

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Nathanstar Mortgage LLC vs Hector Nieves

NO. 190-2014 ED NO. 808-2013 JD

DATE/TIME OF SALE: MARCH 18, 2015 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 1941, 93

POUNDAGE - 2% OF BID \$ 38, 84

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1980. 77

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 1980.77

LESS DEPOSIT: \$ 1350

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 630, 77

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
NATIONSTAR MORTGAGE LLC

vs.

**Defendant**  
HECTOR A NIEVES  
OCCUPANTS

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

**Sheriff's Sale Date:** Wednesday, March 18, 2015

**Writ of Execution No. :** 2013CV808

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

**Location of the real estate:** 614 MORTH VINE 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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,101.93
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	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

**Total Sheriff Costs** **\$1,874.93**

## Distribution Costs

Recording Fees \$67.00

**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$1,941.93**

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)

©2013 Columbia County Sheriff, Treaswell, Inc.

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

Suite 5000 BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.com)

March 28, 2015

SHERIFF OF COLUMBIA COUNTY

Real Estate Division  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: NATIONSTAR MORTGAGE, LLC vs. HECTOR A. NIEVES

**Sale Book/Writ No.:** /

Docket Number: 2013-CV-808

Sale Date: 03/18/2015

Property Address: 614 North Vine Street Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter.  
Please deed the property to:

FANNIE MAE  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254-2942

**If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to the below email address. Please notify our office when the deed is recorded.**

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

Denise Boccella, Legal Assistant  
FC Special Services/Post Sale  
215-825-6454 (Direct Phone)  
215-825-6444 (Fax)  
[dboccella@kmlawgroup.com](mailto:dboccella@kmlawgroup.com)

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

**Enclosed: (if applicable)**

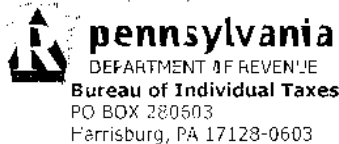
Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_

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

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

Loan Type CONVENTIONAL

KML # 1216611C



# 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 inquiries may be directed to the following person:

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

## B. TRANSFER DATA

Date of Acceptance of Document <b>3/28/2015</b>			
Grantor(s)/Lessor(s) <b>SHERIFF OF COLUMBIA COUNTY</b>	Telephone Number: <b>570-389-5622</b>	Grantee(s)/Lessee(s) <b>FANNIE MAE</b>	Telephone Number:
Mailing Address <b>Sheriff's Office, PO Box 380</b>		Mailing Address <b>14221 Dallas Parkway, Suite 1000,</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>	City <b>Dallas</b>
			State <b>TX</b>
			ZIP Code <b>75254-</b>

## C. REAL ESTATE LOCATION

Street Address <b>614 North Vine Street</b>		City, Township, Borough <b>Berwick - Borough of Berwick</b>	
County <b>Columbia</b>	School District <b>Berwick</b>	Tax Parcel Number <b>04B-04226</b>	

## D. VALUATION DATA

Was transaction part of an assignment or relocation? <b>O Y <input checked="" type="checkbox"/> N</b>		
1. Actual Cash Consideration <b>=\$1,941.93</b>	2. Other Consideration <b>+0</b>	3. Total Consideration <b>=\$1,941.93</b>
4. County Assessed Value <b>\$20,556.00</b>	5. Common Level Ratio Factor <b>X3.61</b>	6. Fair Market Value <b>=\$74,207.16</b>

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

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
--	--	--

### 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 and 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 copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) **FANNIE MAE IS AN EXEMPT CORPORATION**

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 <b>3/27/15</b>
---	------------------------

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

806247

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

**FIRSTTRUST**  
800.220.BANK / firsttrust.com  
3-7380-2360

05/12/2015

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**\$\*\*38.84**

**THIRTY-EIGHT AND 84 / 100**

DOLLARS

Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815

6. MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO *nieves 121661fc bal due sheriff*

⑈806247⑈ ⑆236073801⑆ 80 00082795⑈

Security features. Details on back.

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

**FIRSTTRUST**  
800.220.BANK / firsttrust.com  
3-7380-2360

04/20/2015

803974

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**\$\*591.93**

**FIVE HUNDRED NINETY-ONE AND 93 / 100**

DOLLARS

Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815

6.1 MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



*[Signature]*  
AUTHORIZED SIGNATURE

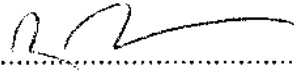
MEMO

⑈803974⑈ ⑆236073801⑆ 80 00082795⑈

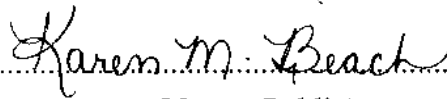
Security features. Details on back.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

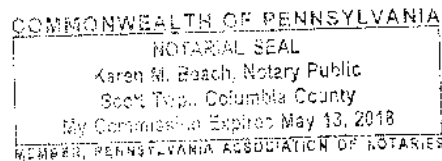
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 25 and March 4, 11, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 11<sup>th</sup> day of March 2015



(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ VS. Nicus  
 NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$36.00</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>\$5.50</u>	
NOTARY	<u>\$10.00</u>	
TOTAL *****		\$ <u>413.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$110.93</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1326.93</u>

PROTHIONOTARY (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>\$120.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$1941.93

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

March 9, 2015

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

**RE: No. 2013-CV-808**  
**HECTOR A. NIEVES**

Real Estate Division:

The above case may be sold on March 18, 2015. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Robert Murray  
Legal Assistant



KML LAW GROUP, P.C.  
Suite 5000  
BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
Attorney for Plaintiff

121661FC  
CF: 06/19/2013  
SD: 03/18/2015  
\$87,885.01

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067

Plaintiff

vs.

HECTOR A. NIEVES  
Mortgagor and Record Owner  
614 North Vine Street  
Berwick, PA 18603

Defendant

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-808

**CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Robert Murray, an employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ( ) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ( ) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ( ) Certified mail by Sheriff's Office.
- ( ) Ordinary mail by KML Law Group, P.C. to Attorney for Defendant of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(i)).
- ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant. Proof of acknowledgment attached.
- ( ) Ordinary mail by Sheriff's Office to Attorney for Defendant of record.


**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- (X) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ( ) Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- (X) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ( ) Published in accordance with court order. Copy of publication attached.

Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. Copies of proofs of mailing attached.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

Respectfully submitted,

  
BY: Robert Murray  
Legal Assistant  
KML Law Group, P.C.



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

NATIONSTAR MORTGAGE, LLC; et seq.  
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2013-CV-808

Sheriff's Sale Date: 3/18/2015

V.

HECTOR A. NIEVES; et al.  
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served HECTOR A. NIEVES the above process on the 4 day of February, 2015, at 1:56 o'clock, PM, at 614 North Vine Street Berwick, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By posting a copy of the original process on the most public part of the property pursuant to an order of court

Service was attempted on the following dates/times:

1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

Commonwealth/State of Pa )  
 ) SS:  
County of Berks )

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle to me known, who being duly sworn according to law, deposes the following:

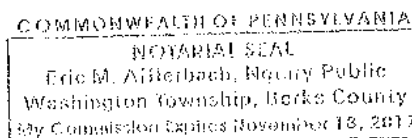
I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Denise Hinkle  
(Signature of Affiant)

Subscribed and sworn to before me  
this 5 day of Feb, 2015

File Number: 121661FC  
Case ID #: 4215614

Notary Public



Name and Address of Sender  
ML LAW GROUP, P.C.  
JITE 5000  
31 MARKET STREET  
HILADELPHIA, PA  
3106-1532

Check type of mail or service:

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

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

Postmark and  
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	NIEVES, HECTOR A. 614 North Vine Street Berwick, PA 18603	NIEVES, HECTOR A. 3937 North Alabama Avenue Reading, PA 19605										
2.												
3.												
4.												
5.												
6.												
7.												
8.												

U.S. POSTAGE  
ZIP 19106 \$ 002.60<sup>0</sup>  
02 1W  
0001391829 FEB. 24. 2015



Total Number of Pieces  
Listed by Sender

Postmaster, Per: (Name of receiving employee)

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

121661FC Columbia County Sale Date: 03/18/2015

HECTOR A. NIEVES

Complete by Typewriter, Ink, or Ball Point Pen

## USPS Manifest Mailing System

Page 2

Mailer's Name & Address KML Law Group 701 Market Street Suite 5000 Philadelphia, PA 19106		Permit Number 123	MAC Ver. Number ConnectShip Prologistics 6.5				
		Sequence Number 2968-2	Class of Mail Mixed				
Article # Piece ID	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9171999991703418746224	ROACH ANNA SPENCER ROACH, SPENCER G. 52 East Main Street Waynesboro, PA 17268	ERR C	1.820	1.35 3.30			6.47
9171999991703418746231	2725 Chesotom Road Baltimore, MD 21216	ERR C	1.820	1.35 3.30			6.47
9171999991703418746248	LUKAC, RHONDA L. 96 Ben Lomond SL Apt. 2 Uniontown, PA 15401	ERR C	1.820	1.35 3.30			6.47
9171999991703418746255	LUKAC, MARK S. 60 Mayflower Drive Uniontown, PA 15401	ERR C	1.820	1.35 3.30			6.47
9171999991703418746262	TUCKER, MICHAEL 821 South 9th Avenue Scranton, PA 18504	ERR C	1.820	1.35 3.30			6.47
9171999991703418746279	TUCKER, AMY 821 South 9th Avenue Scranton, PA 18504	ERR C	1.820	1.35 3.30			6.47
9171999991703418746286	NIEVES, HECTOR A. 614 North Vine Street Berwick, PA 18603	ERR C	1.820	1.35 3.30			6.47
9171999991703418746293	NIEVES, HECTOR A. 3937 North Alabama Avenue Reading, PA 19605	ERR C	1.820	1.35 3.30			6.47
9171999991703418746309	BODIEN, NANCY J. 92 Kinley Drive Ridgway, PA 15853	ERR C	1.820	1.35 3.30			6.47
9171999991703418746316	BODIEN, JAMES C. 45 Fremont Avenue Ridgway, PA 15853	ERR C	1.820	1.35 3.30			6.47
9171999991703418746323	MAGNESS, JUSTIN L. 500 Muskhawk Street Clymer, NY 14724	ERR C	1.820	1.35 3.30			6.47
9171999991703418746330	CIAMPI JR., LOUIS 7668 El Camino Real Ste 104-254 Carlsbad, CA 92009	ERR C	1.820	1.35 3.30			6.47
Page Totals		12	21.84	55.80			77.64
Cumulative Totals		24	43.68	111.60			155.28

ORIGINAL

FILED  
NATIONSTAR MORTGAGE, LLC, PROTHONOTARY  
350 Highland Drive  
Lewisville, TX 75067  
2013 OCT 28 A 9:01  
vs.  
CLERK OF COURTS OFFICE  
BERWICK, PA

HECTOR A. NIEVES  
614 North Vine Street  
Berwick, PA 18603

IN THE COURT OF COMMON PLEAS  
OF Columbia COUNTY

2013-CV-808

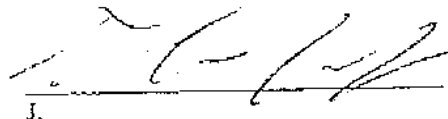
ORDER

AND NOW, this 28 day of October, 2013, upon consideration of the Plaintiff's Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendant, Hector A. Nieves have been unsuccessful, it is hereby

ORDERED and DECREED that Plaintiff's Motion is granted, and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure and Notice of Sheriff's Sale upon Defendant, Hector A. Nieves by (i) posting a copy of same upon the subject property, located at 614 North Vine Street, Berwick, PA, 18603 (the "Property"), and (ii) sending a copy of same by certified and regular mail to the Property and to 3937 North Alabama Avenue, Reading, PA 19605; and, it is further

ORDERED and DECREED that all other legal papers shall be served upon Defendant, Hector A. Nieves by sending a copy of same by regular mail to the Property and to 3937 North Alabama Avenue, Reading, PA 19605. Service is complete upon mailing.

BY THE COURT:

  
J.

## Distribution list:

Michael T. McKeever, Esquire, Suite 5000 - BNY Independence Center, 701 Market Street,  
Philadelphia, PA 19106-1532  
HECTOR A. NIEVES, 3937 NORTH ALABAMA AVENUE READING, PA 19605

Name and Address of Sender  
**KML LAW GROUP, P.C.**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Check type of mail or service:

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

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

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815										
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2875 Harrisburg, PA 17105-2675	TENANTS/OCCUPANTS 614 North Vine Street Berwick, PA 18603									
3.	FIA CARD SERVICES, NA P.O. Box 15019 Wilmington, DE 19860										
4.	FIA CARD SERVICES, NA c/o Edwin A. Abrahamson & Associates 120 North Keyser Avenue Scranton, PA 18504										
5.											
6.											
7.											
8.											

U.S. POSTAGE  
ZIP 19106 \$ 002.35<sup>0</sup>  
02 1W  
0001391829 FEB 04 2015



Total Number of Pieces Listed by Sender: 5

Postmaster, Per (Name of receiving employee)

*[Signature]*

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

121661FC Columbia County

Sale Date: 03/18/2015

HECTOR A. NIEVES

Complete by Typewriter, Ink, or Ball Point Pen

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

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067

Plaintiff

vs.

HECTOR A. NIEVES  
**Mortgagor and Record Owner**  
614 North Vine Street  
Berwick, PA 18603

Defendant

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2013-CV-808

**AFFIDAVIT PURSUANT TO RULE 3129**

NATIONSTAR MORTGAGE, LLC, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

614 North Vine Street  
Berwick, PA 18603

1. Name and address of Owner or Reputed Owner:

HECTOR A. NIEVES  
614 North Vine Street  
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

HECTOR A. NIEVES  
614 North Vine Street  
Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE  
Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

FIA CARD SERVICES, NA  
P.O. Box 15019  
Wilmington, DE 19850

FIA CARD SERVICES, NA  
c/o Edwin A. Abrahamsen & Associates  
120 North Keyser Avenue  
Scranton, PA 18504

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

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


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

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

TENANTS/OCCUPANTS  
614 North Vine Street  
Berwick, PA 18603

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

DATED: March 9, 2015

  
\_\_\_\_\_  
KML Law Group, P.C.  
BY: Robert Murray  
Legal Assistant



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

REAL ESTATE TAX CERTIFICATION

Date: 03/02/2015

Fee: \$5.00

Cert. NO: 19956

NIEVES HECTOR A  
614 VINE STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20050 -1128  
Location: P L 19 614 VINE ST  
Parcel Id:04B-04 -226-00,000

Assessment: 20,556  
Balances as of 03/02/2015

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

By: Columbia County Sheriff Per: \_\_\_\_\_

DS

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

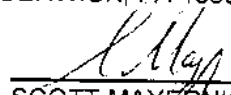


NATIONSTAR MORTGAGE LLC  
vs.  
HECTOR A NIEVES (et al.)

Case Number  
2013CV808

## SHERIFF'S RETURN OF SERVICE

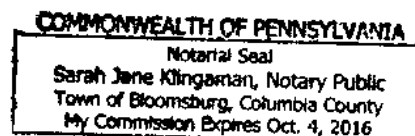
02/12/2015 09:45 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 614 MORTH VINE STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 12, 2015



NOTARY

Affirmed and subscribed to before me this

12TH day of FEBRUARY, 2015

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
HECTOR A NIEVES (et al.)

Case Number  
2013CV808

## SERVICE COVER SHEET

### Service Details:

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

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	614 NORTH VINE STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge <u>Posted</u> · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	2-12-15	<b>Time:</b>	09:45
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> KML LAW GROUP, P.C.	<b>Phone:</b>
----------------------------------	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

(POSTING)

2013CV808

614 NORTH VINE 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.  
HECTOR A NIEVES (et al.)

Case Number  
2013CV808

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 190

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: HECTOR A NIEVES

Primary Address: 614 NORTH VINE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 3937 NORTH ALABAMA AVENUE  
READING, PA 19605

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-9-15

Time: 1615

Deputy: 3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:	1-9-15					
Time:	1315					
Mileage:						
Deputy:	3					

### Service Attempt Notes:

1. House is vacant Moved to Alternate Add.

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

NIEVES, HECTOR A

2013CV808

614 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067

vs.

HECTOR A. NIEVES  
614 North Vine Street  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2013-CV-808

2014-ED-190

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

**To the Sheriff of Columbia County, Pennsylvania**

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

PREMISES: 614 North Vine Street Berwick, PA 18603

See Exhibit "A" attached

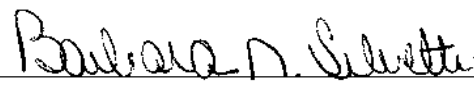
AMOUNT DUE

\$87,885.01

Interest From **3/20/2014**  
Through Date of Sale

(Costs to be added)

Dated: 12-19-14

  
\_\_\_\_\_  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

**Proth & Clerk of Sev. Courts**  
Deputy **My Com. Ex. 1st Monday in 2016**

No. 2013-CV-808

IN THE COURT OF COMMON PLEAS

NATIONSTAR MORTGAGE, LLC

vs.

HECTOR A. NIEVES  
Mortgagor(s)  
614 North Vine Street Berwick, PA 18603

WRIT OF EXECUTION

(Mortgage Foreclosure)

\$87,885.01

\$

REAL DEBT

INTEREST from

COSTS PAID:

PROTHY

SHERIFF

STATUTORY

COSTS DUE PROTHY

Office of Judicial Support

Judg. Fee

Cr.

Sat.

KML Law Group, P.C.

Attorney for Plaintiff

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

Suite 5000 – BNY Independence Center

701 Market Street

Philadelphia, PA 19106

(215) 627-1322

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

**BEGINNING** on the easterly side of Vine Street at the northwesterly corner of Lot No. 18; thence easterly along same parallel with Sixth Street, a distance of 160 feet to an alley, thence northerly along the same parallel with vine Street, a distance of 49 feet to an alley, parallel with Sixth Street; thence westerly along the same, a distance of 160 feet to Vine Street; and thence southerly along same, a distance of 49 feet to the place of beginning.

**CONTAINING** 7840 square feet of land, and being numbered and designated as Lot No. 19 of Jackson and Crispin Addition to the Borough of Berwick, upon which is erected a dwelling and other improvements.

**EXCEPTING AND RESERVING** from the above described premises, 3234 square feet of land as conveyed by Florence M. Rupert to Delmar O. Wolfinger and Paul W. Shaffer, t/a/d/b/a Wolfinger & Shaffer, by their deed dated June 2, 1970 and recorded in Columbia County Deed Book 248 Page 978.

**IMPROVED** with a single family dwelling known as 614 Vine Street, Berwick, Columbia County, Pennsylvania.

**TAX PARCEL # 04B-04226**

**BEING KNOWN AS:** 614 North Vine Street, Berwick, PA 18603

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

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067  
Plaintiff

vs.

HECTOR A. NIEVES  
**Mortgagor(s) and Record Owner(s)**  
614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-808

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: NIEVES, HECTOR A.  
**HECTOR A. NIEVES**  
614 North Vine Street  
Berwick, PA 18603

Your house at 614 North Vine Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on March 18, 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$87,885.01 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 cancelled 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 call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).



**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375**

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 121661FC.

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
HECTOR A NIEVES (et al.)

Case Number  
2013CV808

## 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: 190

Warrant:

### Serve To:

Name: OCCUPANTS

Primary Address: 614 NOTH VINE STREET  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-9-15

Time: 13:25

Deputy: 3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. House is Vacant

2.

3.

4.

5.

6.

OCCUPANTS

2013CV808

614 NOTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000044018

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

---

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

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067  
Plaintiff

vs.

HECTOR A. NIEVES  
Mortgagor(s) and Record Owner(s)  
614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-808

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: NIEVES, HECTOR A.  
**HECTOR A. NIEVES**  
614 North Vine Street  
Berwick, PA 18603

Your house at 614 North Vine Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on March 18 2015 at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$87,885.01 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 cancelled 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 call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
HECTOR A NIEVES (et al.)

Case Number  
2013CV808

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 190

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-5-15

Time: 15:00

Deputy: 3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2013CV808

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS  
CLOSED HOLIDAYS

**PHONE:** 570-752-7442

**FOR: COLUMBIA County**

**DATE**  
03/01/2014

**BILL NO.**  
5311

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,556	9.146	184.25	188.01	206.81
SINKING		1.345	27.10	27.65	30.42
FIRE		1.25	25.19	25.70	26.99
LIGHT		1.75	35.25	35.97	37.77
BORO RE		11.1	223.61	228.17	239.58
The discount & penalty have been calculated for your convenience			<b>495.40</b> April 30 If paid on or before	505.50 June 30 If paid on or before	541.57 June 30 If paid after
<b>PAY THIS AMOUNT</b>					

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

NIEVES HECTOR A  
614 VINE STREET  
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04B-04 -226-00,000		
614 N VINE ST		
.0742 Acres		
	Land	2,507
	Buildings	18,049
Total Assessment		20,556

This tax returned  
to courthouse on:  
**January 1, 2015**

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

**Connie C. Gingher**

**FILE COPY**

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

**Make Check Payable To:**

Connie C. Gingher, Tax Collector  
1615 Lincoln Avenue  
Berwick, PA 18603

Telephone: 570-752-7442

**Taxes are due and payment is requested from:**

016953 BERW  
NIEVES HECTOR A  
614 N VINE ST  
BERWICK, PA 18603-3018



**\*\*Homestead/Farmstead Applied\*\***

Bill Date: 7/1/2014

Bill#: 2953

**RETURN THIS TOP PART IF PAYING IN FULL**

Parcel #: 04B04 22600000

Prop. Type 3

Property Location and Description:  
614 N VINE ST  
.074

Assessment:  
L= 2,507  
B= 18,049  
T= 20,556

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	919.88
HOMESTEAD EXCLUSION	(4,067.00)	(182.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2014	2% Discounted Amount	723.12
If Paid By 10/31/2014	FACE Amount	737.88
If Paid After 10/31/2014	10% Penalty Amount	811.67

**Connie C. Gingher**

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

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



HECTOR NIEVES  
3937 NORTH ALABAMA AVENUE

READING PA 19605

---



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

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067  
Plaintiff

vs.

HECTOR A. NIEVES  
**Mortgagor(s) and Record Owner(s)**  
614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-808

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: NIEVES, HECTOR A.  
**HECTOR A. NIEVES**  
614 North Vine Street  
Berwick, PA 18603

Your house at 614 North Vine Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on March 18 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$87,885.01 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 cancelled 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 call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
HECTOR A NIEVES (et al.)

Case Number  
2013CV808

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 190

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Col

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Adult In Charge: Karen Rickenderfer

Phone: DOB:

Relation: Clerk

Alternate Address:

Date: 12-31-14 Time: 12:40

Phone:

Deputy: 4 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV808

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
HECTOR A NIEVES (et al.)

Case Number  
2013CV808

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 190

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Darise Siegel

Relation: Clerk

Date: 12-31-14

Time: 12:39

Deputy: 4

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV808

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# 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 12/31/14

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID: 1020450  
Description: Hector Nieves Sale  
Run Dates: 02/25/15 to 03/11/15  
Class: 2  
Agate Lines: 201  
Blind Box:

Total Ad Cost \$1,101.93  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	02/25/15	03/11/15	3	\$1,101.93

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV808

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

WEDNESDAY, MARCH 18, 2015  
AT 9:00 O'CLOCK A.M.

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

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:  
BEGINNING on the easterly side of Vine Street at the northwesterly corner of Lot No. 18; thence easterly along same parallel with Sixth Street, a distance of 160 feet to an alley; thence northerly along the same parallel with Vine Street, a distance of 49 feet to an alley, parallel with Sixth Street; thence westerly along the same, a distance of 160 feet to Vine Street; and thence southerly along same, a distance of 49 feet to the place of beginning.

CONTAINING 7840 square feet of land, and being numbered and designated as Lot No. 19 of Jackson and Crispin Addition to the Borough of Berwick, upon which is erected a dwelling and other improvements.

EXCEPTING AND RESERVING from the above described premises, 3234 square feet of land as conveyed by Florence M. Rupert to Delmar O. Wolfinger and Paul W. Shaffer, 1/a/d/b/a Wolfinger & Shaffer, by their deed dated June 2, 1970 and recorded in Columbia County Deed Book 248 Page 978.

IMPROVED with a single family dwelling known as 614 Vine Street, Berwick, Columbia County, Pennsylvania.

TAX PARCEL # 04B-04226

BEING KNOWN AS: 614 North Vine Street, Berwick, PA 18603

PROPERTY ADDRESS: 614 NORTH VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04226

Seized and taken into execution to be sold as the property of HECTOR A NIEVES, OCCUPANTS 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 bidders risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV808

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

**WEDNESDAY, MARCH 18, 2015**  
**AT 9:00 O'CLOCK A.M.**

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

---

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

BEGINNING on the easterly side of Vine Street at the northwesterly corner of Lot No. 18; thence easterly along same parallel with Sixth Street, a distance of 160 feet to an alley, thence northerly along the same parallel with vine Street, a distance of 49 feet to an alley, parallel with Sixth Street; thence westerly along the same, a distance of 160 feet to Vine Street; and thence southerly along same, a distance of 49 feet to the place of beginning.

CONTAINING 7840 square feet of land, and being numbered and designated as Lot No. 19 of Jackson and Crispin Addition to the Borough of Berwick, upon which is erected a dwelling and other improvements.

EXCEPTING AND RESERVING from the above described premises, 3234 square feet of land as conveyed by Florence M. Rupert to Delmar O. Wolfinger and Paul W. Shaffer, t/a/d/b/a Wolfinger & Shaffer, by their deed dated June 2, 1970 and recorded in Columbia County Deed Book 248 Page 978.

IMPROVED with a single family dwelling known as 614 Vine Street, Berwick, Columbia County, Pennsylvania.

TAX PARCEL # 04B-04226

BEING KNOWN AS: 614 North Vine Street, Berwick, PA 18603

PROPERTY ADDRESS: 614 MORTH VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04226

Seized and taken into execution to be sold as the property of HECTOR A NIEVES, OCCUPANTS 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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

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

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067

Plaintiff

vs.

HECTOR A. NIEVES  
**Mortgagor(s) and Record Owner(s)**  
614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-808

2014-ED-190

CLERK OF COURTS OFFICE  
JUDICIAL CENTER  
COLUMBIA COUNTY, PA

2014 DEC 19 P 12:58

FILED  
PROTHONOTARY

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$87,885.01

Interest from

3/20/2014 to Date of

Sale at 4.6250%

(Costs to be added)

By: 

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

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

**Attorneys for Plaintiff**

✓ Victoria W. Chen

Pa. ID 307741

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067

vs.

HECTOR A. NIEVES  
614 North Vine Street  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2013-CV-808

2014-ED-190

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 614 North Vine Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE


\$87,885.01

Interest From 3/20/2014  
Through Date of Sale

(Costs to be added)

Dated:

12-19-14



Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

Deputy

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

NATIONSTAR MORTGAGE, LLC

350 Highland Drive  
Lewisville, TX 75067

Plaintiff

vs.

HECTOR A. NIEVES

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

614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-808

**AFFIDAVIT PURSUANT TO RULE 3129**

NATIONSTAR MORTGAGE, LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

614 North Vine Street  
Berwick, PA 18603

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

HECTOR A. NIEVES  
614 North Vine Street  
Berwick, PA 18603

HECTOR A. NIEVES  
3937 North Alabama Avenue  
Reading, PA 19605

HECTOR A. NIEVES  
PO BOX 881  
BERWICK, PA 18603

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

HECTOR A. NIEVES  
614 North Vine Street  
Berwick, PA 18603

HECTOR A. NIEVES  
3937 North Alabama Avenue  
Reading, PA 19605

HECTOR A. NIEVES  
PO BOX 881  
BERWICK, PA 18603



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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

FIA CARD SERVICES, NA  
P.O. Box 15019  
Wilmington, DE 19850

FIA CARD SERVICES, NA  
c/o Edwin A. Abrahamsen & Associates  
120 North Keyser Avenue  
Scranton, PA 18504

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

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

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

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

TENANTS/OCCUPANTS  
614 North Vine Street  
Berwick, PA 18603

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

DATED: 2/16/14

By:

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

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

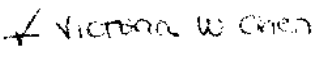
David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. 205047

Jill P. Jenkins Pa. ID 306588

**Attorneys for Plaintiff**

  
Pa ID: 317741

# REAL ESTATE OUTLINE

ED # 2014 ED 190

DATE RECEIVED 12/30/14  
DOCKET AND INDEX 2013 CV 808

## 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>X</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>784023</u>

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

SALE DATE March 18<sup>th</sup> TIME 9:00  
POSTING DATE     
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK     
2<sup>ND</sup> WEEK     
3<sup>RD</sup> WEEK

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

**BEGINNING** on the easterly side of Vine Street at the northwesterly corner of Lot No. 18; thence easterly along same parallel with Sixth Street, a distance of 160 feet to an alley, thence northerly along the same parallel with vine Street, a distance of 49 feet to an alley, parallel with Sixth Street; thence westerly along the same, a distance of 160 feet to Vine Street; and thence southerly along same, a distance of 49 feet to the place of beginning.

**CONTAINING** 7840 square feet of land, and being numbered and designated as Lot No. 19 of Jackson and Crispin Addition to the Borough of Berwick, upon which is erected a dwelling and other improvements.

**EXCEPTING AND RESERVING** from the above described premises, 3234 square feet of land as conveyed by Florence M. Rupert to Delmar O. Wolfinger and Paul W. Shaffer, t/a/d/b/a Wolfinger & Shaffer, by their deed dated June 2, 1970 and recorded in Columbia County Deed Book 248 Page 978.

**IMPROVED** with a single family dwelling known as 614 Vine Street, Berwick, Columbia County, Pennsylvania.

**TAX PARCEL # 04B-04226**

**BEING KNOWN AS:** 614 North Vine Street, Berwick, PA 18603

**KML LAW GROUP, P.C.**  
**SUITE 5000**  
**BNY MELLON INDEPENDENCE CENTER**  
**701 MARKET STREET**  
**PHILADELPHIA, PA 19106**  
**WWW.KMLLAWGROUP.COM**  
**(215) 627-1322**  
**FAX (215) 627-7734**

December 16, 2014  
Docket #2013-CV-808

**ATTENTION: COLUMBIA COUNTY SHERIFF**

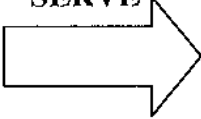
We would like to bring to your attention that defendant(s):

**HECTOR A. NIEVES** will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

**JUDGMENT DEPARTMENT**  
**KML LAW GROUP, P.C.**  
**Main - (215) 627-1322**  
**Fax - (215) 627-7734**

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ NATIONSTAR MORTGAGE, LLC		COURT NUMBER 2013-CV-808	
DEFENDANT/S/ HECTOR A. NIEVES		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE HECTOR A. NIEVES		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 614 North Vine Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE December 16, 2014
ADDRESS OF ATTORNEY  KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067

Plaintiff

vs.

HECTOR A. NIEVES  
(Mortgagor(s) and Record Owner(s))  
614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-808

**AFFIDAVIT PURSUANT TO RULE 3129**

NATIONSTAR MORTGAGE, LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

614 North Vine Street  
Berwick, PA 18603

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

HECTOR A. NIEVES  
614 North Vine Street  
Berwick, PA 18603

HECTOR A. NIEVES  
3937 North Alabama Avenue  
Reading, PA 19605

HECTOR A. NIEVES  
PO BOX 881  
BERWICK, PA 18603

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

HECTOR A. NIEVES  
614 North Vine Street  
Berwick, PA 18603

HECTOR A. NIEVES  
3937 North Alabama Avenue  
Reading, PA 19605

HECTOR A. NIEVES  
PO BOX 881  
BERWICK, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

FIA CARD SERVICES, NA  
P.O. Box 15019  
Wilmington, DE 19850

FIA CARD SERVICES, NA  
c/o Edwin A. Abrahamsen & Associates  
120 North Keyser Avenue  
Scranton, PA 18504

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

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

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

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

TENANTS/OCCUPANTS  
614 North Vine Street  
Berwick, PA 18603

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

DATED: 12/16/14

By: 

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

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Jay E. Kivitz Pa. ID 26769  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Kristina Murtha Pa. ID 61858  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Thomas Puleo Pa. ID 27615  
\_\_\_\_ Joshua I. Goldman Pa. 205047  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588

**Attorneys for Plaintiff**

*Victoria W Chen*

*Pa ID: 317741*

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

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067  
Plaintiff

vs.

HECTOR A. NIEVES  
**Mortgagor(s) and Record Owner(s)**  
614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-808

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: NIEVES, HECTOR A.  
**HECTOR A. NIEVES**  
614 North Vine Street  
Berwick, PA 18603

Your house at 614 North Vine Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on March 18 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$87,885.01 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 cancelled 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 call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).



**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homcowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homcowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homcowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homcowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 121661FC.

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

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

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067  
Plaintiff

vs.

HECTOR A. NIEVES  
**Mortgagor(s) and Record Owner(s)**  
614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-808

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: NIEVES, HECTOR A.  
**HECTOR A. NIEVES**  
614 North Vine Street  
Berwick, PA 18603

Your house at 614 North Vine Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$87,885.01 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 cancelled 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 call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/rcal.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homcretention@kmlawgroup.com](mailto:homcretention@kmlawgroup.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 121661FC.

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

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067

Plaintiff

vs.

HECTOR A. NIEVES  
**Mortgagor(s) and Record Owner(s)**  
614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2013-CV-808

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

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

By: 

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

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Jay E. Kivitz Pa. ID 26769

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

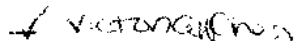
\_\_\_\_ David Fein Pa. ID 82628

\_\_\_\_ Thomas Pulco Pa. ID 27615

\_\_\_\_ Joshua I. Goldman Pa. 205047

\_\_\_\_ Jill P. Jenkins Pa. ID 306588

**Attorneys for Plaintiff**

  
Pa. ID: 26769

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067

Plaintiff

vs.

HECTOR A. NIEVES  
Mortgagor(s) and Record Owner(s)

614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-808

**WAIVER OF WATCHMAN**

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

By: 

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

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Jay E. Kivitz Pa. ID 26769

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_\_ David Fein Pa. ID 82628

\_\_\_\_ Thomas Puleo Pa. ID 27615

\_\_\_\_ Joshua I. Goldman Pa. 205047

\_\_\_\_ Jill P. Jenkins Pa. ID 306588

**Attorneys for Plaintiff**

*Victoria W. Chen*  
Pa. ID: 317741

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067

Plaintiff

vs.

HECTOR A. NIEVES  
(Mortgagor(s) and Record Owner(s))  
614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-808

**AFFIDAVIT PURSUANT TO RULE 3129**

NATIONSTAR MORTGAGE, LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

614 North Vine Street  
Berwick, PA 18603

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

HECTOR A. NIEVES  
614 North Vine Street  
Berwick, PA 18603

HECTOR A. NIEVES  
3937 North Alabama Avenue  
Reading, PA 19605

HECTOR A. NIEVES  
PO BOX 881  
BERWICK, PA 18603

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

HECTOR A. NIEVES  
614 North Vine Street  
Berwick, PA 18603

HECTOR A. NIEVES  
3937 North Alabama Avenue  
Reading, PA 19605

HECTOR A. NIEVES  
PO BOX 881  
BERWICK, PA 18603



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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

FIA CARD SERVICES, NA  
P.O. Box 15019  
Wilmington, DE 19850

FIA CARD SERVICES, NA  
c/o Edwin A. Abrahamsen & Associates  
120 North Keyser Avenue  
Scranton, PA 18504

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

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

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

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

TENANTS/OCCUPANTS  
614 North Vine Street  
Berwick, PA 18603

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

DATED: 12/16/14

By: 

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

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Jay E. Kivitz Pa. ID 26769  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Kristina Murtha Pa. ID 61858  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Thomas Pulco Pa. ID 27615  
\_\_\_\_ Joshua I. Goldman Pa. 205047  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588

**Attorneys for Plaintiff**

*Victoria W Chen*  
Pa ID: 317741

784023

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

**FIRSTTRUST**  
800.220.BANK / firsttrust.com  
3-7380-2360

12/16/2014

PAY TO THE  
ORDER OF

**\$\*1,350.00**

**SHERIFF OF COLUMBIA COUNTY**

**ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100**

DOLLARS

Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO

121661/Nieves

⑈00784023⑈ ⑆236073801⑆ 70 1107112⑈

## Document Receipt

---

Trans #	4405	Carrier / service:	USPS Server	First-Class Mail®	12/31/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

## Ship to:

HECTOR NIEVES

3937 NORTH ALABAMA AVENUE

Tracking #: 71901140006000044032

Doc Ref #: 2014ED190

Postage 5.3400

READING PA 19605

190

## Document Receipt

---

Trans #	4404	Carrier / service:	USPS Server	First-Class Mail®	12/31/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000044025

Doc Ref #: 2014ED190

Postage 5.3400

PHILADELPHIA PA 19106

## Document Receipt

---

Trans #	4404	Carrier / service:	USPS Server	First-Class Mail®	12/31/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000044025

Doc Ref #: 2014ED190

Postage 5.3400

PHILADELPHIA PA 19106

## Document Receipt

---

Trans #	4403	Carrier / service:	USPS Server	First-Class Mail®	12/31/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

## Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000044018

Doc Ref #: 2014ED190

Postage 5.3400

PHILADELPHIA PA 19107

## Document Receipt

---

Trans #	4402	Carrier / service:	USPS Server	First-Class Mail®	12/31/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000044001

Doc Ref #: 2014ED190

Postage 5.3400

HARRISBURG PA 17105

190

## Document Receipt

---

Trans #	4401	Carrier / service:	USPS Server	First-Class Mail®	12/31/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	---------------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000043998

Doc Ref #: 2014ED190

Postage 5.3400

HARRISBURG PA 17128

190



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

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

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067  
Plaintiff

vs.

HECTOR A. NIEVES  
**Mortgagor(s) and Record Owner(s)**  
614 North Vine Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-808

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: NIEVES, HECTOR A.  
**HECTOR A. NIEVES**  
614 North Vine Street  
Berwick, PA 18603

Your house at 614 North Vine Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on March 18 2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$87,885.01 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 cancelled 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 call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).