

# 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

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
03/24/2014	Advance Fee	Advance Fee	761569	\$0.00	\$1,350.00
03/24/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/24/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/24/2014	Crying Sale			\$10.00	\$0.00
03/24/2014	Docketing			\$15.00	\$0.00
03/24/2014	Levy			\$15.00	\$0.00
03/24/2014	Mailing Costs			\$36.00	\$0.00
03/24/2014	Posting Handbill			\$15.00	\$0.00
03/24/2014	Press Enterprise Inc.			\$1,055.94	\$0.00
03/24/2014	Sheriff Automation Fund			\$50.00	\$0.00
03/24/2014	Web Posting			\$100.00	\$0.00
06/05/2014	Service			\$180.00	\$0.00
06/05/2014	Service Mileage			\$24.00	\$0.00
06/05/2014	Copies			\$6.00	\$0.00
06/05/2014	Notary Fee			\$10.00	\$0.00
06/05/2014	Tax Claim Search			\$5.00	\$0.00
06/05/2014	Surcharge			\$130.00	\$0.00
10/30/2014	Continued or Cancelled Sale	Cancelled on: 10/30/2014		\$10.00	\$0.00

\$1,694.44 \$1,350.00

**TOTAL BALANCE:** **\$ (344.44)**

**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

12/24/2014

PAY TO THE  
 ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

\$ \*\*344.44

THREE HUNDRED FORTY-FOUR AND 44 / 100

DOLLARS

*Sheriff's Office*  
*PO Box 380*  
*Bloomsburg PA, 17815*

MORTGAGE DISBURSEMENT ACCOUNT



*[Signature]*  
 AUTHORIZED SIGNATURE

MEMO 121661/Nieves

⑈00784652⑈ ⑆236073801⑆ 70 1107112⑈

Oct. 30. 2014 3:55PM

No. 7580 P. 1/1

KML LAW GROUP, P.C.  
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734

October 30, 2014

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomburg, PA 17815  
FAX 570-389-6625

BOOK WRIT

RE: NATIONSTAR MORTGAGE, LLC

vs.  
HECTOR A. NIEVES  
Term No. 2013-CV-808

Property address:

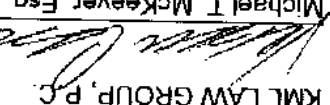
614 North Vine Street  
Berwick, PA 18603

Sheriff's Sale Date: November 19, 2014

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter. Please forward an updated cost sheet, summary of outstanding costs and return of any unused costs. I collected \$0.00 towards my client's debt.

Thank you for your cooperation.

Very Truly Yours,  
KML LAW GROUP, P.C.  
  
Michael T. McKeever, Esq.  
By: Genevieve Mautz  
Paul Boccuti  
Veronica Cosme  
Andrew Hauck

cc:

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

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** Michael McKeever, Esq.

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** October 30, 2014

**Re:** Nieves

**CC:**

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

---

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$344.44.

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# 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, September 17, 20

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

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

**Location of the real estate:** 614 NORTH 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.	\$1,055.94
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

**Total Sheriff Costs** **\$1,854.44**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs** **\$67.00**

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**Grand Total:** **\$1,921.44**

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

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

by Countywide Sheriff, Telephone, Inc.

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

No. 2013-CV-808

**ORDER**

AND NOW, this 17<sup>th</sup> day of Sept., 2014 upon consideration of  
Plaintiff's Motion to Postpone Sheriff's Sale and any response thereto, it is hereby

ORDERED and DECREED:

That the Motion is granted and the Sheriff's Sale of the subject property, located at 614  
North Vinc Street Berwick, PA 18603 is postponed until November 19, 2014, without need for  
further notice, costs, and advertising.

BY THE COURT:

*/s/ Thomas A. James J.*

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2014 SEP 17 A 8:29

FILED  
PROTHONOTARY

KML LAW GROUP, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
Attorney for Plaintiff

FILED  
PROTHONOTARY  
2014 SEP 17 A 8:25  
CLERK OF COURTS OFFICE  
JUDICIAL BRANCH OF COLUMBIA, PA

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

No. 2013-CV-808

**MOTION TO POSTPONE SHERIFF'S SALE**

Plaintiff, NATIONSTAR MORTGAGE, LLC, by and through its attorneys, in support of its Motion to Postpone Sheriff's Sale represents as follows:

1. Plaintiff is the holder of a mortgage upon the premises, 614 North Vine Street Berwick, PA 18603, hereinafter the "mortgaged premises."
2. Defendant is the mortgagor and record owner of the mortgaged premises.
3. A Sheriff's Sale of the mortgaged premises was scheduled for June 11, 2014 and was postponed until August 1, 2014 and was further postponed until September 17, 2014 in order to exhaust all non-foreclosure alternatives.
4. Plaintiff requests an additional postponement until November 19, 2014 in order to continue exhausting all non-foreclosure alternatives.
5. There is no prejudice to any party.

WHEREFORE, Plaintiff requests that the Court enter Plaintiff's proposed order, which will postpone the sale until November 19, 2014.

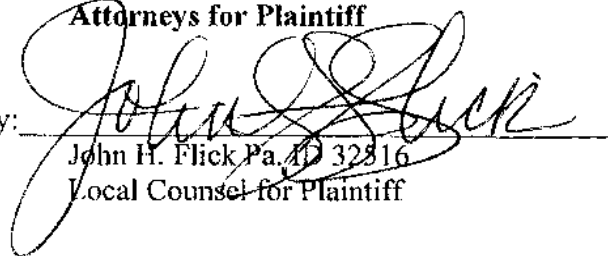
Respectfully submitted,

By:



KML LAW GROUP, P.C.  
Salvatore Filippello Pa. JD 313897  
Attorneys for Plaintiff

By:



John H. Flick Pa. JD 32816  
Local Counsel for Plaintiff



KML LAW GROUP, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
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

No. 2013-CV-808

**MEMORANDUM OF LAW**

Pennsylvania Rule of Civil Procedure 3129.3(b) allows a judgment creditor to postpone a sheriff's sale up to two times within a one hundred thirty day period without new notice. The postponement must be announced to all assembled bidders. As outlined in the attached motion, the Sheriff's Sale has already been postponed as allowed by Pa.R.C.P. 3129.3(b). Plaintiff seeks Court approval under, inter alia, Pa.R.C.P. 126, to postpone the sale again. This postponement will be announced to all assembled bidders.

**CONCLUSION**

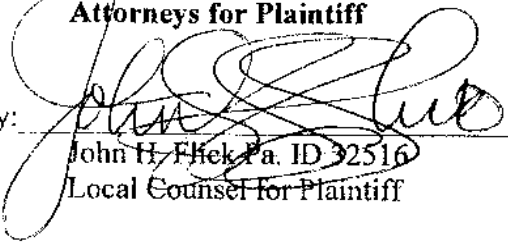
For all the reasons discussed above and in the attached Motion, the Court should enter the attached Order postponing the Sheriff's Sale.

Respectfully submitted,

By:

  
KML LAW GROUP, P.C.  
Salvatore Filippello Pa. ID 313897  
Attorneys for Plaintiff

By:

  
John H. Flek Pa. ID 32516  
Local Counsel for Plaintiff

KML LAW GROUP, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
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

No. 2013-CV-808

**CERTIFICATE OF SERVICE**

Paul Boccuti, an employee of KML LAW GROUP, P.C., counsel for Plaintiff, hereby certifies that a copy of Plaintiff's Motion to Postpone Sheriff's Sale was mailed by first class mail, postage prepaid, to Defendant on September 16, 2014.

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

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

Respectfully submitted,

KML LAW GROUP, P.C.

By: Paul Boccuti  
Paul Boccuti, Legal Assistant  
Tel: 215-825-6364

**VERIFICATION**

Salvatore Filippello, Esquire, hereby states that he is the attorney for Plaintiff herein, and that all of the facts set forth within the attached Motion to Postpone Sheriff's Sale are true and correct to the best of his information and belief. The undersigned understands that the foregoing statements are made subject to the penalties of 18 Pa. C.S.A. § 4904.

Respectfully submitted,

By:

  
KML LAW GROUP, P.C.

Salvatore Filippello Pa. ID 313897

Attorneys for Plaintiff

By:

  
John H. Flick Pa. ID 32816

Local Counsel for Plaintiff

**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(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

Book:

Writ:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for August 13, 2014 at 9:00 AM in the above matter has been continued until  
**September 17, 2014 at 9:00 AM**

Date:

8/17/14

By:



KML LAW GROUP, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
(215) 825-6332

Michael McKeever Pa. ID 56129

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Salvatore Filippello Pa. ID 313897

Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

**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(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

Term  
No. 2013-CV-808

Book:  
Writ:

**CERTIFICATE OF FILING**

I hereby certify that matter was filed or sent for filing with the prothonotary and was served the Notice of Continued Sheriff's Sale in the above upon the following parties on the date listed below:

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

**SHERIFF OF COLUMBIA COUNTY**  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
(via facsimile or e-mail)

**PROTHONOTARY OF COLUMBIA COUNTY**  
Prothonotary of Columbia County  
PO Box 380  
Bloomsburg, PA 17815  
(via e-filing if applicable)

Date: 8/1/2014 By: Veronica Cosme

KML LAW GROUP, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
(215) 825-6332  
Veronica Cosme

**KML LAW GROUP, P.C.**  
**SUITE 5000 - BNY MELLON INDEPENDENCE CENTER**  
**701 MARKET STREET**  
**PHILADELPHIA, PA 19106-1532**  
**(215) 627-1322**  
**FAX (215) 627-7734**

July 29, 2014

Columbia

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX 570-389-5625

**BOOK WRIT**

RE: NATIONSTAR MORTGAGE, LLC  
vs.  
HECTOR A. NIEVES  
Term No. 2013-CV-808

Property address:

**614 North Vine Street**  
**Berwick, PA 18603**

**Sheriff's Sale Date: August 13, 2014**

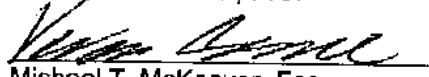
Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for August 13, 2014 to September 17, 2014.

This is a second postponement as allowed pursuant to Pa. R.C.P 3129.3(b) amended effective January 1, 2007.

Thank you for your cooperation.

Very Truly Yours,  
KML LAW GROUP, P.C.

  
Michael T. McKeever, Esq.  
By: Andrew Hauck  
Veronica Cosme  
Paul Boccuti  
Genevieve Mautz-Supervisor

cc:

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

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

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00 Cert. NO: 18934

Date: 09/11/2014

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 09/11/2014

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_  
Per: \_\_\_\_\_

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

July 23, 2014

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

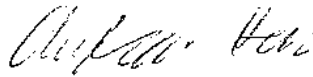
**RE: No. 2013-CV-808**  
**HECTOR A. NIEVES**

Real Estate Division:

The above case may be sold on August 13, 2014. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.



Andrew Hauck  
Legal Assistant



KML LAW GROUP, P.C.  
Suite 5000  
BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

121661FC  
CF: 06/19/2013  
SD: 08/13/2014  
\$87,885.01

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

Term  
No. 2013-CV-808

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

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

- ☐ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified mail by KML Law Group, P.C. (copy of green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

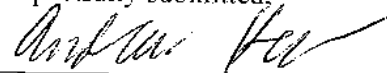
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

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

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

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

Respectfully submitted,



BY: Andrew Hauck  
Legal Assistant

ORIGINAL

NATIONSTAR MORTGAGE, LLC  
350 Highland Drive  
Lewisville, TX 75067

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

FILED  
PROTHONOTARY  
2013 OCT 28 A 9 01  
VS.  
CLERK OF COURTS OFFICE  
115 N. 2ND ST. COLUMBIA, PA

IN THE COURT OF COMMON PLEAS  
OF Columbia COUNTY

2013-CV-808

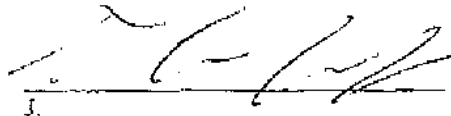
ORDER

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:



## 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



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: 8/13/2014

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 19 day of June, 2014, at 4:28 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.

X Denise Hinkle  
(Signature of Affiant)

Subscribed and sworn to before me  
this 20 day of June, 20 14

File Number: 121661FC  
Case ID #: 4014683

Notary Public

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

Name and Address of Sender  
JML LAW GROUP, P.C.  
SUITE 5000  
01 MARKET STREET  
PHILADELPHIA, PA  
9106-1532

Article Number

Check type of mail or service:

- ☐ Certified
- ☐ COD
- ☐ Registered
- ☐ Delivery Confirmation
- ☐ Express Mail
- ☐ Insured

- ☐ Recorded Delivery (International)
- ☐ 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

Handl  
Charge

Postage

Addressee (Name, Street, City, State, & ZIP Code)

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

Total Number of Pieces  
Listed by Sender

Postmaster, Per (Name of receiving employee)

Total Number of Pieces  
Received at Post Office

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

21661FC Columbia County

Sale Date: 08/13/2014

ECTOR A. NIEVES

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

Sender NC SC SH RD RR



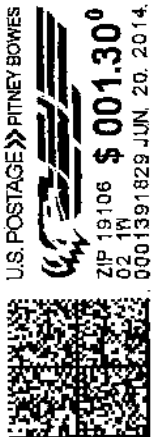
U.S. POSTAGE  
PITNEY BOWES  
ZIP 19106 \$002.35  
02 1W  
0001391829 JUL 02 2014

Name and Address of Sender  
ML LAW GROUP, P.C.  
ITE 5000  
1 MARKET STREET  
PHILADELPHIA, PA  
106-1532

Check type of mail or service:  
☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

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
	NIEVES, HECTOR A. 614 North Vine Street Berwick, PA 18603	NIEVES, HECTOR A. 3937 North Alabama Avenue Reading, PA 19605										
1.												
3.												
4.												
5.												
6.												
7.												
8.												
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: 08/13/2014

HECTOR A. NIEVES

## USPS Manifest Mailing System

Page 2

<b>Mailer's Name &amp; Address</b> KML Law Group 701 Market Street Suite 5000 Philadelphia, PA 19106	<b>Permit Number</b> 123	<b>MAC Ver. Number</b> ConnectShip Prologistics 6.5
	<b>Sequence Number</b> 2250-2	<b>Class of Mail</b> Mixed

Article # Piece ID	Addressee Name Delivery Address	ES Type	Postage	ES Fees	Insurance Amount	Dut/ Sender	Total Charge
917199999170343117106	QUICK, MICHELLE L. aka MICHELLE L. EHLMAN 812 South 23rd Street Easton, PA 18042	ERR C	0.490	1.35 3.30			5.34
9171999991703431171102	HOLMES, BARBARA C. PO Box 326 The Fairville Forge Route 52 Mendenhall, PA 19357	ERR C	0.490	1.35 3.30			5.34
9171999991703431171119	NIEVES, HECTOR A. 3937 North Alabama Avenue Reading, PA 19605	ERR C	0.490	1.35 3.30			5.34
9171999991703431171126	NIEVES, HECTOR A. 814 North Vine Street Berwyn, PA 18603	ERR C	0.490	1.35 3.30			5.34
9171999991703431171133	FIELDS, STEPHANIE L. 5125 Hilbrow Court South East Stroudsburg, PA 18042	ERR C	0.490	1.35 3.30			5.34
9171999991703431171140	FIELDS, STEPHANIE L. 546 W. 147th St. Apt. 5A New York, NY 10031	ERR C	0.490	1.35 3.30			5.34
9171999991703431171157	NIX, RICHARD W. 600-2014 Westmoreland County Prison 3000 S. Grande Blvd Greensburg, PA 15601	ERR C	0.490	1.35 3.30			5.34
9171999991703431171164	LONG II, DANIEL L. 439 Neilman Circle Montgomery, PA 17752	ERR C	0.490	1.35 3.30			5.34
9171999991703431171171	LONG II, DANIEL L. 625 S. High Street, Apt. B Selinsgrove, PA 17870	ERR C	0.490	1.35 3.30			5.34
9171999991703431171168	HUNTER, CORNEL 5354 Jackson Street Philadelphia, PA 19124	ERR C	0.490	1.35 3.30			5.34
9171999991703431171185	GALLO, NUNZIO 1926 S. Jessup Street Philadelphia, PA 19148	ERR C	0.490	1.35 3.30			5.34
9171999991703431171201	RACIOPPO, MICHELLE 2419 South Carlisle Street Philadelphia, PA 19145	ERR C	0.490	1.35 3.30			5.34
<b>Page Totals</b>	12		5.88	55.80			64.08
<b>Cumulative Totals</b>	24		11.76	111.60			128.16



**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(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

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(s) or Reputed Owner(s):

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

2. Name and address of Defendant(s) 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: July 23, 2014

  
\_\_\_\_\_  
KML Law Group, P.C.  
BY: Andrew Hauck  
Legal Assistant



**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

vs. Plaintiff

**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

Term

No. 2013-CV-808

**CERTIFICATE OF FILING**

On this date, I sent for filing with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter. June 11, 2014 at 9:00 AM in the above captioned matter has been continued until August 13, 2014 at 9:00 AM

Date:

6/12/14

By:

*[Signature]*  
KML LAW GROUP, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
(215) 825-6332

\_\_\_\_ 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. ID 205047

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

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

\_\_\_\_ Alyk L. Oflazian Pa. ID 312912

\_\_\_\_ Salvatore Filippello Pa. ID 313897

\_\_\_\_ Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

**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(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

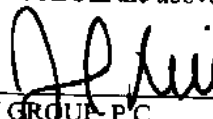
NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for June 11, 2014 at 9:00 AM in the above captioned matter has been continued until August 13, 2014 at 9:00 AM

Date:

6/12/14

By:



KML LAW GROUP, P.C.

701 Market Street, Suite 5000

Philadelphia, PA 19106

(215) 825-6332

\_\_\_ 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. ID 205047

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

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

\_\_\_ Alyk L. Oflazian Pa. ID 312912

\_\_\_ Salvatore Filippello Pa. ID 313897

✓ Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

**KML LAW GROUP, P.C.**  
**SUITE 5000 - BNY MELLON INDEPENDENCE CENTER**  
**701 MARKET STREET**  
**PHILADELPHIA, PA 19106-1532**  
**(215) 627-1322**  
**FAX (215) 627-7734**

June 11, 2014

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX 570-389-5625

Columbia

**BOOK WRIT**

RE: NATIONSTAR MORTGAGE, LLC  
vs.  
HECTOR A. NIEVES  
Term No. 2013-CV-808

**Property address:**

**614 North Vine Street**  
**Berwick, PA 18603**

**Sheriff's Sale Date: June 11, 2014**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for June 11, 2014 to August 13, 2014.

Thank you for your cooperation.

Very Truly Yours,  
KML LAW GROUP, P.C.

*Paul Boccuti*

Michael T. McKeever, Esq.  
By: Andrew Hauck  
Veronica Cosme  
Paul Boccuti  
Genevieve Mautz-Supervisor

cc:

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**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, JUNE 11, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

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

BEGINNING 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 NORTH VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04226

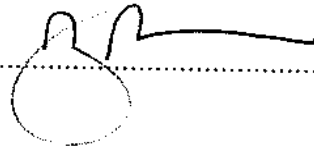
Seized and taken into execution to be sold as the property of HECTOR A NIEVES, OCCUPANTS in suit of NATIONSTAR MORTGAGE LLC.

**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 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.  
KIML LAW GROUP, P.C.  
PHILADELPHIA, PA

tw deposes and says that Press Enterprise is  
1 office and place of business at 3185  
mbia and State of Pennsylvania, and was  
been published daily, continuously in said  
attached notice May 21, 28 and June 4, 2014  
designated agent of the owner or publisher of  
published; that neither the affiant nor Press  
1 notice and advertisement and that all of the  
face, and character of publication are true.



.....day of June 2014

Donna L. Kishbaugh

(Notary Public)

**COMMONWEALTH OF PENNSYLVANIA**  
Notarial Seal  
Donna L. Kishbaugh, Notary Public  
Scott Twp., Columbia County  
My Commission Expires Oct. 11, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

# SHERIFF'S SALE COST SHEET

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

— DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
— LEVY (PER PARCEL	\$15.00
— MAILING COSTS	\$ <u>36.00</u>
— ADVERTISING SALE BILLS & COPIES	\$17.50
— ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>21.00</u>
— POSTING HANDBILL	\$15.00
— CRYING/ADJOURN SALE	\$10.00
— SHERIFF'S DEED	\$35.00
— TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>428.50</u>	

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

— PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

## MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1909.44

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

Date: 05/19/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 18350

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 05/19/2014

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

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff Per: 101

# 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

05/05/2014 11:55 AM - DEPUTY RAYMOND TONKINSON, 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 NORTH VINE STREET, BERWICK, PA 18603.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

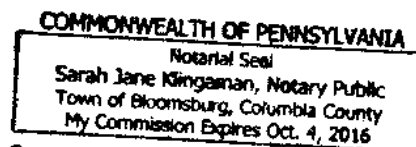
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

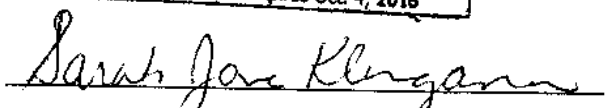
May 06, 2014

Affirmed and subscribed to before me this

NOTARY

6TH day of MAY 2014





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:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Warrant:

Expires:

### Serve To:

Name: (POSTING)

Primary Address: 614 NORTH VINE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 5-5-14

Time: 11:55

Deputy: 7

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2013CV808

614 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION



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



71901140006000023723

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

---

51

**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 June 11<sup>th</sup> 2014, 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.

BERWICK BORO

FOR: COLUMBIA County

DATE  
03/01/2014

BILL NO.  
5311

**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
1615 Lincoln Avenue  
Berwick PA 18603

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

**PHONE:** 570-752-7442

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>PAY THIS AMOUNT</b>	495.40	541.57
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**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

FILE COPY

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

2014 ED 51

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
HECTOR A NIEVES

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:

Expires:

Warrant:

### 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:

Time:

Deputy:

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

# 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 >

Expires:

Zone:

Warrant:

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

### 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: Anda Solorzano

Relation: Resident

Date: 8-3-14 Time: 1004

Deputy: 8 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.

OCCUPANTS

2013CV808

614 NOTH 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

Case Number  
2013CV808

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

### Serve To:

Name: HECTOR A NIEVES  
Primary Address: 614 NORTH VINE STREET  
Address: 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: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:	3-25-14					
Time:	1004					
Mileage:						
Deputy:	8					

### Service Attempt Notes:

1. Spoke with Ex-wife Paula Solaresna he does not live there
2. Paul does not know where he is
- 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

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

2014-ED-51

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:

3-21-14

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

Deputy

Kelly P. Brewer

Prothonotary of the Court  
My Comm. Exp. 12/31/2016







**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 June 11<sup>th</sup> 2014, 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

51 ED

NATIONSTAR MORTGAGE LLC  
vs.  
HECTOR A NIEVES

Case Number  
2013CV808

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 3-24-14

Time: 11:50

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.

COLUMBIA COUNTY TAX C

2013CV808

PO BOX 380, BLOOMSBURG, PA 17815

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

Case Number  
2013CV808

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Stephanie Stroup

Relation: Intake Clerk

Date: 3-24-14 Time: 11:52

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.

DOMESTIC RELATIONS OF

2013CV808

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

# 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, JUNE 11, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

---

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

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

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

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

# REAL ESTATE OUTLINE

ED # 2014 ED 51

DATE RECEIVED 2013 CV 808  
DOCKET AND INDEX 3-24-2014

## 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>X</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>X</u>	<u>X</u>	CK# <u>761569</u>

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

SALE DATE June 11<sup>th</sup> TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_



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

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

2014-ED-51

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:

3-21-14

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

Deputy

Kelly P. Brewer

Prothonotary Clerk of Court's  
My Comm. Exp. 1st Monday in 2016

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

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

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 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: 3/19/14

By: *S. Filippello*

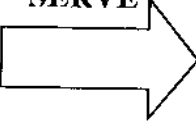
KML LAW GROUP, P.C.

- \_\_\_ Michael McKcever Pa. ID 56129  
\_\_\_ Jay E. Kivitz Pa. ID 26769  
\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_ Kristina Murtha Pa. ID 61858  
\_\_\_ David Fein Pa. ID 82628  
\_\_\_ Thomas Puleo Pa. ID 27615  
\_\_\_ Joshua I. Goldman Pa. 205047  
\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

x Salvatore Filippello 313897

# 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 March 19, 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 MELLON INDEPENDENCE CENTER**  
**701 MARKET STREET**  
**PHILADELPHIA, PA 19106**  
**WWW.KMLLAWGROUP.COM**  
**(215) 627-1322**  
**FAX (215) 627-7734**

March 19, 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

**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  
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

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

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 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: 3/19/14

By: *S. Filippello*  
KML LAW GROUP, P.C.

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Jay E. Kivitz Pa. ID 26769  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ Kristina Murtha Pa. ID 61858  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Thomas Puleo Pa. ID 27615  
\_\_\_\_ Joshua I. Goldman Pa. 205047  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_\_ Andrew F. Gornall Pa. ID 92382

Attorneys for Plaintiff

x Salvatore Filippello 313897



**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 [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.

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

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701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

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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

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

Your house at 614 North Vine Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on 6-11-14, 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.

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- 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.

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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: *S. Filippello*

**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  
\_\_\_ Jili P. Jenkins Pa. ID 306588  
\_\_\_ Andrew F. Gornall Pa. ID 92382

**Attorneys for Plaintiff**

*x Salvatore Filippello 313897*

## Document Receipt

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Trans #	2372	Carrier / service:	USPS Server	First-Class Mail®	3/24/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE  
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #:	71901140006000023709
Doc Ref #:	2014ED51
Postage	5.3400

HARRISBURG PA 17128

51



## Document Receipt

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Trans #	2376	Carrier / service:	USPS Server	First-Class Mail®	3/24/2014 12:00:00 AM
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Ship to:

HECTOR NIEVES

3937 NORTH ALABAMA AVENUE

Tracking #: 71901140006000023747

Doc Ref #: 2014ED51

Postage 5.3400

READING PA 19605

51

## Document Receipt

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Trans #	2375	Carrier / service:	USPS Server	First-Class Mail®	3/24/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000023730

Doc Ref #: 2014ED51

Postage 5.3400

PHILADELPHIA PA 19106

51

## Document Receipt

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Trans # 2374 Carrier / service: USPS Server First-Class Mail® 3/24/2014 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000023723

Doc Ref #: 2014ED51

PHILADELPHIA PA 19107

Postage 5 3400

51

## Document Receipt

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Trans #	2373	Carrier / service:	USPS Server	First-Class Mail®	3/24/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000023716

Doc Ref #: 2014ED51

Postage 5.3400

HARRISBURG PA 17105

51

## Document Receipt

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Trans #	2373	Carrier / service:	USPS Server	First-Class Mail®	3/24/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000023716

Doc Ref #: 2014ED51

Postage 5.3400

HARRISBURG PA 17105

51

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

**FIRSTTRUST**  
800.220.BANK / firsttrust.com

3-7380-2360

03/20/2014

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**\$\*\*1,350.00**

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

DOLLARS

*Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815*

MORTGAGE DISBURSEMENT ACCOUNT

MEMO 121661/Nieves



*[Signature]*  
AUTHORIZED SIGNATURE

⑈00761569⑈ ⑆236073801⑆ 70 1107112⑈