

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Nationstar Mortgage LLC vs Vicki Myers

NO. 124-14 ED NO. 74-14 JD

DATE/TIME OF SALE: November 19, 2014 at 9:00 am

BID PRICE (INCLUDES COST) \$ 217,72

POUNDAGE - 2% OF BID \$ 42.55

TRANSFER TAX - 2% OF FAIR MKT \$ -

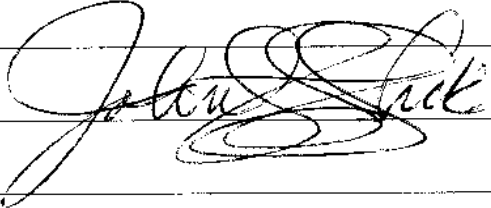
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 217,72

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 217,72

LESS DEPOSIT: \$ 135,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 82,72

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NATIONSTAR MORTGAGE LLC

vs.

Defendant
VICKI MYERS

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, November 19, 2014
Writ of Execution No. : 2014CV74
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 376 GRANT STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.22
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$170.00

Total Sheriff Costs **\$2,060.72**

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs **\$67.00**

Grand Total: **\$2,127.72**

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)

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>78.00</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>8.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>532.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1118.22</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1343.22</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)		\$ <u>170.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2127.72

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

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

SUITE 201
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

January 12, 2015

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

Timothy T. Chamberlain
Sheriff of Columbia
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC vs. Nelson E. Featherman and Vicki L. Myers
Columbia County, Court of Common Pleas, No. 2014-CV-74
Action in Mortgage Foreclosure
Premises: 376 Grant Street, Berwick, Pennsylvania 18603
Date of Sheriff's Sale: November 19, 2014

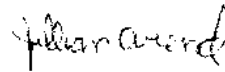
Dear Sheriff:

Enclosed please find check in the amount of \$820.27 which represents the amount necessary to complete settlement, an Assignment of Bid, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000 , Dallas, TX 75254** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,



Jillian Arend, Legal Assistant

/jra
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE 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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name McCabe, Weisberg and Conway, P.C.		Telephone Number 215-790-1010	
Mailing Address 123 S. Broad Street, Suite 1400	City Philadelphia	State PA	ZIP Code 19109

B. TRANSFER DATA

Date of Acceptance of Document / /		Telephone Number:	
Grantor(s)/Lessor(s) Sheriff of Columbia	Grantee(s)/Lessee(s) Federal National Mortgage Association	Telephone Number:	
Mailing Address Columbia County Courthouse, 35 West Main Street	Mailing Address 14221 Dallas Parkway, Suite 1000		
City Bloomsburg	State PA	ZIP Code 17815	City Dallas
		State TX	ZIP Code 75254

C. REAL ESTATE LOCATION

Street Address 376 Grant Street		City, Township, Borough Berwick
County Columbia	School District Berwick Area School District	Tax Parcel Number 04B-04-064

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☐ N

1. Actual Cash Consideration \$2,170.27	2. Other consideration + 0.00	3. Total Consideration = \$2,170.27
4. County Assessed Value \$15,281.00	5. Common Level Ratio Factor x 3.61	6. Fair Market Value = \$55,164.41

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$55,164.41 / 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a 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 article.)
- ☒ Other (Please explain exemption claimed.) Transfer to government instrumentality under a mortgage foreclosure action. 61 Pa. Code § 91.193(b)(1)(v); 12 U.S.C. § 1723a(c)(2).

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

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

McCABE, WEISBERG & CONWAY, P.C.

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



3-50/310



98361

NO. 98361

AY: Eight hundred twenty and twenty-seven/100

DATE 01/12/2015 AMOUNT \$820.27

TO THE Sheriff of Columbia County
ORDER PA
F

ESCROW TRUST
VOID AFTER 90 DAYS

Balance Due Sheriff(108-2088) - Featherman, Nelson & Vicki Myers



098361 0310005031 2000012430022

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

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

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7000
FAX (856) 858-7020

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19809
(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
FRIESBURG, VA 20176
(571) 449-9350
FAX: (555) 845-2585

SUITE 2506
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (555) 845-2584

November 18, 2014

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

RE: Nationstar Mortgage LLC v. Nelson E. Featherman and Vicki L. Myers
Columbia County; County CCP Number; Number 2014-CV-74

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for November 19, 2014.

If you have an questions, please feel free to contact me.

Very truly yours,



Brittany R. Fleming, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/brf
Enclosure

McCABE, WEISBERG AND CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAJRO, 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
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

Nationstar Mortgage LLC

Plaintiff

v.

Vicki L. Myers

Defendants

Columbia County
Court of Common Pleas

Number 2014-CV-74

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :

:SS.

COUNTY OF PHILADELPHIA :

The undersigned attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his/her knowledge and belief:

1. That he/she is counsel for the above-named Plaintiff;
2. That on September 24, 2014, in accordance with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Vicki L. Myers, by regular mail, certificate of mailing and certified mail, return receipt requested,

addressed to her last-known address of 376 Grant Street, Berwick, Pennsylvania 18603. A true and correct copy of the letter and certified receipt, is attached hereto, made a part hereof, and marked as Exhibit "A".

3. That on October 1, 2014, in accordance with the attached Court Order, per Plaintiff's conversation with the Sheriff's Office, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendant, Vicki L. Myers, by posting the same at the mortgaged premises of 376 Grant Street, Berwick, Pennsylvania 18603.

McCABE, WEISBERG AND CONWAY, P.C.

BY: *Terrence J. McCabe*

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

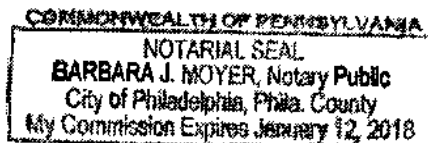
Attorneys for Plaintiff

SWORN AND SUBSCRIBED

BEFORE ME THIS 18 DAY

OF November 2014

Barbara J. Moyer
NOTARY PUBLIC



FILED
PROTHONOTARY

2014 APR 17 P 3:14

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Nationstar Mortgage LLC
Plaintiff

v.

Vicki L. Myers
Defendants

Columbia County
Court of Common Pleas

Number 2014-CV-74

ORDER

AND NOW, this 17 day of April, 2014, the Plaintiff is granted leave to serve process in this mortgage foreclosure action upon the Defendant, Vicki Myers, by regular mail and by certified mail, return receipt requested, to his/her last-known address of 376 Grant Street, Berwick, Pennsylvania 18603, and by posting the mortgaged premises of 376 Grant Street, Berwick, Pennsylvania 18603.

BY THE COURT:

151 Thomas A. Jones, Jr.
J.

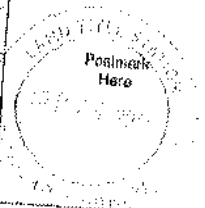
EXHIBIT A

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

MM 74026	Postage	\$.48
	Certified Fee	7.70
	Return Receipt Fee (Endorsement Required)	2.70
	Restricted Delivery Fee (Endorsement Required)	
	Total Postage & Fees	\$ 8.88



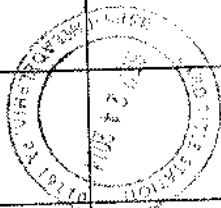
7014 1820 0002 3312
E4LE 2TEE 2000 0291 4702

Sent to Vicki L Myers
Street & Apt. No. 376 Grant Street
or PO Box No.
City, State, ZIP+4[®] Borwick, PA 18603

Name and Address of Sender
 McCabe, Webster and Conway, P.C.
 123 S. Broad St., Suite 2800
 Philadelphia, PA 19109
 ATTN: Michael Mullen -

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

Line	Article Number	Postage	Weight	Dimensions	Class	Rate	Zone	Postage	Insurance	Signature	Other	Total
1	Nationstar Mortgage LLC v. Nelson E. Featherman and Vicki L. Myers											
Total Number of Pieces Listed by Sender 1		Total Number of Pieces Received at Post Office										



ZIP 19109 \$004.20
 SEP 24 2014
 0001377484 SEP 24 2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
VICKI MYERS

Case Number
2014CV74

SHERIFF'S RETURN OF SERVICE

10/01/2014 11:04 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: VICKI MYERS, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 376 GRANT STREET, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


MICHAEL BEYER, DEPUTY

SO ANSWERS,

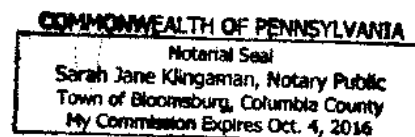

TIMOTHY T. CHAMBERLAIN, SHERIFF

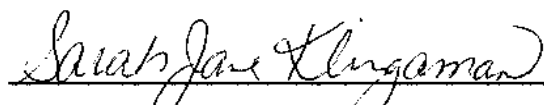
October 01, 2014

NOTARY

Affirmed and subscribed to before me this

1ST day of OCTOBER, 2014





Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19103

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
VICKI MYERS

Case Number
2014CV74

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

POST

Serve To:

Name: VICKI MYERS

Primary Address: 376 GRANT STREET
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: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

MYERS, VICKI

2014CV74

376 GRANT STREET, BERWICK, PA 18603

NO EXPIRATION

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

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

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 110
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 F. 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

September 24, 2014

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC vs. Nelson E. Featherman and Vicki L. Myers
Columbia County; C.C.P. No. 2014-CV-74
Premises: 376 Grant Street, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **October 1, 2014** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **November 19, 2014** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Deborah Flippen, Legal Assistant

/df

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

104

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

Nationstar Mortgage LLC
Plaintiff

v.

Nelson E. Featherman and Vicki L. Myers
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2014-CV-74

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **October 1, 2014** at 9:00 A.M. in the above-captioned matter has been continued until **November 19, 2014** at 9:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Nelson E. Featherman
376 Grant Street
Berwick, Pennsylvania, 18603

Vicki L. Myers
376 Grant Street
Berwick, Pennsylvania, 18603

Date: 9/24/2014

McCABE, WEISBERG & CONWAY, P.C.

BY: 

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

Attorneys for Plaintiff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV74**

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, OCTOBER 01, 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 lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Woodin and Grant Streets; thence easterly along Woodin Street a distance of 72-1/2 feet to corner of lot owned now or late by Albert Boston; thence southerly along said lot, parallel with Vine Street 49-1/2 feet to the northerly line of Lot No. 56; thence westerly along said lot a distance of 72-1/2 feet to Grant Street; thence northerly and along said street 49-1/2 feet to Woodin Street, the place of beginning. Being the westerly one-half of Lot No. 57 as shown on the general plan of Berwick.

BEING KNOWN AS: 376 GRANT STREET, BERWICK, PENNSYLVANIA 18603
TAX I.D. #: 04B-04-064

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH

PNC Bank, N.A., by deed dated July 27, 2000 and recorded August 1, 2000 in Instrument Number 200007235, granted and conveyed unto Nelson E. Featherman and Vicki L. Myers. The said Nelson E. Featherman died on February 19, 2011 thereby vesting title in Vicki L. Myers.

PROPERTY ADDRESS: 376 GRANT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-064

Seized and taken into execution to be sold as the property of VICKI MYERS in suit of NATIONSTAR MORTGAGE LLC.

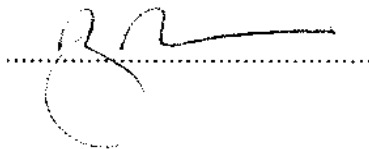
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to 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

deposes and says that Press Enterprise is
ice and place of business at 3185
a and State of Pennsylvania, and was
published daily, continuously in said
notice September 10, 17, 24, 2014
gnated agent of the owner or publisher of
shed; that neither the affiant nor Press
cc and advertisement and that all of the
and character of publication are true.



.....day of September 2014.....

aren M. Beach
(Notary Public)

WEALTH OF PENNSYLVANIA

NOTARIAL SEAL

aren M. Beach, Notary Public
icott Twp., Columbia County
ommission Expires May 13, 2018

PENNSYLVANIA ASSOCIATION OF NOTARIES

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

FILED
PROthonotary

2014 APR 17 10 3 14

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Nationstar Mortgage LLC
Plaintiff

v.

Vicki L. Myers
Defendants

Columbia County
Court of Common Pleas

Number 2014-CV-74

ORDER

AND NOW, this 17 day of April, 2014, the Plaintiff is granted leave to serve process in this mortgage foreclosure action upon the Defendant, Vicki Myers, by regular mail and by certified mail, return receipt requested, to his/her last-known address of 376 Grant Street, Berwick, Pennsylvania 18603, and by posting the mortgaged premises of 376 Grant Street, Berwick, Pennsylvania 18603.

BY THE COURT:

15/ Thomas A. James, Jr.
J.

124

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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2014

Fee: \$5.00

Cert. NO: 18945

FEATHERMAN NELSON E
MYERS VICKI L
376 GRANT STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20000 -7235
Location: 376 GRANT ST 1/2 L 5
Parcel Id:04B-04 -064-00,000

Assessment: 15,281
Balances as of 09/11/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC

vs.
VICKI MYERS

Case Number
2014CV74

SHERIFF'S RETURN OF SERVICE

08/25/2014 03:10 PM - DEPUTY MICHAEL BEYER, 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 376 GRANT STREET, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

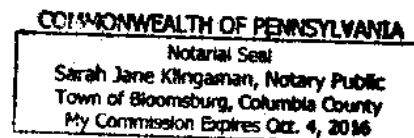
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 26, 2014

NOTARY

Affirmed and subscribed to before me this

26TH day of AUGUST, 2014



Sarah Jane Klingaman

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

(or County/Sheriff's Office, if available)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
VICKI MYERS

Case Number
2014CV74

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	376 GRANT STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	8-25-14
Time:	1510
Deputy:	24
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)

2014CV74

376 GRANT STREET, BERWICK, PA 18603

NO EXPIRATION

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

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

SUITE 201
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
723 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

August 20, 2014

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

Re: Nationstar Mortgage LLC vs. Nelson E. Featherman and Vicki L. Myers
Columbia County, No. 2014-CV-74
Premises: 376 Grant Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 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 October 1, 2014.

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

Sincerely,

Seth Hamrick, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/SH

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
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

Nationstar Mortgage LLC
Plaintiff

v.

Nelson E. Featherman and Vicki L. Myers
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2014-CV-74

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 20th day of August, 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 3129.1 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 20TH DAY

OF Aug, 2014

NOTARY PUBLIC

NOTARIAL SEAL

BARBARA J. MOYER, Notary Public
City of Philadelphia, Phila. County
My Commission Expires January 12, 2018

McCABE, WEISBERG & CONWAY, P.C.

BY: Terrence McCabe

<input checked="" 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 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	<input type="checkbox"/> Carol A. DiPrinzio, Esquire

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

Nationstar Mortgage LLC

Plaintiff

v.

Nelson E. Featherman and Vicki L. Myers

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2014-CV-74

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: 376 Grant Street, Berwick, Pennsylvania 18603, 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
Vicki L. Myers	376 Grant Street Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name	Address
Nelson E. Featherman	376 Grant Street Berwick, Pennsylvania 18603

Vicki L. Myers

376 Grant Street
Berwick, Pennsylvania 18603

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

Countrywide Home Loans, Inc.	1800 Tapo Canyon Road Simi Vally , California 93063
------------------------------	--

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
------	---------

None

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	376 Grant Street Berwick, Pennsylvania 18603
-------------------	---

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	11 West Main Street 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
United States of America c/o United States attorney for the Middle District	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, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

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

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

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.

DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 

☒ Terrence J. McCabe, Esq.

☐ Marc S. Weisberg, Esq.

☐ Edward D. Conway, Esq.

☐ Margaret Gairo, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Heidi R. Spivak, Esq.

☐ Marisa J. Cohen, Esq.

☐ Christine L. Graham, Esq.

☐ Brian T. LaManna, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph F. Riga, Esq.

☐ Joseph I. Foley, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Jennifer L. Wunder, Esq.

☐ Lena Kravets, Esq.

☐ Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

Re: Nationstar Mortgage LLC v. Nelson E. Featherman. et al.
Columbia County; Number: 2014-CV-74

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
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

Nationstar Mortgage LLC
Plaintiff

v.

Nelson E. Featherman and Vicki L. Myers
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2014-CV-74

DATE: August 20, 2014

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Nelson E. Featherman and Vicki L. Myers

PROPERTY: 376 Grant Street, Berwick, Pennsylvania 18603

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$40,185.12

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **October 1, 2014 at 9:00 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.**

[illegible]

16		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001													
17		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001													
Total Number of Pieces Listed by Sender			Total Number of Pieces Received at Post Office	Postmaster, Per <i>(Name of receiving employee)</i>											
17	<p>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 \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, for optional Express Mail Service merchandise is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> R900, S913, and S921 for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>														

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



71901140006000034231

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

CIVIL ACTION LAW

Nationstar Mortgage LLC

v.

Vicki L. Myers

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2014-CV-74

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Vicki L. Myers
376 Grant Street
Berwick, Pennsylvania 18603

Your house (real estate) at **376 Grant Street, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on Oct. 1st at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$40,185.12 obtained by Nationstar Mortgage LLC against you.

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

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

1. The sale will be canceled if you pay to Nationstar Mortgage LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice on how to obtain an attorney.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
VICKI MYERS

Case Number
2014CV74

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 124

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: VICKI MYERS

Primary Address: 376 GRANT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-29-14

Time: 16:30

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date: 7-29-14

Time: 12:50

Mileage:

Deputy: 3

Service Attempt Notes:

1. Moved Left no forwarding according to Post office.
2. no change of Address on J-NET
3. house is condemned

4.

5.

6.

MYERS, VICKI

2014CV74

376 GRANT STREET, BERWICK, PA 18603

NO EXPIRATION

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

Nationstar Mortgage LLC

Plaintiff

v.

Vicki L. Myers

Defendants

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

No. 2014 Term 124 E.D.

No. _____ Term _____ A.D.

No. 2014-CV-74 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 376 Grant Street, Berwick, Pennsylvania 18603

Amount Due \$ 40,185.12

Interest from 07/02/14 to DATE OF SALE \$

_____ plus \$6.61 per diem thereafter

(Costs to be added)

Total \$

Dated: July 25, 2014

(SEAL)

Barbara N. Silvestre

Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Rosalie Antonio Deputy

Print & Clerk of Pro. Courts
of Columbia County, PA 18603

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2014-CV-74 Term _____ J.D.

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA**

Nationstar Mortgage LLC

v.

Vicki L. Myers

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: 

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

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Woodin and Grant Streets; thence easterly along Woodin Street a distance of 72-1/2 feet to corner of lot owned now or late by Albert Boston; thence southerly along said lot, parallel with Vine Street 49-1/2 feet to the northerly line of Lot No. 56; thence westerly along said lot a distance of 72-1/2 feet to Grant Street; thence northerly and along said street 49-1/2 feet to Woodin Street, the place of beginning. Being the westerly one-half of Lot No. 57 as shown on the general plan of Berwick.

BEING KNOWN AS: 376 GRANT STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04B-04-064

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

PNC Bank, N.A., by deed dated July 27, 2000 and recorded August 1, 2000 in Instrument Number 200007235, granted and conveyed unto Nelson E. Featherman and Vicki L. Myers. The said Nelson E. Featherman died on February 19, 2011 thereby vesting title in Vicki L. Myers.

REAL DEBT: \$40,185.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VICKI L. MYERS

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

CIVIL ACTION LAW

Nationstar Mortgage LLC

v.

Vicki L. Myers

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2014-CV-74

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Vicki L. Myers
376 Grant Street
Berwick, Pennsylvania 18603

Your house (real estate) at **376 Grant Street, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on Oct. 1st at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$40,185.12 obtained by Nationstar Mortgage LLC against you.

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

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

1. The sale will be canceled if you pay to Nationstar Mortgage LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

FILED
PROTHONOTARY

2014 APR 17 P 3:14

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Nationstar Mortgage LLC
Plaintiff

v.

Vicki L. Myers
Defendants

Columbia County
Court of Common Pleas

Number 2014-CV-74

ORDER

AND NOW, this 17 day of April, 2014, the Plaintiff is granted leave to serve process in this mortgage foreclosure action upon the Defendant, Vicki Myers, by regular mail and by certified mail, return receipt requested, to his/her last-known address of 376 Grant Street, Berwick, Pennsylvania 18603, and by posting the mortgaged premises of 376 Grant Street, Berwick, Pennsylvania 18603.

BY THE COURT:

15/ Thomas A. Jones, Jr.
J.

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Woodin and Grant Streets; thence easterly along Woodin Street a distance of 72-1/2 feet to corner of lot owned now or late by Albert Boston; thence southerly along said lot, parallel with Vine Street 49-1/2 feet to the northerly line of Lot No. 56; thence westerly along said lot a distance of 72-1/2 feet to Grant Street; thence northerly and along said street 49-1/2 feet to Woodin Street, the place of beginning. Being the westerly one-half of Lot No. 57 as shown on the general plan of Berwick.

BEING KNOWN AS: 376 GRANT STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04B-04-064

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

PNC Bank, N.A., by deed dated July 27, 2000 and recorded August 1, 2000 in Instrument Number 200007235, granted and conveyed unto Nelson E. Featherman and Vicki L. Myers. The said Nelson E. Featherman died on February 19, 2011 thereby vesting title in Vicki L. Myers.

REAL DEBT: \$40,185.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VICKI L. MYERS

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
VICKI MYERS

Case Number
2014CV74

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 134

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 376 GRANT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 7-29-14

Time: 12:50

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. House unfit for human habitation, condemned.

2.

3.

4.

5.

6.

OCCUPANT

2014CV74

376 GRANT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
VICKI MYERS

Case Number
2014CV74

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

124

Warrant:

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

7-29-14

Time:

09:50

Deputy:

3

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. _____

GINGHER, CONNIE C.

2014CV74

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

BERWICK BORO
E CHECKS PAYABLE TO:

Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

RS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS
NE: 570-752-7442

FOR: COLUMBIA County

DATE
 03/01/2014

BILL NO.
 3625

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,281	9.146	136.96	139.76	153.74
SINKING		1.345	20.14	20.55	22.61
FIRE		1.25	18.72	19.10	20.06
LIGHT		1.75	26.21	26.74	28.08
BORO RE		11.1	166.23	169.62	178.10
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	368.26 April 30 If paid on or before	375.77 June 30 If paid on or before
					402.59 June 30 If paid after

ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FEATHERMAN NELSON E
 MYERS VICKI L
 376 GRANT STREET
 BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04B-04 -064-00,000
 376 GRANT ST
 .0838 Acres Land
 Buildings
 Total Assessment

This tax returned
 to courthouse on:
 January 2015
Connie Gingher
 2,500
 12,781
 15,281
FILE COPY

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

*Tim Co + Boro paid by
 Munster, Conn*

4/30/14

2014 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District
 Berwick Borough

Bill Date: 7/1/2014

Bill#: 1265

TAXPAYER COPY

Parcel #: 04B04 06400000

Prop. Type 3

Property Location and Description:
 376 GRANT ST
 .084

Assessment:
 L= 2,500
 B= 12,781
 T= 15,261

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	683.82
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2014	2% Discounted Amount	670.14
If Paid By 10/31/2014	FACE Amount	683.82
If Paid After 10/31/2014	10% Penalty Amount	752.20

Telephone: 570-752-7442

Taxes are due and payment is requested from:

BERW
 015265
 FEATHERMAN NELSON E
 MYERS VICKI L
 376 GRANT ST
 BERWICK, PA 18603-3611



Last day to pay Tax Collector 12/15/2014
 Include self-addressed stamped envelope if
 return receipt required.

Office Hours:
 Monday, Tuesday, and Thursday from 9:30am - 4:00pm
 Closed Wednesday and Friday
 Closed Holidays

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 07/28/14

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1000776
Description: **V Myers Sheriff Sale**
Run Dates: **09/10/14 to 09/24/14**
Class: 2
Agate Lines: 204
Blind Box:

Total Ad Cost \$1,118.22
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/10/14	09/24/14	3	\$1,118.22

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV74

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, OCTOBER 01, 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 lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Woodin and Grant Streets; thence easterly along Woodin Street a distance of 72-1/2 feet to corner of lot owned now or late by Albert Boston; thence southerly along said lot, parallel with Vine Street 49-1/2 feet to the northerly line of Lot No. 56; thence westerly along said lot a distance of 72-1/2 feet to Grant Street; thence northerly and along said street 49-1/2 feet to Woodin Street, the place of beginning. Being the westerly one-half of Lot No. 57 as shown on the general plan of Berwick.

BEING KNOWN AS: 376 GRANT STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04B-04-064

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

PNC Bank, N.A., by deed dated July 27, 2000 and recorded August 1, 2000 in Instrument Number 200007235, granted and conveyed unto Nelson E. Featherman and Vicki L. Myers. The said Nelson E. Featherman died on February 19, 2011 thereby vesting title in Vicki L. Myers.

PROPERTY ADDRESS: 376 GRANT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-064

Seized and taken into execution to be sold as the property of VICKI MYERS in suit of NATIONSTAR MORTGAGE LLC

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
VICKI MYERS

Case Number
2014CV74

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 124

Warrant:

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: SHERIDY EVANS

Relation: CLERK

Date: 7-28-14 Time: 1220

Deputy: 8 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2014CV74

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

✓ DH

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
VICKI MYERS

Case Number
2014CV74

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 124

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia County

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 Richendrfer

Relation: Clerk II

Date: 7-28-14

Time: 12:20

Deputy: 8

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

2014CV74

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

Document Receipt

Trans #	3430	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

UNITED STATES OF AMERICA

MIDDLE DISTRICT OF PA

WILLIAM J. NEALON FED BLDG

235 NORTH WASHINGTON AVE

Tracking #: 71901140006000034286

Doc Ref #: 2014ED124

Postage 5.3400

SCRANTON PA 18503

Document Receipt

Trans #	3430	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

UNITED STATES OF AMERICA

MIDDLE DISTRICT OF PA

WILLIAM J. NEALON FED BLDG
235 NORTH WASHINGTON AVE

Tracking #:	71901140006000034286
Doc Ref #:	2014ED124
Postage	5.3400

SCRANTON PA 18503

124

Document Receipt

Trans #	3429	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PA

DEPT OF REVENUE

DEPT 280946

ATTN: SHERIFF SALES

Tracking # 71901140006000034279

Doc Ref #: 2014ED124

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3429	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PA

DEPT OF REVENUE

DEPT 280946

ATTN: SHERIFF SALES

Tracking #: 71901140006000034279

Doc Ref #: 2014ED124

Postage 5 3400

HARRISBURG PA 17128

Document Receipt

Trans #	3428	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PA DEPT OF REVENUE

BUREAU OF COMPLIANCE

P.O. BOX 281230

Tracking # 71901140006000034262

Doc Ref #: 2014ED124

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3427	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PENNA

DPET 280601

6TH FLOOR STRAWBERRY SQ.

Tracking #: 71901140006000034255

Doc Ref #: 2014ED124

Postage 5.3400

HARRISBURG PA 17128

129

Document Receipt

Trans #	3426	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000034248

Doc Ref #: 2014ED124

Postage 5.3400

PHILADELPHIA PA 19106

124

Document Receipt

Trans #	3424	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000034224

Doc Ref #: 2014ED124

Postage 5 3400

HARRISBURG PA 17105

Document Receipt

Trans #	3425	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000034231
Doc Ref #:	2014ED124
Postage	5 3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3423	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000034217

Doc Ref #: 2014ED124

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3432	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

UNITED STATES OF AMERICA

ROOM 4400

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000034309

Doc Ref #: 2014ED124

Postage 5.3400

WASHINGTON DC 20530

Document Receipt

Trans #	3432	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

UNITED STATES OF AMERICA

ROOM 4400

950 PENNSYLVANIA AVE NW

Tracking # 71901140006000034309

Doc Ref #: 2014ED124

Postage 5.3400

WASHINGTON DC 20530

Document Receipt

Trans #	3431	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

UNITED STATE OF AMERICA

ATTY GENERAL ROOM 5111

950 PENNSYLVANIA AVENUE NW

Tracking #: 71901140006000034293

Doc Ref #: 2014ED124

Postage 5.3400

WASHINGTON DC 20530

124

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV74

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, OCTOBER 01, 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 lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Woodin and Grant Streets; thence easterly along Woodin Street a distance of 72-1/2 feet to corner of lot owned now or late by Albert Boston; thence southerly along said lot, parallel with Vine Street 49-1/2 feet to the northerly line of Lot No. 56; thence westerly along said lot a distance of 72-1/2 feet to Grant Street; thence northerly and along said street 49-1/2 feet to

Woodin Street, the place of beginning. Being the westerly one-half of Lot No. 57 as shown on the general plan of Berwick.

BEING KNOWN AS: 376 GRANT STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04B-04-064

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

PNC Bank, N.A., by deed dated July 27, 2000 and recorded August 1, 2000 in Instrument Number 200007235, granted and conveyed unto Nelson E. Featherman and Vicki L. Myers. The said Nelson E. Featherman died on February 19, 2011 thereby vesting title in Vicki L. Myers.

PROPERTY ADDRESS: 376 GRANT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-064

Seized and taken into execution to be sold as the property of VICKI MYERS in suit of NATIONSTAR MORTGAGE LLC.

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:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

Nationstar Mortgage LLC

Plaintiff

v.

Vicki L. Myers

Defendants

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

No. 2014 Term 124 E.D.

No. _____ Term _____ A.D.

No. 2014-CV-74 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 376 Grant Street, Berwick, Pennsylvania 18603

Amount Due \$ 40,185.12

Interest from 07/02/14 to DATE OF SALE \$

plus \$6.61 per diem thereafter

(Costs to be added)

Total \$

Dated: July 25, 2014

(SEAL)

Barbara N. Silvette
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Rosalee Antonelli Deputy

Prothonotary

Prothonotary

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2014-CV-74 Term _____ J.D.

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA**

Nationstar Mortgage LLC

v.

Vicki L. Myers

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: 

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

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Woodin and Grant Streets; thence easterly along Woodin Street a distance of 72-1/2 feet to corner of lot owned now or late by Albert Boston; thence southerly along said lot, parallel with Vine Street 49-1/2 feet to the northerly line of Lot No. 56; thence westerly along said lot a distance of 72-1/2 feet to Grant Street; thence northerly and along said street 49-1/2 feet to Woodin Street, the place of beginning. Being the westerly one-half of Lot No. 57 as shown on the general plan of Berwick.

BEING KNOWN AS: 376 GRANT STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04B-04-064

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

PNC Bank, N.A., by deed dated July 27, 2000 and recorded August 1, 2000 in Instrument Number 200007235, granted and conveyed unto Nelson E. Featherman and Vicki L. Myers. The said Nelson E. Featherman died on February 19, 2011 thereby vesting title in Vicki L. Myers.

REAL DEBT: \$40,185.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VICKI L. MYERS

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

REAL ESTATE OUTLINE

ED # 201480124

DATE RECEIVED 7/25/2014
DOCKET AND INDEX 9000 on 74

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	<u> </u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>936054</u>

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

SALE DATE Oct. 1st TIME 9.00 am
POSTING DATE
ADV. DATES FOR NEWSPAPER
1ST WEEK
2ND WEEK
3RD WEEK

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

Nationstar Mortgage LLC

Plaintiff

v.

Vicki L. Myers

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2014-CV-74

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: 376 Grant Street, Berwick, Pennsylvania 18603, 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

Vicki L. Myers

376 Grant Street
Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name

Address

Vicki L. Myers

376 Grant Street
Berwick, Pennsylvania 18603

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

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
------	---------

None

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	376 Grant Street Berwick, Pennsylvania 18603
-------------------	---

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

11 West Main Street
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

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

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

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

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

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

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

SUITE 201
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 serving the District of Columbia

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

SUITE 2506
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

July 22, 2014

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

Re: Nationstar Mortgage LLC vs. Vicki L. Myers
Columbia County, Number 2014-CV-74
Premises: 376 Grant Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

Please be advised that our office will serve Vicki L. Myers by regular and certified mail in accordance with the attached Court Order. **Please post the 376 Grant Street, Berwick, Pennsylvania 18603, in accordance with the attached Court Order.**

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

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

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

SUITE 201
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

July 22, 2014

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

Re: Nationstar Mortgage LLC vs. Vicki L. Myers
Columbia County, Number 2014-CV-74
Premises: 376 Grant Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

Please be advised that our office will serve Vicki L. Myers by regular and certified mail in accordance with the attached Court Order. **Please post the 376 Grant Street, Berwick, Pennsylvania 18603, in accordance with the attached Court Order.**

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

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

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

SUITE 201
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 F. 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

July 22, 2014

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

Re: Nationstar Mortgage LLC vs. Vicki L. Myers
Columbia County, Number 2014-CV-74
Premises: 376 Grant Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

Please be advised that our office will serve Vicki L. Myers by regular and certified mail in accordance with the attached Court Order. **Please post the 376 Grant Street, Berwick, Pennsylvania 18603, in accordance with the attached Court Order.**

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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

Nationstar Mortgage LLC
Plaintiff

v.

Vicki L. Myers

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2014-CV-74

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

376 Grant Street, Berwick, Pennsylvania 18603

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Vicki L. Myers
376 Grant Street
Berwick, Pennsylvania 18603

WAIVER OF WATCHMAN

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

7-22-14
DATE

McCABE, WEISBERG & CONWAY, P.C.BY: 

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

Attorneys for Plaintiff

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Borough of Berwick, Columbia County, Pennsylvania, and being known as 376 Grant Street, Berwick, Pennsylvania 18603.

TAX MAP AND PARCEL NUMBER:04B-04-064

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$40,185.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Vicki L. Myers

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Woodin and Grant Streets; thence easterly along Woodin Street a distance of 72-1/2 feet to corner of lot owned now or late by Albert Boston; thence southerly along said lot, parallel with Vine Street 49-1/2 feet to the northerly line of Lot No. 56; thence westerly along said lot a distance of 72-1/2 feet to Grant Street; thence northerly and along said street 49-1/2 feet to Woodin Street, the place of beginning. Being the westerly one-half of Lot No. 57 as shown on the general plan of Berwick.

BEING KNOWN AS: 376 GRANT STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04B-04-064

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

PNC Bank, N.A., by deed dated July 27, 2000 and recorded August 1, 2000 in Instrument Number 200007235, granted and conveyed unto Nelson E. Featherman and Vicki L. Myers. The said Nelson E. Featherman died on February 19, 2011 thereby vesting title in Vicki L. Myers.

REAL DEBT: \$40,185.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: VICKI L. MYERS

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

FILED
PROTHONOTARY

2014 APR 17 P 3:14

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Nationstar Mortgage LLC
Plaintiff

v.

Vicki L. Myers
Defendants

Columbia County
Court of Common Pleas

Number 2014-CV-74

ORDER

AND NOW, this 17 day of April, 2014, the Plaintiff is granted leave to serve process in this mortgage foreclosure action upon the Defendant, Vicki Myers, by regular mail and by certified mail, return receipt requested, to his/her last-known address of 376 Grant Street, Berwick, Pennsylvania 18603, and by posting the mortgaged premises of 376 Grant Street, Berwick, Pennsylvania 18603.

BY THE COURT:

1st Thomas A. James, Jr.
J.

McCABE, WEISBERG & CONWAY, P.C.

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

93656
NO. 93656

3-50/310

PAY: One thousand three hundred fifty and NO/100

DATE 07/24/2014 AMOUNT \$1,350.00

TO THE Sheriff of Columbia County
ORDER PA
OF

ESCROW TRUST
VOID AFTER 90 DAYS

Marc S. Weisberg

Shield

Listing Prop for Sheriff Sale(108-2088) - Featherman, Nelson & Vicki Myers

THIS WATERMARK PAPER - HOLD TO LIGHT TO VIEW - PAPER CONTAINS TONER ADHESION PROPERTIES - IF ANY SENSITIVE REC IMAGE DISAPPEARS WITH HEAT, SC

⑈093656⑈ ⑆031000503⑆ 2000012430022⑈