

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/21/2014	Advance Fee	Advance Fee	87271	\$0.00	\$1,350.00
01/21/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/21/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/21/2014	Crying Sale			\$10.00	\$0.00
01/21/2014	Docketing			\$15.00	\$0.00
01/21/2014	Levy			\$15.00	\$0.00
01/21/2014	Mailing Costs			\$72.00	\$0.00
01/21/2014	Posting Handbill			\$15.00	\$0.00
01/21/2014	Press Enterprise Inc.			\$1,150.98	\$0.00
01/21/2014	Sheriff Automation Fund			\$50.00	\$0.00
01/21/2014	Solicitor Services			\$75.00	\$0.00
01/21/2014	Web Posting			\$100.00	\$0.00
03/26/2014	Service			\$270.00	\$0.00
03/26/2014	Service Mileage			\$24.00	\$0.00
03/26/2014	Copies			\$9.00	\$0.00
03/26/2014	Notary Fee			\$10.00	\$0.00
03/26/2014	Tax Claim Search			\$5.00	\$0.00
03/26/2014	Surcharge			\$190.00	\$0.00
04/02/2014	Recorder, Lien Search			\$250.00	\$0.00
				\$2,293.48	\$1,350.00

TOTAL BALANCE:	\$(943.48)
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KNOW ALL MEN BY THESE PRESENTS,

That I, Timothy T. Chamberlain, Sheriff of the County of Columbia in the Commonwealth of Pennsylvania, for and in consideration of the sum **TWO THOUSAND NINE HUNDRED SIXTY-THREE AND 48/100 (\$2,963.48) DOLLARS**, in hand paid, the receipt whereof is hereby acknowledged, does hereby grant and convey to **Federal Home Loan Mortgage Corp.**, of 5000 Plano Parkway, Carrollton, TX 75010, its successors and assigns,

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, AND BEING DESCRIBED AS FOLLOWS: 0710 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject: to all condltions, covenants and restrictions of record. Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever as well in law as in equity, of the said parties of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA
186030000

TAX I.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH ANDREW P. KAISER AND PAULA M. KAISER, HIS WIFE, by deed dated January 17, 2007 and recorded October 26, 2007 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200711009, granted and conveyed to Kaiser, Andrew P.

The same having been sold by me to the said Grantee on the 2nd day of April, 2014, after due advertisement according to law, under and by virtue of a Writ of Execution #12- ED- 2014, issued on the 21st day of January, 2014, out of the Court of Common Pleas of the County of Columbia and Commonwealth of Pennsylvania as of Term 2013 Number 1212, at the suit of **JP MORGAN CHASE BANK vs ANDREW P. KAISER**.

IN WITNESS WHEREOF, I have hereunto affixed my signature this _____ day
of July, 2014.

Timothy T. Chamberlain
Sheriff of Columbia County

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF COLUMBIA)

Before the undersigned officer, Barbara N. Silvetti, Prothonotary of the Court of Common Pleas of Columbia County, Pennsylvania, personally appeared **Timothy T. Chamberlain, Sheriff of Columbia County** aforesaid, and in due form of law declared that the facts set forth in the foregoing deed are true and that he acknowledged the same in order that the Deed might be recorded.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Court, this ____ day of July, 2014.

Prothonotary
Barbara N. Silvetti

I hereby certify that the precise address of the within named Grantee is:

5000 Plano Parkway, Carrollton, TX 75010

Timothy T. Chamberlain
Sheriff of Columbia County

Prepared by:

Elwood R. Harding, Jr., Esquire
Harding, Hill & Turowski, LLP
38 West Third Street
Bloomsburg, PA 17815
Phone: (570) 784-6770

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
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07/17/2014	Advance Fee		93162	\$0.00	\$943.48
09/23/2014	Poundage			\$520.00	\$0.00
09/23/2014	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
09/23/2014	Sheriff's Deed			\$35.00	\$0.00
09/23/2014	Transfer Tax Form			\$25.00	\$0.00
09/23/2014	Distribution Form			\$25.00	\$0.00
09/23/2014	Recording Fees			\$67.00	\$0.00
				\$2,975.48	\$2,293.48

TOTAL BALANCE:	\$(682.00)
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Courtesy
COPY
to Sheriff's Office

JPMorgan Chase Bank, National Association Plaintiff, v. Andrew P. Kaiser Defendant.	COLUMBIA COUNTY COURT OF COMMON PLEAS No. 2013-CV-1212
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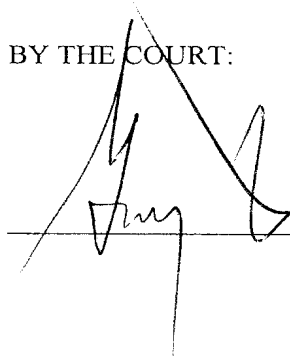
ORDER

AND NOW, this 30th day of May, 2014, upon consideration of Plaintiff's Petition to Set Aside Sheriff's Sale, and any opposition thereto, it is hereby ORDERED and DECREED that the April 2, 2014 Sheriff's sale of premises known as and located at 338 Kachinka Hollow Road, Berwick, PA 18603, is hereby set aside; and it is further

ORDERED that the Sheriff is directed to return to Plaintiff any and all deposit funds paid by Plaintiff, to the Sheriff, as a result of the aforesated Sheriff's sale, less any expenses incurred by the Sheriff; and it is further

ORDERED that all parties and lienholders are hereby returned to their former legal status as to ownership, lien interest and priority.

BY THE COURT:


J.

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2014 JUN -3 P 4:12

FILED
PROTHONOTARY

McCABE, WEISBERG & CONWAY, P.C.

BY: Christine L. Graham, Esq.

Attorney Identification No. 309480

123 South Broad Street, Suite 1400

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorney for Plaintiff

JPMorgan Chase Bank, National Association Plaintiff, v. Andrew P. Kaiser Defendant.	COLUMBIA COUNTY COURT OF COMMON PLEAS No. 2013-CV-1212
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ORDER

ANDNOW, this _____ day of _____, 2014, upon consideration of the within petition, it is hereby ORDERED as follows:

(1) a rule is issued upon the respondent to show cause why the petitioner is not entitled to the relief requested;

(2) the respondent shall file an answer to the petition within twenty (20) days of service upon the respondent;

(3) the petition shall be decided under Pa.RCP No. 206.7;

(4) a pre-disposition conference shall be held on _____, _____, at _____m., in the undersigned Judge's Chambers of the _____ County Courthouse, _____, Pennsylvania.

(5) notice of the entry of this order shall be provided to all parties by the petitioner.

BY THE COURT:

J.

McCABE, WEISBERG & CONWAY, P.C.

BY: Christine L. Graham, Esq.

Attorney Identification No. 309480

123 South Broad Street, Suite 1400

Philadelphia, Pennsylvania 19109

(215) 790-1010

FILED
PROTHONOTARY Attorney for Plaintiff

2014 APR 30 A 11:33

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

JPMorgan Chase Bank, National Association Plaintiff, v. Andrew P. Kaiser Defendant.	COLUMBIA COUNTY COURT OF COMMON PLEAS No. 2013-CV-1212
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PETITION OF EXECUTING CREDITOR
TO SET ASIDE SHERIFF'S SALE

1. Petitioner is JPMorgan Chase Bank, National Association, Plaintiff in the captioned mortgage foreclosure action.

2. Petitioner began an action in mortgage foreclosure on September 16, 2013 by the filing of a Complaint by and through their attorneys.

3. On or about November 27, 2013, Plaintiff, by and through their attorneys, filed a Judgment by Default.

4. On or about January 21, 2014, Plaintiff, by and through their attorneys, filed a Praecipe for Writ of Execution for the property located at 338 Kachinka Hollow Road, Berwick, PA 18603-520.

5. Defendant was being reviewed for a loan modification prior to Sheriff's Sale.

6. At the Sheriff's sale, the Property was sold to the Plaintiff on the Writ with a bid amount of \$34,600.00.

7. Plaintiff would like the opportunity to continue reviewing the Defendant for a loan modification.

8. Plaintiff/Petitioner is requesting, therefore, that the April 2, 2014, Sheriff's sale be set

aside, thereby returning all parties to the lien status, priority and deed status that they held immediately prior to the sale.

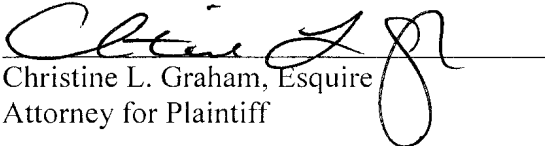
10. No parties will be harmed by the granting of the relief requested herein and, in fact, Defendant will be greatly benefited as he will potentially be able to retain ownership and possession of the Property.

WHEREFORE, Plaintiff prays and respectfully requests that the court enter an Order:

(1) setting aside the Sheriff's sale of the real property known as and located at 338 Kachinka Hollow Road, Berwick, PA 18603-520;

(2) returning all parties and lienholders to their former legal status as to ownership, lien interest and priority; and

(3) for such further relief as the Court deems appropriate.


Christine L. Graham, Esquire
Attorney for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

BY: Christine L. Graham, Esq.

Attorney Identification No. 309480

123 South Broad Street, Suite 1400

Philadelphia, Pennsylvania 19109

(215) 790-1010

FILED
PROTHONOTARY

Attorney for Plaintiff

2014 APR 30 A 11:34

CLERK OF COURTS OFFICE

JPMorgan Chase Bank, National Association Plaintiff, v. Andrew P. Kaiser Defendant.	COLUMBIA COUNTY COURT OF COMMON PLEAS No. 2013-CV-1212
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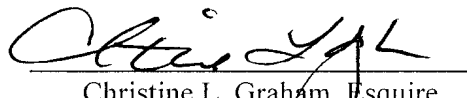
CERTIFICATION OF SERVICE

I, Christine L. Graham, attorney for the Plaintiff, hereby certify that I served a true and correct copy of the foregoing Petition to Set Aside Sheriff's Sale, by United States Mail, first class, postage prepaid, on

April 11, 2014 upon the following:

Andrew P. Kaiser
14 Cloverleaf Lane
Berwick, Pennsylvania 18603

Dated: 4/11/2014


Christine L. Graham, Esquire
Attorney for Plaintiff

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank vs Andrew Kaiser

NO. 12-14 ED NO. 1212-13 JD

DATE/TIME OF SALE: Apr 2 0900

BID PRICE (INCLUDES COST) \$ 26000.00 2193.48

POUNDAGE - 2% OF BID \$ 520.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2963.48

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 2963.48

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1613.48

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

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03/26/2014	Surcharge			\$190.00	\$0.00
03/26/2014	Recording Fees			\$55.00	\$0.00
04/02/2014	Recorder, Lien Search			\$250.00	\$0.00
				\$2,963.48	\$1,350.00

TOTAL BALANCE:	\$(1,613.48)
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10,670.00
 680.00
 682.00

RECORD OWNER AND

LIEN CERTIFICATE

First American Title Insurance Company

Harding, Hill & Turowski, LLP

Elwood R. Harding, Jr., Agent

No. 2014 – 004

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN
CERTIFICATE NO. 2014 – 004

Subject to the encumbrance and claims as follows:

TAXES: Account No 07-03C-015 2014 County & Township Taxes Collected By Sheriff
Assessment 38,480

Lienable Water and Sewer Rents and/or charges by Municipalities – None

Mechanics and Municipal Claims – None

Mortgages: 1) Richard Sager to MERS, INC (American Home Mortgage)
Dated November 1, 2006
Instr. # 200611647
\$ 148,824.00

Assigned last to CP-SRMOF II 2012-A Trust, US Bank Trust, NA as Trustee
Instr. # 201311698

Complaint in Mortgage Foreclosure filed on January 18, 2013, to # 82 MF- 2013
Defendant served by certified mail on February 19, 2013
Judgment in Mortgage Foreclosure filed July 1, 2013
Writ of Execution # 47 ED- 2014 filed 3-14-2014
Service of Writ by _____

Judgments – None

Bankruptcies: None of record in Columbia County

Exceptions: PPL right-of-way recorded in Miscellaneous Book 44, page 754

***** NOTE *** -**

THERE IS NO RECORD FOR SERVICE OF WRIT OF EXECUTION ON DEFENDANT

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

FIRST AMERICAN TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2014 - 004 Effective Date: May 14, 2014

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....

Legal Description –

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

BEGINNING at a set iron pin on the west side of a 33 foot wide right-of-way known as Township Route 744 right of way; THENCE along other land now or formerly of previous grantor in chain of title, south 67 degrees 41 minutes 25 seconds west, a distance of 210.00 feet to a set iron pin; THENCE continuing along other land now or formerly of previous grantor in chain of title, north 22 degrees 18 minutes 35 seconds west, a distance of 210.00 feet to a set iron pin; thence continuing along other land now or formerly of previous grantor in chain of title, north south 67 degrees 41 minutes 25 seconds east, a distance of 210.00 feet to a set iron pin on the west side of the aforementioned 33 feet right of way; THENCE along the west side of said right of way south 22 degrees 18 minutes 35 seconds east, a distance of 210.00 feet to a set iron pin, the place of Beginning.

CONTAINING 1.012 acres in accordance to the survey of Dennis R. Peters, P.E.R.S., and designated as Parcel No. 3, all in accordance to Map as noted in Deed Book 321, page 327.

BEING the same premises which Marlin D. Henrie and Teri R. Henrie, by deed dated November 1, 2006, recorded November 3, 2006 in Columbia County as Instrument No. 200611646, granted and conveyed to Richard Sager.

PARCEL No. 07-03C-01500

Property Address: 65 Valley Road, Berwick, PA 18603

McCABE, WEISBERG & CONWAY, P.C.
BY: Christine L. Graham, Esq.
Attorney Identification No. 309480
123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

JPMorgan Chase Bank, National Association Plaintiff, v. Andrew P. Kaiser Defendant.	COLUMBIA COUNTY COURT OF COMMON PLEAS No. 2013-CV-1212
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PRAECIPE TO WITHDRAW PETITION OF EXECUTING CREDITOR
TO SET ASIDE SHERIFF'S SALE

TO THE PROTHONOTARY:

Kindly withdraw the Petition to Set Aside Sheriff Sale which was filed in the above captioned matter on April 30, 2014. This Petition to Set Aside Sheriff Sale is to withdraw without prejudice to plaintiff's rights.

Dated: 6/2/2014


CHRISTINE L. GRAHAM, ESQUIRE
Attorney for Plaintiff

FILED
PROTHONOTARY
2014 JUN -4 A 10:15
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

McCABE, WEISBERG & CONWAY, P.C.

Attorney for Plaintiff

BY: Christine L. Graham, Esq.

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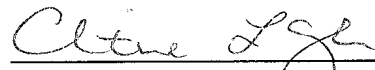
JPMorgan Chase Bank, National Association Plaintiff, v. Andrew P. Kaiser Defendant.	COLUMBIA COUNTY COURT OF COMMON PLEAS No. 2013-CV-1212
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CERTIFICATE OF SERVICE

I, Christine L. Graham, attorney for the Plaintiff, hereby certify that I served a true and correct copy of the foregoing Praecipe to Withdraw Petition to Set Aside Sheriff's Sale, by United States Mail, first class, postage prepaid, on June 2, 2014, upon the following:

Andrew P. Kaiser
14 Cloverleaf Lane
Berwick, Pennsylvania 18603

Dated: 6/2/2014


Christine L. Graham, Esquire
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



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Chief Deputy

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TOTAL BALANCE:	\$ (943.48)
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McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010

3-50/310

93162

NO. 93162

PAY: Nine hundred forty-three and forty-eight/100

DATE 07/14/2014

AMOUNT \$943.48

TO THE Sheriff of Columbia County

ORDER

OF

PA

ESCROW TRUST
VOID AFTER 90 DAYS

Balance Due Sheriff(116-7679) - Kaiser, Andrew

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈093162⑈ ⑆031000503⑆ 2000012430022⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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03/26/2014	Distribution Form			\$25.00	\$0.00
03/26/2014	Copies			\$9.00	\$0.00
03/26/2014	Notary Fee			\$10.00	\$0.00
03/26/2014	Tax Claim Search			\$5.00	\$0.00
03/26/2014	Surcharge			\$190.00	\$0.00
03/26/2014	Recording Fees			\$55.00	\$0.00
04/02/2014	Recorder, Lien Search			\$250.00	\$0.00
				\$2,963.48	\$1,350.00

TOTAL BALANCE:	\$(1,613.48)
-----------------------	---------------------

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

JP MORGAN CHASE BANK

Defendant

ANDREW P KAISER

vs.

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, April 2, 2014

Writ of Execution No. : 2013CV1212

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$72.00
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	\$270.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$190.00

Total Sheriff Costs \$2,138.48

Distribution Costs

Recording Fees	\$55.00
----------------	---------

Total Distribution Costs \$55.00

Grand Total: \$2,193.48

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

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

(c) CountyState Sheriff, Teleosoft, Inc.

SHERIFF'S SALE COST SHEET

VS. _____

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

—	DOCKET/RETURN	\$15.00	
	SERVICE PER DEF.	\$ <u>270.00</u>	
—	LEVY (PER PARCEL	\$15.00	
—	MAILING COSTS	\$ <u>72.00</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>9.00</u>	
	NOTARY	\$ <u>10.00</u>	
TOTAL *****			\$ <u>557.50</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	\$	
WATER	20	\$	
TOTAL *****			\$ <u>0.00</u>

SURCHARGE FEE (DSTE)		\$ <u>110.00</u>	
MISC. _____		\$ _____	
_____		\$ _____	
TOTAL *****			\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2113.48

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1212

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, APRIL 02, 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 PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, AND BEING DESCRIBED AS FOLLOWS: 0710 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject to all conditions, covenants and restrictions of record. Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever as well in law as in equity, of the said parties of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10-015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH ANDREW P. KAISER AND PAULA M. KAISER, HIS WIFE, by deed dated January 17, 2007 and recorded October 26, 2007 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200711009, granted and conveyed to Kaiser, Andrew P.

PROPERTY ADDRESS: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-10-015

Seized and taken into execution to be sold as the property of ANDREW P KAISER in suit of JP MORGAN CHASE BANK.

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

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

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

poses and says that Press Enterprise is
ce and place of business at 3185
and State of Pennsylvania, and was
published daily, continuously in said
ed notice March 12, 19, 26, 2014 that
d agent of the owner or publisher of said
hat neither the affiant nor Press
e and advertisement and that all of the
nd character of publication are true.

...day of March 2014.

(Notary Public)

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

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

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449 9350
FAX: (855) 845-2585

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

March 4, 2014

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: JP Morgan Chase Bank, National Association vs. Kaiser, Andrew P.
Columbia County, No. 2013-CV-1212
Premises: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on April 2, 2014.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Shondera Wiltbanks, Legal assistant
McCabe, Weisberg and Conway, P.C.

/SW

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

JP Morgan Chase Bank, National Association
Plaintiff

v.

Kaiser, Andrew P.
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2013-CV-1212

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 4th day of March, 2014, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 5 DAY

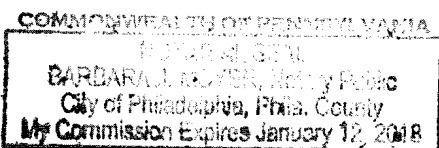
OF March 2014

NOTARY PUBLIC

McCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input checked="" type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
<input type="checkbox"/> Brian T. LaManna, Esquire	<input type="checkbox"/> Ann E. Swartz, Esquire
<input type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109

(215) 790-1010

JP Morgan Chase Bank, National Association
Plaintiff

v.

Kaiser, Andrew P.
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2013-CV-1212

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
Andrew P. Kaiser	14 Cloverleaf Lane Berwick, Pennsylvania 18603

2. Name and address of Defendant in the judgment:

Name	Address
Kaiser, Andrew P.	338 Kachinka Hollow Road Berwick, Pennsylvania 18603-520

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

Name	Address
Plaintiff herein	

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

Name	Address
Plaintiff herein	
JP Morgan Chase Bank N.A.	3514 Vision Drive Columbus Ohio 43219
Bayview Loan Servicing LLC	4425 Ponce De Leon Boulevard Coral Gables FL 33146

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

Name	Address
None	

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

Name	Address
Washington Mutual Bank FA	2273 N Green Valley Parkway Suite 14 Henderson NV 89014
Briar Creek Borough	6029 Park RD Berwick PA 18603

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:

Name	Address
Tenants/Occupants	338 Kachinka Hollow Road Berwick, Pennsylvania 186030000
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230

PA Department of Revenue
Bureau of Compliance
Lien Section

PO BOX 280948
Harrisburg PA 17128-0948

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept. of Justice, Rm 4400
950 Pennsylvania Avenue, NW
Washington, DC 20530

United States of America c/o
Atty General of the United States

U.S. Dept. of Justice, Rm 5111
950 Pennsylvania Avenue, NW
Washington, DC 20530

8. Name and address of Attorney of record:

Name

Address

None

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.

3/5/14
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input checked="" type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
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<input type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	

Re: JP Morgan Chase Bank, National Association v. Kaiser, Andrew P. et al.
Columbia County; Number: 2013-CV-1212

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

JP Morgan Chase Bank, National Association
Plaintiff

v.

Kaiser, Andrew P.
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-1212

DATE: March 4, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Kaiser, Andrew P.

PROPERTY: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$71,793.85

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **April 2, 2014 at 9 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

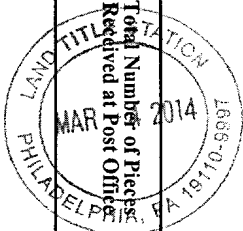
Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 2080
 Philadelphia, PA 19109
 ATTN: S. Wiltbanks-65862

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation



ZIP 19109 \$ 002.40⁰
 02 1W
 0001377494 MAR 04 2014

Line	Article Number	Postage	Usage	RD	RR
1	JP Morgan Chase Bank, National Association Plaintiff v. Kaiser, Andrew P. Defendant	Bayview Loan Servicing LLC 4425 Ponce De Leon Boulevard Coral Gables FL 33146			
2		JP Morgan Chase Bank N.A. 3514 Vision Drive Columbus Ohio 43219			
Total Number of Pieces Listed by Sender 2		Total Number of Pieces Received at Post Office			



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

REAL ESTATE TAX CERTIFICATION

Date: 03/19/2014

Fee: \$5.00

Cert. NO: 17324

KAISER ANDREW P
338 KACHINKA HOLLOW ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20071 -1009
Location: 338 KACHINKA HOLLOW R
Parcel Id:07 -10 -015-00,000

Assessment: 20,978
Balances as of 03/19/2014

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

By: Columbia County Sheriff

Per: dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SHERIFF'S RETURN OF SERVICE

02/11/2014 02:11 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 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.


TYLER HINOJOSA, DEPUTY

SO ANSWERS,

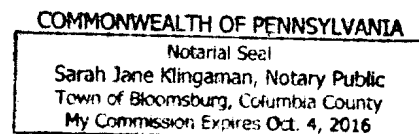

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 12, 2014

NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2014





Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 02/21/2014

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 338 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2-11-14

Time:

1411

Deputy:

8-17

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2013CV1212

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

EXP: 02/21/2014

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000018545

COMMONWEALTH OF PA
110 NORTH 8TH STREET

PHILADELPHIA PA 19107

12
2012
CERTIFIED MAIL™



UNITED STATES POSTAGE
PITNEY BOWES

02 1M \$ 04.81⁰
0008003448 JAN 22 2014
MAILED FROM ZIP CODE 17815

RETURNED
TO
SENDER

ATTEMPTED,
NOT KNOWN

JAN 20

ANK

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/21/2014

Warrant:

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

Mail Slot

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2/6/14

Time: 13:27

Deputy: 17

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date: 1/24/14

Time: 14:00

Mileage:

Deputy: 17

Service Attempt Notes:

1. N/A L/C

2.

3.

4.

5.

6.

ROTHERY, JOAN M.

2013CV1212

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 02/21/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/21/2014

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 338 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Stanley Kaiser

Relation:

Owner

Date:

2/6/14

Time:

13:00

Deputy:

17

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

2/24/14

Time:

13:55

Mileage:

Deputy:

17

Service Attempt Notes:

1. N/A LIC

2.

3.

4.

5.

6.

OCCUPANT

2013CV1212

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

EXP: 02/21/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/21/2014

Warrant:

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

Serve To:

Name: ANDREW P KAISER

Primary Address: 14 CLOVERLEAF LANE
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 338 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Stacey Kurtz

Relation: Servient

Date: 2/2/14

Time: 13:20

Deputy: 17

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	1/24/14					
Time:	13:00					
Mileage:						
Deputy:	17					

Service Attempt Notes:

1. N/A L14
- 2.
- 3.
- 4.
- 5.
- 6.

KAISER, ANDREW P

2013CV1212

14 CLOVERLEAF LANE, BERWICK, PA 18603

EXP: 02/21/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/21/2014

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: Kelly Morris

Relation: Receptionist

Date: 1/24/14

Time: 13:30

Deputy: 17

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2013CV1212

1108 FREAS AVE, BERWICK, PA 18603

EXP: 02/21/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/21/2014

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Cou

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: Stephanie Shoop

Relation: Intake Clerk

Date: 1/23/14 **Time:** 9:18

Deputy: 16 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2013CV1212 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 02/21/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 02/21/2014 **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: Debbie Miller
Relation: Clerk
Date: 1-23-14 **Time:** 09:15
Deputy: 16 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC **Phone:** 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV1212

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 02/21/2014

Document Receipt

Trans #	1860	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000018644

Doc Ref #: 12ED2014

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1859	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000018637

Doc Ref #: 12ED2014

Postage 4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	1858	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000018620

Doc Ref #: 12ED2014

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	1857	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000018613

Doc Ref #: 12ED2014

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	1856	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

ATTY GENERAL

950 PENNSYLVANIA AVENUE NW

Tracking #: 71901140006000018606

Doc Ref #: 12ED2014

Postage 4.8100

WASHINGTON DC 20530

Document Receipt

Trans #	1855	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

ATTY FOR MIDDLE DISTRICT

228 WALNUT STREET

Tracking #: 71901140006000018590

Doc Ref #: 12ED2014

Postage 4.8100

HARRISBURG PA 17108

Document Receipt

Trans #	1854	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

ATTY FOR MIDDLE DISTRICT

235 NORTH WASHINGTON STREET

Tracking #: 71901140006000018583

Doc Ref #: 12ED2014

Postage 4.8100

SCRANTON PA 18503

Document Receipt

Trans #	1853	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

PO BOX 280948

Tracking #: 71901140006000018576

Doc Ref #: 12ED2014

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	1852	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 71901140006000018569

Doc Ref #: 12ED2014

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	1851	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 71901140006000018552

Doc Ref #: 12ED2014

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	1850	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

110 NORTH 8TH STREET

PHILADELPHIA PA 19107

Tracking #:	71901140006000018545
Doc Ref #	12ED2014
Postage	4.8100

Document Receipt

Trans #	1849	Carrier / service:	USPS Server	First-Class Mail®	1/21/2014 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901140006000018538

Doc Ref #: 12ED2014

Postage 4 8100

HARRISBURG PA 17105

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

JP Morgan Chase Bank, National Association

Plaintiff

v.

Kaiser, Andrew P.

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2013-CV-1212

2014-ED-12

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

| Andrew P. Kaiser

14 Cloverleaf Lane
Berwick, Pennsylvania 18603

2. Name and address of Defendant in the judgment:

Name

Address

Kaiser, Andrew P.

338 Kachinka Hollow Road
Berwick, Pennsylvania 18603-520

14 Cloverleaf Lane
Berwick, Pennsylvania 18603