 CASE#: 11020775-1

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as Trustee for the benefit of the Certificateholders
of Popular ABS, Inc. Mortgage Pass-Through
Certificates, Series 2004-5**

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

**EVA AUBREY, DECEASED, LINDA HOWER,
KNOWN HEIR OF EVA AUBREY, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER EVA AUBREY, DECEASED**

Defendant(s)

NO. 2011CV401

2013-ED-78

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Eva Aubrey, Deceased
1605 Second Avenue a/k/a 1605 2nd Avenue
Berwick, PA 18603

Your house (real estate) at **1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on _____ at _____ at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$78,834.68**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION**

The Bank of New York Mellon f/k/a The
Bank of New York as Successor Trustee to
JPMorgan Chase Bank, as Trustee for the
Benefit of the Certificateholders of Popular
ABS, Inc. Mortgage Pass-Through
Certificates Series 2004-5

Plaintiff

v.

Eva Aubrey, Deceased

Linda Hower, Known Heir of Eva Aubrey

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right Title or Interest From or Under Eva
Aubrey, Deceased

Defendant(s)

NO. 2011-CV-401

FILED
PROthonotary
2013 FEB 21 P 3:43
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

ORDER

AND NOW, this 21 Day of Feb, 2013, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby ORDERED AND DECREED that Service of the Complaint In Mortgage Foreclosure on Eva Aubrey, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Eva Aubrey, Deceased; shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, *inter alia*, the Notice of Sheriff's Sale that requires personal service,

shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted only, a copy of said subsequent pleadings and/or Notice on the most public part of the property located at: 1605 Second Avenue, Berwick, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:

15/ Mary E. Norton
J.

MJU#11020775-2(Aubrey)

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

ATTORNEY FOR PLAINTIFF

**The Bank of New York Mellon f/k/a The
Bank of New York as successor to
JPMorgan Chase Bank, as Trustee for the
benefit of the Certificateholders of Popular
ABS, Inc. Mortgage Pass-Through
Certificates, Series 2004-5**

Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER EVA AUBREY, DECEASED
EVA AUBREY, DECEASED
LINDA HOWER, KNOWN HEIR OF
EVA AUBREY**

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2011CV401

2013-ED-78

SHORT DESCRIPTION FOR ADVERTISING

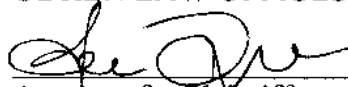
**ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF BERWICK,
COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS 1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603

PARCEL NUMBER: 04D-06-049

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

**Jordan David, Esquire
PA ID #: 311968**

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon f/k/a The
Bank of New York as successor to
JPMorgan Chase Bank, as Trustee for the
benefit of the Certificateholders of Popular
ABS, Inc. Mortgage Pass-Through
Certificates, Series 2004-5

Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER EVA AUBREY, DECEASED
EVA AUBREY, DECEASED
LINDA HOWER, KNOWN HEIR OF
EVA AUBREY

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011CV401

2013-ED-78

SHORT DESCRIPTION FOR ADVERTISING

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

BEING KNOWN AS **1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603**

PARCEL NUMBER: **04D-06-049**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Jordan David, Esquire
PA ID #: 311968

EXHIBIT "A"
LEGAL DESCRIPTION

ALL that certain parcel of land and improvements thereon situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, and designated as Parcel No. 4D-6-49 and more fully described in a Deed dated September 29, 1991 and recorded October 11, 1991 in Columbia County in Deed Book Volume 484 at Page 086 granted and conveyed unto John Aubrey and Eva Aubrey, his wife. John Aubrey died April 10, 1993 thereby vested fee simple title into Eva Aubrey, Spouse herein.

BEING KNOWN AS: 1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603

PROPERTY ID NO.: 04D-06-049

TITLE TO SAID PREMISES IS VESTED IN John Aubrey and Eva Aubrey, his wife BY DEED FROM Maxim Furek DATED 09/29/1991 RECORDED 10/01/1991 IN DEED BOOK 484 PAGE 086.

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon f/k/a The
Bank of New York as successor to
JPMorgan Chase Bank, as Trustee for the
benefit of the Certificateholders of Popular
ABS, Inc. Mortgage Pass-Through
Certificates, Series 2004-5

Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER EVA AUBREY, DECEASED;
EVA AUBREY, DECEASED; LINDA
HOWER, KNOWN HEIR OF EVA
AUBREY;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011CV401

2013-ED-78

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Date: 05/02/2013

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Jordan David, Esquire

PA ID #: 311968

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

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

Re: The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, Series 2004-5

vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Eva Aubrey, Deceased

Eva Aubrey, Deceased

Linda Hower, Known Heir of Eva Aubrey

Columbia County C.C.P. No. 2011CV401

2013-ED-78

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

LINDA HOWER, KNOWN HEIR OF EVA AUBREY
1091 SALEM BLVD.
BERWICK, PA 18603

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

(BY POSTING PER COURT ORDER)

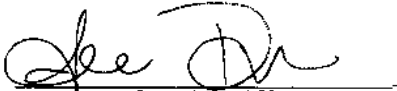
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVA
AUBREY, DECEASED
1605 SECOND AVENUE
BERWICK, PA 18603

EVA AUBREY, DECEASED
1605 SECOND AVENUE A/K/A 1605 2ND AVENUE
BERWICK, PA 18603

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603.**

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff
Jordan David, Esquire
PA ID #: 311968

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION**

The Bank of New York Mellon f/k/a The
Bank of New York as Successor Trustee to
JPMorgan Chase Bank, as Trustee for the
Benefit of the Certificateholders of Popular
ABS, Inc. Mortgage Pass-Through
Certificates Series 2004-5

Plaintiff

v.

Eva Aubrey, Deceased

Linda Hower, Known Heir of Eva Aubrey

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right Title or Interest From or Under Eva
Aubrey, Deceased

Defendant(s)

NO. 2011-CV-401

2013-ED-76

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2013 FEB 21 P 3:43

FILED
NOTARIAL

ORDER

AND NOW, this 21 Day of Feb, 2013, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby ORDERED AND DECREED that Service of the Complaint In Mortgage Foreclosure on Eva Aubrey, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Eva Aubrey, Deceased; shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, *inter alia*, the Notice of Sheriff's Sale that requires personal service,

shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted only, a copy of said subsequent pleadings and/or Notice on the most public part of the property located at: 1605 Second Avenue, Berwick, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:

15/ Mary E. Norton
J.

MJU#11020775-2(Aubrey)

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

Sheriff of Columbia County
Courthouse
P.O. Box 380
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Eva Aubrey, Deceased
Linda Hower, Known Heir of Eva Aubrey

Columbia County C.C.P. No. 2011CV401

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LINDA HOWER, KNOWN HEIR OF EVA AUBREY
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BERWICK, PA 18603

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(BY POSTING PER COURT ORDER)

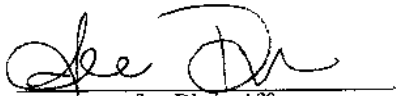
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1605 SECOND AVENUE
BERWICK, PA 18603

EVA AUBREY, DECEASED
1605 SECOND AVENUE A/K/A 1605 2ND AVENUE
BERWICK, PA 18603

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **1605 Second Avenue a/k/a 1605 2nd Avenue, Berwick, PA 18603.**

UDREN LAW OFFICES, P.C.

A handwritten signature in black ink, appearing to read 'Jordan David', is written over a horizontal line.

Attorney for Plaintiff

Jordan David, Esquire

PA ID #: 311968

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

The Bank of New York Mellon f/k/a The
Bank of New York as Successor Trustee to
JPMorgan Chase Bank, as Trustee for the
Benefit of the Certificateholders of Popular
ABS, Inc. Mortgage Pass-Through
Certificates Series 2004-5

Plaintiff

v.

Eva Aubrey, Deceased

Linda Hower, Known Heir of Eva Aubrey

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right Title or Interest From or Under Eva
Aubrey, Deceased

Defendant(s)

NO. 2011-CV-401

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

FILED
2013 FEB 21 PM 3:43

PROthonotary

ORDER

AND NOW, this 21 Day of Feb, 2013, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby ORDERED AND DECREED that Service of the Complaint In Mortgage Foreclosure on Eva Aubrey, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Eva Aubrey, Deceased; shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, *inter alia*, the Notice of Sheriff's Sale that requires personal service,

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BY THE COURT:

15/2 Mary E. Norton
J.

MJU#11020775-2(Aubrey)

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



Beneficial
BANK

3-7568/2360

NUMBER
48903

48903

One Thousand Five Hundred and 00/100*

**PAY
TO THE
ORDER
OF**

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

VOID AFTER 90 DAYS

DATE
April 30, 2013

AMOUNT
*****1,500.00

THIS DOCUMENT CONTAINS NEAR SENSITIVE INFO. COPIES OF PAGES HEREIN NO IMAGE DISAPPEARS WITH HEAT.

048903

112360756891

950007718511

RECEIVED
JUL 17 1964
RECORDS SECTION

Security Training Center