# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

BANK OF AMERICA NA VS SHU MIN CHEN, WANG LIN, XING ZHANG CHEN

NO.	137-2015	ED	NO.	296-2013	JD
DATŁ	E/TIME OF SALE:	JANUARY 27	7, 2016	@ 9:00 AM	
BID P	PRICE (INCLUDES	COST)	\$	3/05.59	
POUN	NDAGE – 2% OF BII	D	\$	62.11	
TRAN	NSFER TAX – 2% O	F FAIR MKT	\$		
MISC	C. COSTS		\$		
TOTA	AL AMOUNT NEED	ED TO PURC	AASE		s 3167.70
ADD) NAM	CHASER(S): RESS: ES(S) ON DEED: CHASER(S) SIGNA				Sek
	тот	「AL DUE:	/		s_3/67,70
		S DEPOSIT:			\$ 1350,00
		WN PAYMEN'	T•		\$
		TAL DUE IN 8			s 1817,70

#### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff
BANK OF AMERICA N.A.

VS.

<u>Defendant</u>

SHU MIN CHEN WANG LIN XING ZHANG CHEN

Attorney for the Plaintiff:

KML LAW GROUP, P.C. 701 MARKET STREET PHILADELPHIA, PA 19106 Sheriff's Sale Date:

Wednesday, January 27, 2016

Writ of Execution No.: 2013CV296

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815

#### **Sheriff Costs**

	Total Sheriff Costs	\$2,034.59
Surcharge		\$130.00
Tax Claim Search		\$5.00
Notary Fee		\$20.00
Copies		\$6.00
Distribution Form		\$25.00
Service Mileage		\$10.00
Service		\$180.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,167.09
Posting Handbill		\$15.00
Mailing Costs		\$84.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		<b>\$1</b> 0.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

## **Municipal Costs**

Sewer

\$1,004.00

Total Municipal Costs \$1,004.00

**Distribution Costs** 

Recording Fees

\$67.00

Total Distribution Costs

\$67.00

Grand Total:

\$3,105.59

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

KML LAW GROUP, P.C.

SUITE 5000, MELLON INDEPENDENCE CENTER 701 MARKET ST. PHILADELPHIA, PA 19106 (215) 627-1322 info@kmillawgroup.com FERSTRUST 800.220.BANK / firstrust.com

3-7380/2360

02/02/2016

PAY TO THE ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ \*\*1,817.70

ONE THOUSAND EIGHT HUNDRED SEVENTEEN AND 70 / 100 ~~

DOLLARS

Sheriff's Office PO Box 380 Bloomsburg PA, 17815

6. MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE

мемо 112161/Chen

#B29466# #236073801# BD 00082795#

# SHERIFF'S SALE COST SHEET

	VS.	- W	7en		
NOED NO	VS JDD	DATE/TIME OF	FSALE		
DOCKET/RETURN	\$1	5.00			
SERVICE PER DEF.		80,00			
LEVY (PER PARCEL		5.00			
MAILING COSTS	\$_\$	4,00			
ADVERTISING SALE BILL	S & COPIES \$1	7.50			
ADVERTISING SALE (NEV		5.00			
MILEAGE	\$ /	10,00			
POSTING HANDBILL	\$1				
CRYING/ADJOURN SALE	\$1	0.00			
SHERIFF'S DEED	\$3	5.00			
TRANSFER TAX FORM	\$2	5.00			
DISTRIBUTION FORM		<i>5</i> .00			
COPIES	\$ 6	", co			
NOTARY	\$ <u> </u>	<u> 30,00 _ //</u>	7100		
TOTA	[_ **********	***** 5 <u>7</u>	13,50		
WEB POSTING	\$1:	50.00			
PRESS ENTERPRISE INC.	\$	167,07			
SOLICITOR'S SERVICES	\$	75.00 ps as	2000		
TOTA	1, ********	:***** \$ <u>/</u>	9/1/01		
PROTHONOTARY (NOTA RECORDER OF DEEDS TOTA	RY) \$	10.00			
RECORDER OF DEEDS	\$ <u></u> (	5/100	77.00		
TOTA	1_**********	·****** \$	7700		
REAL ESTATE TAXES:					
BORO, TWP & COU					
SCHOOL DIST.	20 \$	<u> </u>			
DELINQUENT		5,00	C (Y)		
ТОТА	.[]	******	<u> </u>		
MUNICIPAL FEES DUE:		100000			
SEWER	20 \$ 20 \$ AL **********	1001100			
WATER	20\$_	to the state of th	WALOB		
SURCHARGE FEE (DSTE)	1	\$_/	30,00		
MISC.	\$				72
	\$		C>		1350
TOTA	I. **********	******			r
TOTA	\$ \ \L ************************************	NG BID)		s 3105.59	

#### KML LAW GROUP, P.C.

Suite 5000 BNY Mellon Independence Center 701 Market Street Philadelphia, PA 19106 www.kmllawgroup.com

January 29, 2016

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

RE: GREEN TREE SERVICING, LLC vs. SHU MIN CHEN, XING ZHANG CHEN and WANG LIN

Sale Book/Writ No.: /

Docket Number: 2013-CV-296

Sale Date: 01/27/2016

Property Address: 45 Prince George Street Bloomsburg, PA 17815

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

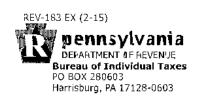
If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to the below email address. Please notify our office when the deed is recorded.

#### KML LAW GROUP, P.C.

Hectianna Martine, Legal Assistant FC Special Services/Post Sale 215-825-6384 (Direct Phone) 267-515-5613 (Fax) hmartinez@kmllawgroup.com

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

Enclosed: (if applicable)	
Sheriff's Costs Sheet showing Balance Due of \$	
KML Check Number	
Settlement Amount(s) \$	
Loan Type <u>CON</u> VEN <u>TIONAL</u>	
KML# <u>112161</u> FC	



## **REALTY TRANSFER TAX** STATEMENT OF VALUE

TRECORDER O GOL GITE!
State Tax Paid
Book Number
Page Number
Date Recorded

PECOPDER'S LISE ONLY

See reverse for instructions.

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.

Name KML Law Group, P.C.							ne Number: 5 <b>27-1322</b>
Mailing Address 701 Market Street, Suite 5000 BNY Inder	endence Co	enter	City Philadelphia		State PA	ZIP Code 19106-1532	
B. TRANSFER DATA			'				
Date of Acceptance of Document $1/29/20$	16						
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY		one Number: 89-5622	Grantee(s)/Less FANNIE MAE	ee(s)			ne Number: !7-1322
failing Address Sheriff's Office,PO Box 380			Mailing Address 14221 Dallas	s Parkv	vay Suite 1000,	·	
ity Bloomsburg	State PA	ZIP Code 17815	City Dailas		State TX	ZIP Code 75254	
C.REAL ESTATE LOCATION	I					<b>'</b>	
Street Address 45 Prince George Street			City, Township, I Bloomsburg –	_	1	-	
County Columbia	School District			Tax Parcel Number 18-02C-037	er		
D.VALUATION DATA	'						
		<u>Was tra</u>	nsaction part of	an as	signment or rel	ocation?	OY <b>%</b>
Actual Cash Consideration	1 1	Consideration			3. Total Considerat		
\$3,167.70	+0				=\$3,167.7		
County Assessed Value \$63,653.00	3. Comm	non Level Ratio 50	Factor		6. Computed Value = \$229,150.80		
E. EXEMPTION DATA - Refe	r to inst	ructions fo	r exemption s	status			
La. Amount of Exemption Claimed \$229,150.80		•	itor's Interest in Real	Estate	1c. Percentage of	Grantor's Inte	
2. Check Appropriate Box Below	for Exe	mption Clai	med.				
Will or intestate succession.			(Name of Decedent)	)		(Estate File	Number)
<ul><li>Transfer to a trust. (Attach comp</li><li>Transfer from a trust. Date of tra</li><li>If trust was amended attach a co</li></ul>	nsfer into t	he trust		l benet	ficiaries.)		
<ul> <li>Transfer between principal and age</li> <li>Transfers to the commonwealth, tion. (If condemnation or in lieu</li> </ul>	the U.S. at	nd instrument	alities by gift, dec	dication			ondemna-
<ul> <li>☐ Transfer from mortgagor to a hol</li> <li>☐ Corrective or confirmatory deed.</li> <li>☐ Statutory corporate consolidation</li> <li>☐ Other (Please explain exemption)</li> </ul>	(Attach co n, merger o	mplete copy or division. (At	of the deed to be contact	orrecti les.)	ed or confirmed.)		
Under penalties of law, I declare th							tion, and
to the best of my knowledge and b	elief, it is				g weesinpany		
Signature of Correspondent or Responsible P	arty					Date	
Hortianna Mai	Hin	02			112	9/201	

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

#### KML LAW GROUP, P.C.

SUITE 5000 BNY MELLON INDEPENDENCE CENTER 701 MARKET STREET PHILADELPHIA, PA 19106 WWW.KMLLAWGROUP.COM

January 12, 2016

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

RE: No. 2013-CV-296

SHU MIN CHEN, XING ZHANG CHEN and WANG LIN

Real Estate Division:

The above case may be sold on January 27, 2016. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

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

112161FC CF: 03/13/2013 SD: 01/27/2016 \$317,711.05

3129@kmllawgroup.com Attorney for Plaintiff

GREEN TREE SERVICING, LLC

7360 S. Kyrene Road Tempe, AZ 85283

Plaintiff

VS.

SHU MIN CHEN
XING ZHANG CHEN
WANG LIN
Mortgagor(s) and
Record Owner(s)

45 Prínce George Street Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-296

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

Ruby Gyeningt, 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:

(a-X	Description of the Charles Office of the state of the Charles of t	0 0
(x)	Personal Service by the Sheriff's Office/competent adult.	Copy of return affached.

- ( ) 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(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(i)).
- ( ) 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.

- (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.

DATED: January 12, 2016

Respectfully submitted,

BY: Ruby Gyening Legal Assistant

KML Law Group, P.C.

Name and Address of Sender (ML_LAW GROUP, P.C.	ype of mail or service; Certified		Affix Stamp Here (If issued as a	Here	·			
IUIIE 5000 01 MARKET STREET HILADELPHIA, PA 9106-1532	Confirmation		ce undate of maning, or for additional copies of this bill) Postmark and Date of Receipt	alicopies d disipi				
Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Litandjir Charga		; ; ;		
	CHEN, SHU MIN 45 Prince George Street Bloomsburg, PA 17815	TENANT	TENANTS/OCCUPANTS	NTS				
2.	CHEN, XING ZHANG	45 Prince Bloomsto	45 Prince George Street Bloomstarg, PA 17815	ireet ⊁15				
	8loomsburg, PA 17815	CHEN, SHU MIN	HU MIN	5				•••
	LIN, WANG	~	NY 11220		* 'WWW			_
·	45 Prince George Street Bloomsburg, PA 17815	CHEN, SHU MIN	NIM OF					
	DOMESTIC RELATIONS OF COLUMBIA	Zzeo Lebanon Pike Nashville, TN 37214	ZZBo Lebanon Pike Nashville, TN 37214				·-··	
4.	PO Box 380 Bloomshirr DA 17815	CHEN, XI	CHEN, XING ZHANG	CHEN, XING ZHANG		<u> </u>		1
	PA DEPARTMENT OF PUBLIC WELFARE.	Naples, FL 34110		alle, Apt.40				
5.	Health and Welfare Bidg Room 432	548 46th St	Street, Apt. 2R	i i i:				
	Harrisburg, PA 17105-2675	DICORIGN, IN	BIGORIYII, INT 1122U	······································				
9.		2286 Lebanon Pike Nashville, TN 3721	2286 Lebanon Pike Nashville, TN 37214					
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. co	The Proposition of the Control of th			A Company of the Comp	100	. ,		
Total Number of Pieces   Total Number of Pieces Listed by Sender   Received at Post Office	Postmaster, Per (Name of receiving employee)			See Privacy Ac	See Privacy Act Statement on Reverse	Reverse		
3 Form 3877, Eebruary 2002 (Page 1 of 2)	Complete by Typewriter, Ink, or Ball Point Pen	l Point Pen	-		1 Mr. M. A. 1. 1.		0000A7.	

112161FC County Sale Date: 12/16/2015

SHU MIN CHEN, XING ZHANG CHEN & WANG LIN

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP 7105 Corporate Drive PTX B-209 Plano, TX 75024

VS.

IN THE COURT OF COMMON PLEAS

OF Columbia COUNTY

2013-CV-296

İ

SHU MIN CHEN, XING ZHANG CHEN and WANG LIN 45 Prince George Street Bloomsburg, PA 17815 2013 AUG -2 A IC CLERK OF COURTS OFFI COUNTY OF COUNTS OFFI

**ORDER** 

AND NOW, this 15th day of August, 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 Defendants, Shu Min Chen and Wang Lin 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 Defendants, Shu Min Chen and Wang Lin by (i) posting a copy of same upon the subject property, located at 45 Prince George Street, Bloomsburg, PA, 17815 (the "Property"), and (ii) sending a copy of same by certified and regular mail to the Property and to 548 46th Street, Apt 2R, Brooklyn, NY 11220 and 2286 Lebanon Pike, Nashville, TN 37214; and, it is further

ORDERED and DECREED that all other legal papers shall be served upon Defendants, Shu Min Chen and Wang Lin by sending a copy of same by regular mail to the Property and to 548 46th Street, Apt 2R, Brooklyn, NY 11220 and 2286 Lebanon Pike, Nashville, TN 37214. Service is complete upon mailing.

BY THE COURT:

15 Thomas Affamen Ja

Distribution list:

Michael T. McKeever, Esquire, Suite  $5000-\mathrm{BNY}$  Independence Center, 701 Market Street, Philadelphia, PA 19106-1532

SHU MIN CHEN, 45 Prince George Street Bloomsburg, PA 17815 WANG LIN, 45 Prince George Street Bloomsburg, PA 17815



## USPS Manifest Mailing System

Page 1

Mailer's Name & Address KML Law Group 701 Market Street		Permit Number 123		· · · · · · · · · · · · · · · · · · ·	MAG Ver. Numb ConnectShip Pr		
Suite 5000 Philadelphia, PA 19106		Sequence Number 3798-1			Class of Mail Mixed		
Article #/ Piece ID	Addressee Name Delivery Address	ЕŚ: Туре	Postage	ES Fee:	Insurance Amount	Due/ Sander	Yotal Charge
9171999991703591337011 9171999991703591337011	BARNES, BECKY 428 Burton Avenue £ 1 Washington, PA 15301	<b>世</b> 末R で	0.925	1.40 3.45	·		5 78
9171999991703591337028 9171999991703591337028	BARNES, BECKY 215 Brand Avenue Imperiol, PA 15126	ERR C	0.925	1.46 3.45			5.78
9171999991703591337035 9171999991703591337035	SLYSTONE, KAREN 356 Main Street Imperal, PA 15126	ERR C	0. <b>92</b> S	1.40 3.45		xs of	5.78
9171969981703591337042 9171899991703691337042	BLYSTONE, ROBERT 355 Main Street Imperial, PA 1512B	Eita C	0.925	1.40 3.45			5.78
171999991703591337059 171999991703591337059	BLYSTONE, ROBERT 364 Main Street Imperial, PA 75125	ERR C	0.925	1.40 3.45			5.78
171999991703591337066 171999991703591337066	MALACHOWSKI, KAREN 84 WINTER ST MOUNT BETHILL, PA 18343	ERR C	0.925	1 40 3.45	:		5.78
171999991703591337073 171999991703591,337073	FASSL, CYNTHIA L. 120 Raça Street Apt 1 Cotassauqua, PA 18032	ERR. C	0.926	1.40 3.45			5,76
171999991703591337080 171999991703691337080	LIN, WANG 2286 i ebanon Pika Nashville, TN 372\$4	ERR C	0.925	1.40 3.45		•	5.78
71999391703591337097 71959691703591337097	CHEN, XING ZHANG 5435 Worthington Lare, Apt 201 Napies, FL 34110	ERR C	9.925	1.40 3.45			5.78
nge Totals Imulative Totals	9 9		8:32 8:32	43.65 43.65		· · · · · · · · · · · · · · · · · · ·	51.97 51.97

USPS Manifest Mailing System

Page 2

Maileds Name & Address KML Law Group 701 Market Street	12				MAC Ver. Numb ConnectShip Pr	er ogistics 6,5	
Suite 5000 Philadelphia, PA 19105		Sequence Number 3798-1			Class of Mail Mixed		
Article #/ Piece iD	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9171999991703591337103 9171999991703591337103	CHEN: SHU MIN 548 46th Street Apt. 2R Bracklyn, NY 1122)	ERR C	0.925	1.40 3.45		v	5.78
0171899991703591337110 0171999991703591337118	LIN, WANG 45 Prince George Street Bloomsburg, PA 17815	ERR C	0.925	1.40 3.45			\$.78
9171999991703591337127 9171999991703581337127	CHEN, XING ZHANG 45 Prince George Street Bioomsburg, PA 17815	ERR C	0.925	1.40 3.45			<b>5</b> .78
:171999991703591337134 :171999991703591337134	CHEN, SHU MIN 45 Prince George Street Bloomsburg, PA 17815	ERR C	0.925	1.40 3,45			5 78
171999901703591337141 171999991703591337141	LIN, WANG 548 46th Street, Apt. 2R Brooklyn, NY 11226	ERR C	0.925	1.40 3.45			5.76
17199999:703591337158 171999991703591337158	CHEN, SHU MIN 2796 Lebanon Pike Mashville, YN 37714	ERR C	0.925	1.40 3.45			5.78
171999991703591337165 171999991703591337165	AHNER, ENON R. 430 Glasgow Street Pottstown, PA 19464	<b>ен</b> ң ≎	6,995	1.40 3.45			5.78
(71999991703591337172 (71999991703591337172	AHNER, RUTH ANNE 430 Glasgow Street Pottstown, PA 15464	ERR C	0,925	<b>1,40</b> 3.46			5.78
71999991703591337189 71999991703591337189	ZIEJEWSKI, WACTER AKU WALTER J. ZEJE 131 West Northwestern Avenue Philadeiphie, PA 19118	EWS18 ERR C	0,925	1.40 3.45			5.78
ige Totals Imulative Totals	9 18		8.32 16.65	43 65 87.30		· · · · · · · · · · · · · · · · · · ·	51,97 103,95

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

GREEN TREE SERVICING, LLC; et seq. CASE and/or DOCKET No.: 2013-CV-296 Plaintiff (Petitioner) Sheriff's Sale Date: 12/16/2015 V. SHU MIN CHEN, ET AL. Defendant (Respondent) AFFIDAVIT OF SERVICE Mother: Notice of Sale Complaint Manner of Service: By handing a copy to: [3] An officer, partner, trustee, or registered agent of the Defendant organization who is not a plaintiff in the action\* The manager, clerk, or other person for the time being in charge of a regular place of business or activity of the Defendant organization who is not a plaintiff in the action \* 177 An agent authorized by the Defendant organization in writing to receive service of process for it who is not a plaintiff in the action \* By handing a copy to the Defendant(s) By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found \* By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides \* By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof \* By posting a copy of the original process on the most public part of the property pursuant to an order of court \* Name: Amy Smith Relationship/TitlePosition: Co-resident Remarks: Description: Approximate Age 24 Height 5% Weight 135 Race Asia Sex F Hair Black Defendant was not served because: Moved Utrknown INo Answer IV Vacant Other; e was attempted on the following dates/times:

11/21 @ 8'05 Am 2) 11/24 @ 12:30 pm Service was attempted on the following dates/times: Commonwealth/State of Florida County of Collier Before me, the undersigned notary public, this day, personally, appeared Dan McKeon 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, (Signature of Affiant) Subscribed and swom to before me this day of for some 20 File Number:112161FC Case ID #:4450420 Notary Public

> ROBIN L. LAURENTI MY COMMISSION #FF029753 EXPIRES June 20, 2017

!!la:!daNotaryService.com

(407) 398-0153



# IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

GREEN TREE SERVICING, LLC; et seq.	CASE and/or DOCKET No.: 2013-CV-296
Plainfiff (Petitioner)	
	Sheriff's Sale Date: 12/16/2015
v.	
••	
SHUMIN CHEN, ET AL,	
Defendant (Respondent)	
AFFIDAVIT	OFSERVICE
「Complaint 「Summons	
I, RICHARD HIMMELBERGER, certify that I am eighteen years of age or older an served WANG LIN the above process on the 11 day of November, 2015, at 11:23 o'd Compronwealth of Pennsylvania:	d that I am not a party to the action nor an employee nor relative of a party, and that I slock, A.M., at 45 Prince George Street Bloomsburg, PA 17815, County of Columbia,
Manner of Service:	
<b>W</b> : By posting a copy of the original process on the most public part of the pro-	operty pursuant to an order of court
Service was attempted on the following dates/times:	
i)	
Commonwealth/State of Pa )	
) \$5:	
County of	
Before me, the undersigned notary public, this day, personally, appeared	
I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service an	e true and entreet.
(Signature of Affiant)	Subscribed and swom to before me this 12 day of 20/13
File Number: 112161FC	
Case ID #:4445790	Notary Public
	Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Eric M. Afflerbech, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017



# IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

GREEN TREE SERVICING, LLC; et seq.	CASE and/or DOCKET No.: 2013-CV-296
Plaintitf (Petitioner)	
	Sheriff's Sale Date: 12/16/2015
v.	
	į
SHU MIN CHEN, ET AL,	
Defendant (Respondent)	
AFFIDAYI	: FF OF SERVICE
<del></del>	
Complaint Summons Vother: NOTICE OF SALE	
I, RICHARD HIMMELBERGER, certify that I am eighteen years of age or older a served SHU MIN CHEN the above process on the 11 day of November, 2015, at 4 Columbia, Commonwealth of Pennsylvania:	and that I am not a parry to the action nor an employee nor relative of a party, and that I i:23 o'clock, A.M., at 45 Prince George Street Bloomsburg, PA 17815, County of
Manner of Service:	
For the posting a copy of the original process on the most public part of the posting a copy of the original process on the most public part of the posting a copy of the original process on the most public part of the posting a copy of the original process on the most public part of the posting a copy of the original process on the most public part of the posting a copy of the original process on the most public part of the posting a copy of the original process on the most public part of the posting a copy of the original process on the most public part of the posting a copy of the original process on the most public part of the posting a copy of the original process.	properly pursuant to an order of court
1)	3)
Commonwealth/State of <u>P=</u>	
) SS: County of	
County of	
Before me, the undersigned notary public, this day, personally, appearedaccording to law, deposes the following:	As chard Hirmons 16 cong on to me known, who being duly sworn
l hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service a	are true and correct.
(Signature of Affiant)	Subscribed and swort to before me this 12 day of N20 20
File Number:112161FC	
Case TD #:4445790	
	Notary Public

COMMONWEALTH OF PENNSYLVANIA

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

#### KML LAW GROUP, P.C.

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

GREEN TREE SERVICING, LLC 7360 S. Kyrene Road Tempe, AZ 85283

Plaintiff

VS.

SHU MIN CHEN XING ZHANG CHEN WANG LIN Mortgagor(s) and Record Owner(s)

45 Prince George Street Bioomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term No. 2013-CV-296

## AFFIDAVIT PURSUANT TO RULE 3129

GREEN TREE SERVICING, 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:

> 45 Prince George Street Bloomsburg, PA 17815

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

SHU MIN CHEN 45 Prince George Street Bloomsburg, PA 17815

XING ZHANG CHEN 5620 Strand Blvd. Ste 1 Naples, FL 34110

WANG LIN 45 Prince George Street Bloomsburg, PA 17815

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

SITU MIN CHEN 45 Prince George Street Bloomsburg, PA 17815

XING ZHANG CHEN 5620 Strand Blvd. Ste 1 Naples, FL 34110

WANG LIN 45 Prince George Street Bloomsburg, PA 17815

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

- 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 45 Prince George Street Bloomsburg, PA 17815

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: January 12, 2016

KML Law Group, P.C. BY: Ruby Gyening Legal Assistant

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 November 25 and December 2, 9, 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 c

nor Press Enterprise is interested all of the allegations in the foreg true.	d in the subject matter of said notice and advertisement and that soing statement as to time, place, and character of publication are
	BA
Sworn and subscribed to bet	fore me this 9th day of December 20.15  Karem M. Beach  (Notary Public)
	The A. C. C. C. C. Astronometric and Ching Pobace Both Formation of Comments The Comment of Comments of Comments Market Market Williams (See American See 1972)
And now, publication charges amounting to see for this affidavit have been pa	, 20, I hereby certify that the advertising and \$for publishing the foregoing notice, and the aid in full.

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

REAL ESTATE TAX CERTIFICATION

Date: 12/09/2015 Fee: \$5.00 Cert. NO: 23026

LIN WANG XING ZHANG & SHU MIN CHEN 548 46TH ST APT 2R BROOKLYN NY 11220

District: HEMLOCK TWP Deed: 20060 -9832 Location: 45 PRINCE GEORGE ST Parcel Id:18 -02C-037-00,000

Assessment: 63,653 Balances as of 12/09/2015

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

BY: SHEREFF	Per:

- \*CERTIFICATION DOES NOT INCLUDE ANY 2015 REAL ESTATE TAX AMOUNTS.
- \*PLEASE OBTAIN CERTIFICATION FOR 2015 REAL ESTATE TAXES FROM THE TAXING **AUTHORITIES.**
- \*IF A CERTIFICATION OF 2015 TAX BILLS FROM THE TAX COLLECTOR REFLECTS NON-PAYMENT, PLEASE OBTAIN A LIEN CERTIFICATION FROM OUR OFFICE IN FEBRUARY 2016 TO OBTAIN PROPER PAYOFF AMOUNTS.

# 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

December 4, 2015

Columbia

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

**BOOK WRIT** 

RE:

GREEN TREE SERVICING, LLC

٧s

SHU MIN CHEN, XING ZHANG CHEN and WANG LIN

Term No. 2013-CV-296

Property address:

45 Prince George Street Bloomsburg, PA 17815

Sheriff's Sale Date: December 16, 2015

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for December 16, 2015 to January 27, 2016.

Thank you for your cooperation.

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

Michael T. Mekeever, Esq. By: Joseph A. Shepherd

cc:

SHU MIN CHEN 45 Prince George Street Bloomsburg, PA 17815

XING ZHANG CHEN 5620 Strand Blvd. Ste 1 Naples, FL 34110

WANG LIN 45 Prince George Street Bloomsburg, PA 17815 KML LAW GROUP, P.C. Suite 5000 – BNY Mellon Independence Center 701 Market Street Philadelphia, PA 19106 215-825-6320 Attorney for Plaintiff

GREEN TREE SERVICING, LLC 7360 S. Kyrene Road Tempe, AZ 85283

Plaintiff

IN THE COURT OF COMMON PLEAS

of Columbia County

vs.

CIVIL ACTION - LAW

SHU MIN CHEN
XING ZHANG CHEN
WANG LIN
Mortgagor(s) and Record Owner(s)
45 Prince George Street
Bloomsburg, PA 17815

Defendant(s)

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-296

Book: Writ:

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

The Sheriff's Sale scheduled for December 16, 2015 at 9:00 AM in the above matter has been continued until January 27,2016 at 9:00 AM

Date: 12 4 15 By: \_

W GP OT D D C

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

Cristina Lynn Connor Pa, ID 318389

Victoria W. Chen Pa. ID 317741 Crystal Español Pa. ID 315477

Matthew K. Fissel Pa. ID 314567

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

GREEN TREE SERVICING, LLC

7360 S. Kyrene Road Tempe, AZ 85283

Plaintiff

VS.

SHU MIN CHEN XING ZHANG CHEN WANG LIN Mortgagor(s) and Record Owner(s) 45 Prince George Street Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term No. 2013-CV-296

> Book: Writ:

#### **CERTIFICATE OF FILING**

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

SHU MIN CHEN

45 Prince George Street Bloomsburg, PA 17815

XING ZHANG CHEN 5620 Strand Blvd. Ste 1 Naples, FL 34110

WANG LIN

45 Prince George Street

Bloomsburg, PA 17815 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: /3/11/15 By:

KML LAW OROUP, P.C.

701 Market Street, Suite 5000 Philadelphia, PA 19106

Joseph A. Shepherd

Direct: 215-825-6367

Email: jshepherd@kmllawgroup.com

Print Your Documents Page 1 of 1

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380

Bloomsburg

PA 17815



SHU MIN CHEN 548 46TH STREET APT# 2R

BROOKLYN NY 11220

KML Law Group, P.C.

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

GREEN TREE SERVICING, LLC

7360 S. Kyrene Road Tempe, AZ 85283

IN THE COURT OF COMMON PLEAS

of Columbia County

Plaintiff

CIVIL ACTION - LAW

SHU MIN CHEN
XING ZHANG CHEN
WANG LIN

VS.

Mortgagor(s) and Record Owner(s)

45 Prince George Street Bloomsburg, PA 17815 ACTION OF MORTGAGE FORECLOSURE

Docket No. 2013-CV-296

2015-ED-137

Defendant(s)

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: LIN, WANG

WANG LIN

2286 Lebanon Pike

Nashville, TN 37214

Your house at 45 Prince George Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on 10-2015, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$317,711.05 obtained by GREEN TREE SERVICING, 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 GREEN TREE SERVICING, 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 1-866-413-2311or email <a href="mailto:homeretention@kmllawgroup.com">homeretention@kmllawgroup.com</a> (KML File Number 112161FC). Para informacion en espanol puede communicarse con Loretta al 215-825-6344.

- 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).

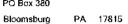
# YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

- 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

Columbia County Columbia County Sheriff 35 West Main Street PO Box 380





XING ZHANG CHEN 5435 WORTHINGTON LANE APT#201 NAPLES FL 34110

#### KML Law Group, P.C.

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

GREEN TREE SERVICING, LLC

7360 S. Kyrene Road Tempe, AZ 85283

IN THE COURT OF COMMON PLEAS

of Columbia County

Plaintiff

CIVIL ACTION - LAW vs.

SHU MIN CHEN XING ZHANG CHEN WANG LIN Mortgagor(s) and Record Owner(s)

ACTION OF MORTGAGE **FORECLOSURE** 

45 Prince George Street Bloomsburg, PA 17815

Docket No. 2013-CV-296

2015. ED-137

Defendant(s)

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TO: LIN, WANG

#### **WANG LIN**

2286 Lebanon Pike Nashville, TN 37214

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168 E. 5th Street
Bloomsburg, PA 17815
1717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BANK OF AMERICA N.A. vs. SHU MIN CHEN (et al.)

November 13, 2015

Case Number 2013CV296

#### SHERIFF'S RETURN OF SERVICE

11/12/2015 09:26 AM - DEPUTY MICHAEL TKACH, 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 45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815.

MICHAEL TKACH, DEPUTY

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

**NOTARY** 

Affirmed and subscribed to before me this

13TH

day of

NOVEMBER

2015

STREET BUILDEL BUILD BA 10 06

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

VS.	AMERICA N.A.				Number 3CV296
— .	SERVICE CO	WED SU			
Service De		VER SHI			
	Real Estate Sale - Posting - Sale Bill	· · · · · · · · · · · · · · · · · · ·	2002.842 (200.000.000.000.000.000.000	Zone:	Control Machine Control Contro
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 12/16/2015 AT 9:00 AM SHERIFF'S SALE BILL				*
Serve To:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally · Adul	t In Charge	Posted Other
Primary Address:	45 PRINCE GEORGE STREET BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:	·		· ·
Alternate Address:		Date:	11/12/15	Time:	9:26
Phone:		Deputy:	6	Mileage:	
Attorney /	Originator:				
Name:	KML LAW GROUP, P.C.	Phone:			
Service At	lempts:				
Date:					7
Time:					
Mileage:					
Deputy:					
Service At	tempt Notes:	**************************************			
1.					
2.					
3.					
4.					
5.					
6.					

(POSTING

2013CV296

45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

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

GREEN TREE SERVICING, LLC

7360 S. Kyrene Road Tempe, AZ 85283

Plaintiff

of Columbia County

IN THE COURT OF COMMON PLEAS

VS.

SHU MIN CHEN XING ZHANG CHEN WANG LIN (Mortgagor(s) and Record Owner(s)) 45 Prince George Street Bloomsburg, PA 17815

ACTION OF MORTGAGE FORECLOSURE

CIVIL ACTION - LAW

Defendant(s)

No. 2013-CV-296

2015-ED-137

#### AFFIDAVIT PURSUANT TO RULE 3129

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

45 Prince George Street Bloomsburg, PA 17815 1.Name and address of Owner(s) or Reputed Owner(s):

> SHU MIN CHEN 45 Prince George Street Bloomsburg, PA 17815

SHU MIN CHEN 548 46th Street, Apt. 2R Brooklyn, NY 11220

SHU MIN CHEN 2286 Lebanon Pike Nashville, TN 37214

XING ZHANG CHEN 5435 Worthington Lane, Apt. 201 Naples, FL 34110

WANG LIN 45 Prince George Street Bloomsburg, PA 17815

WANG LIN 548 46th Street, Apt. 2R Brooklyn, NY 11220

WANG LIN 2286 Lebanon Pike Nashville, TN 37214 2. Name and address of Defendant(s) in the judgment:

SHU MIN CHEN 45 Prince George Street Bloomsburg, PA 17815

SHU MIN CHEN 548 46th Street, Apt. 2R Brooklyn, NY 11220

SHU MIN CHEN 2286 Lebanon Pike Nashville, TN 37214

XING ZHANG CHEN 5435 Worthington Lane, Apt.201 Naples, FL 34110

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WANG LIN 548 46th Street, Apt. 2R Brooklyn, NY 11220

WANG LIN 2286 Lebanon Pike Nashville, TN 37214

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

- 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 45 Prince George Street Bloomsburg, PA 17815

alsification to authorities.	I verify that the statements made in this	affidavit are true and correct to the best of my information and belief	fт
By:  KMI 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  Salvatore Filippello Pa. ID 313897  Alyk L. Oflazian Pa. ID 312912  Jennifer Lynn Frechie Pa. ID 316160	understand that false statements herein are made	subject to the penalties of 18 Pa. C.S. Section 4904 relating to page	. I
David Fein Pa. ID 82628Thomas Puleo Pa. ID 27615Joshua I. Goldman Pa. 205047Jill P. Jenkins Pa. ID 306588Andrew F. Gornall Pa. ID 92382Salvatore Filippello Pa. ID 313897Alyk L. Oflazian Pa. ID 312912Jennifer Lynn Frechie Pa. ID 316160	understand that false statements herein are made falsification to authorities.  DATED:	By:  KMLLAW GROUP, P.C.  Michael McKeever Pa. ID 56129  Jay E. Kivitz Pa. ID 26769	:, I
Thomas Puleo Pa. ID 27615Joshua I. Goldman Pa. 205047Jill P. Jenkins Pa. ID 306588Andrew F. Gornall Pa. ID 92382Salvatore Filippello Pa. ID 313897Alyk L. Oflazian Pa. ID 312912Jennifer Lynn Frechie Pa. ID 316160			
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Alyk L. Oflazian Pa. ID 312912 lennifer Lynn Frechie Pa. ID 316160			
Jennifer Lynn Frechie Pa. ID 316160			

#### KML Law Group, P.C.

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

GREEN TREE SERVICING, LLC

7360 S. Kyrene Road Tempe, AZ 85283 Plaintiff

VS.

SHU MIN CHEN
XING ZHANG CHEN
WANG LJN
Mortgagor(s) and Record Owner(s)

45 Prince George Street Bloomsburg, PA 17815 IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Defendant(s)

Docket No. 2013-CV-296

2015-ED-137

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: CH

CHEN, XING ZHANG

#### **XING ZHANG CHEN**

5435 Worthington Lane, Apt.201 Naples, FL 34110

Your house at 45 Prince George Street, Bloomsburg, PA 17815 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 \$317,711.05 obtained by GREEN TREE SERVICING, 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 GREEN TREE SERVICING, 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 or email <a href="mailto:homerctention@kmllawgroup.com">homerctention@kmllawgroup.com</a> (KML File Number 112161FC). Para informacion en espanol puede communicarse con Loretta al 215-825-6344.
- 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.
- 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

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



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

GREEN TREE SERVICING, LLC 7360 S. Kyrene Road

Tempe, AZ 85283 Plaintiff

VS.

IN THE COURT OF COMMON PLEAS

of Columbia County

SHU MIN CHEN XING ZHANG CHEN WANG LIN

Mortgagor(s) and Record Owner(s)

ACTION OF MORTGAGE FORECLOSURE

CIVIL ACTION - LAW

45 Prince George Street Bloomsburg, PA 17815

Defendant(s)

Docket No. 2013-CV-296

2015-FD-137

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:

CHEN, SHU MIN

#### SHU MIN CHEN

45 Prince George Street Bloomsburg, PA 17815

Your house at 45 Prince George Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on <u>December 16<sup>th</sup> 2015</u>, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$317,711.05 obtained by GREEN TREE SERVICING, 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 GREEN TREE SERVICING, 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 or email <a href="mailto:homeretention@kmllawgroup.com">homeretention@kmllawgroup.com</a> (KML File Number 112161FC). Para informacion en espanol puede communicarse con Loretta al 215-825-6344.
- 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.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	AMERICA N.A. U MIN (et al.)					e Number 13CV296	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AMERICA N.A. U MIN (et al.)				Number BCV296
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45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AMERICA N.A. HU MIN (et al.)		Case Number 2013CV296
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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CHEN, SHU MIN

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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013CV296

45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	AMERICA N.A.					e Number 3CV296
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	AMERICA N.A. IU MIN (et al.)				e Number 13CV296	
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82 Buckhorn Road, Bloomsburg, PA 17815. 570-784-2696 FAX - 570-784-1425

## Hemlock Municipal Sewer Cooperative



To:	Timothy Chamberlain	From:	Garey Bittenbender	
Fax:		Pages	1	
Phone:		Date:	October 10, 2015	
Re:		CC:		
□ Urger	nt 🗆 For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
• <b>Comn</b> PA 1781:	nents: RE: Foreclosure	2013-CV-296, Chen, Cher	1, Lin 45 Prince Ge	orge St. Bloomsburg,
The curr Balance the sale (	que will be \$922,00. Th	s account si \$840.00. A le amount of \$41.00 Per m	s of the Date of the onth will be added to	sale in 12/16/15 the the amount due past
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Please send me a text to let me know you have received this information.

Dang

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AMERICA N.A. U MIN (et al.)		Case Number 2013CV296
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Service De		, , , , , , , , , , , , , , , , , , ,	
Category:	Real Estate Sale - Sale Notice		Zone: [37]
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erve To:	A CONTRACTOR OF THE CONTRACTOR	Final Servi	/ice:
Name:	HEMLOCK MUNICIPAL SEWER COOPERAT	Served:	Personally · Adult In Charge · Posted · Otr
Primary Address:	82 BUCKHORN ROAD BLOOMSBURG, PA 17815	Adult in Charge:	Gary Bitterbender
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## PRESS ENTERPRISE

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3185 Lackawanna Ave Bloomsburg, PA 17815

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

Fax: (570) 784-6152 Proof of Ad 10/09/15

1053785

Description:

Chen & Lin Sheriff Sale

Columbia Cty

Run Dates:

11/25/15 to 12/09/15

Class: Agate Lines:

213

Blind Box:

**Publication** Press Enterprise

Account:

Name

Company:

Address:

Start

**BLOOMSBURG, PA 17815** 

PO BOX 380

Total Ad Cost

Amount Paid

Stop Inserts 11/25/15 12/09/15

\$0.00

\$1,167.09

TIM CHAMBERLAIN - COLUM COUNTY SHER-

Cost \$1.167.09

SHERIFFS SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2013CV296

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 Perinsvtvania on:

WEDNESDAY, DECEMBER 16, 2015 AT 9:00 O'CLOCK A.M.

All parties in interest and claimarits are further notified that a proposed schedule of distribution will be on file in the Sheriffs 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 ren (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that contain parcel, piece or plot of land structe, lying and being in the Township of Hemilook, County of Columbia and Commonwealth of Perinsylvania. *Indice Luty* 

described and bounded as follows: BEGINNING at an iron pin on the eastern edge of the right-at-way of Princa Georga Street said non-pin being the northwest corner of lands herein described and the southwest corner of Lot No. 33; thence along Lot No. 33, North fifty-five degrees zero minutes nine corner of Lot No. 35, menos along Lot No. 33, Norm thry-tive degrees zero minutes nine seconds Gas (N. 55 Degrees 00 Minusco 99 Soconds E) one hundred fifty (1800) feet to a ser ron pin, thence by lands of Windsor Heights Country Club. South chirty-four degrees fifty-nine minutes fifty-one seconds East (S. 34 Degrees 59 Minutes 51 Seconds E) one hundred (100.0) feet to a set iron pin; thence by Lot No. 35, South thirty-five degrees zero minutes nine seconds West (S. 35 Degrees 00 Minutes 09 Seconds W.) begies zero minutes in the seconds west (3. 35 begieses of minutes of 3 seconds one hundred tifty (15.0.0) feet to a set iron pin; thence by the eastern edge of the right of way of Prince George Street. North thirty-four dogues fifty-nine minutes fity-one socionds West (N. 34 Degrees 59 Minutes 51 Seconds E) one hundred (10.0.0) feet to a set iron pin; the place of beginning. Containing Fifteen Thousand (15.0.00) Square Feet of Jand, who place as beginning, containing miletin mousting (15,000) Square Feet of land, whereon is erected a dwelling. Being designated as Columbia County Parcol ID 18 02C03700000.

BEING Lot No. 34, as designed on the revised plan for Windsor Heights prepared by David Miller and Associates, Inc., as shown on subdivision map recorded on January 11 2000, and recorded in Map Book 7 at Page 1787 A-F. TAX PARCEL # 18/020/037

8EING KNOWN AS: 45 Prince George Street, Bloomsburg, PA.17815

PROPERTY ADDRESS: 45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-02C-037

Seized and taken into execution to be sold as the property of SHU MIN CHEN, WANG LIN, XING ZHANG CHEN in suit of BANK OF AMERICA N.A.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) per cent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cosh, certified check or cashiers check at time of sale. REMAINING BALANCE OF BID cash, certified check of cashiers check at time of see. Nei/AIN/ING BALANCE OF BID PRICE. Any remaining amount of the bkd prices to be paid within sight (8) days after the sale in cash, certified check or cash er's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TEMMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO NOT BID LINLESS 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 resail the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all surns 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 bioder is found liable for damages. If pro-ceeds are payable to the Paintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance writter; notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHAY TICKAMBERLAIN, Sherift COLUMBIA COUNTY, Pennsyvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV296

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, DECEMBER 16, 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 parcel, piece or plot of land situate, lying and being in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, more fully described and bounded as follows:

BEGINNING at an iron pin on the eastern edge of the right-of-way of Prince George Street, said iron pin being the northwest corner of lands herein described and the southwest cornmer of Lot No. 33; thence along Lot No. 33, North fifty-five degrees zero minutes nine seconds East (N. 55 Degrees 00 Minutes 09 Seconds E.) one hundred fifty (150.0) feet to a set iron pin; thence by lands of Windsor Heights Country Club, South thirty-four degrees fifty-nine minutes fifty-one seconds East (S. 34 Degrees 59 Minutes 51 Seconds E.) one hundred (100.0) feet to a set iron pin; thence by Lot No. 36, South thirty-five degrees zero minutes nine seconds West (S. 35 Degrees 00 Minutes 09 Seconds W.) one hundred fifty (150.0) feet to a set iron pin; thence by the eastern edge of the right-of-way of Prince George Street, North thirty-four degrees fifty-nine minutes fifty-one seconds West (N. 34 Degrees 59 Minutes 51 Seconds E.) one hundred (100.0) feet to a set iron pin, the place of beginning. Containing Fifteen Thousand (15,000) Square Feet of land, whereon is erected a dwelling. Being designated as Columbia County Parcel ID 18 02C03700000.

BEING Lot No. 34, as designed on the revised plan for Windsor Heights prepared by David Miller and Associates, Inc., as shown on subdivision map recorded on January 11, 2000, and recorded in Map Book 7 at Page 1787 A-F.

TAX PARCEL # 18-02C-037

BEING KNOWN AS: 45 Prince George Street, Bloomsburg, PA,17815

PROPERTY ADDRESS: 45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-02C-037

Seized and taken into execution to be sold as the property of SHU MIN CHEN, WANG LIN, XING ZHANG CHEN in suit of BANK OF AMERICA N.A..

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 failts 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 agiainst 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 conneciton 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

FILE COPY 664.54 70.02 115.53 525.14 1,375.23 INCL PENALTY Ito courthouse on: This tax returned January 1, 2016 June 30 If paid after BILL NO. 20006 and: 604.13 63.65 105.03 477.40 If paid on or before If paid on or before 1,250.21 TAX AMOUNT June 30 15,000 48,653 63,653 03/01/2015 592.05 62.38 102.93 467.85 LESS DISCOUNT 1,225.21 April 30 PARCEL: 18 -02C-037-00,000 45 PRINCE GEORGE ST 4 2 8 8 8 Land Buildings Total Assessment 7.5 9.491 MILES PAY THIS AMOUNT 2 % 10 % CNTY ASSESSMENT 3444 Acres 63,653 Discount Penalty FOR: COLUMBIA County The discount & penalty DESCRIPTION have been calculated fyou desire a receipt, send a self-addressed stamped envelope with your payment for your convenience GENERAL SINKING FIRE TWP RE THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED XING ZHANG & SHU MIN CHEN 548 46TH ST APT 2R HOURS MARCH & APRIL: TUE & THUR 1PM TO 6P County & Municipality BROOKLYN NY 11220 MAKE CHECKS PAYABLE TO: JUNE 23, 25, 30 : 1 PM TO 6 PM HEMLOCK TWP 116 Frosty Valley Road Bloomsburg PA 17815 LIN WANG Denise D Ottaviani OR BY APPOINTMENT PHONE:570-784-9310 Tax Notice 2015

TAKES ARE

2015 SCHOOL REAL ESTATE DATE 07/01/2015 BILL# 004826 TAXCOLLECTOR COPY DESCRIPTION.	EACE AMOUNT 10% PENALTY 2584.31 2842.74	2584.31 2842.74  (IFPAID ON IF PAID OR BEFORE AFTER
5 BILL# 004	2532.62	2532.621 FRAMON OR BEFORE 10
07/01/201	40,6000	
ESTATE DATE	63653	636531
2015 SCHOOL REAL DESCRIPTION	Real Estate Re	ASSESSED ALIUE
BLOOMSBURG SCHOOL DISTRICT HEMLOCK TWP	DENISE D OTTAVIANI 116 FROSTY VALLEY RD BLOOMSBURG, PA 17815	INSTALLMENT PLAN Face Penalty ASSESSES FIRST INSTALLMENT 861.44 861.44 SECOND 861.44 947.58 THIRD INSTALLMENT 961.43 947.57 TAXANTEM LIN WANG

NAME & ADDRESS CORRECTIONS REQUESTED.

DAYS AFTER BILLING

8540

PENALTY

SCHOOL

PROPERTY DESCRIPTION

PARCEL 18 02C03700000

XING ZHANG & SHU MIN CHEN

Σ 4 H 1

BROOKLYN NY 11220 548 46TH ST APT 2R

45 PRINCE GEORGE ST

20060-9832

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15000.00 TAXES SECOME

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

GREEN TREE SERVICING, LLC

7360 S. Kyrene Road Tempe, AZ 85283

Plaintiff

of Columbia County

IN THE COURT OF COMMON PLEAS

vs.

SHU MIN CHEN XING ZHANG CHEN WANG LIN (Mortgagor(s) and Record Owner(s)) 45 Prince George Street Bloomsburg, PA 17815

Defendant(s)

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-296

2015-ED-137

### **AFFIDAVIT PURSUANT TO RULE 3129**

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

45 Prince George Street Bloomsburg, PA 17815 1.Name and address of Owner(s) or Reputed Owner(s):

> SHU MIN CHEN 45 Prince George Street Bloomsburg, PA 17815

SHU MIN CHEN 548 46th Street, Apt. 2R Brooklyn, NY 11220

SHU MIN CHEN 2286 Lebanon Pike Nashville, TN 37214

XING ZHANG CHEN 5435 Worthington Lane, Apt.201 Naples, FL 34110

WANG LIN 45 Prince George Street Bloomsburg, PA 17815

WANG LIN 548 46th Street, Apt. 2R Brooklyn, NY 11220

WANG LIN 2286 Lebanon Pike Nashville, TN 37214 2. Name and address of Defendant(s) in the judgment:

SHU MIN CHEN 45 Prince George Street Bloomsburg, PA 17815

SHU MIN CHEN 548 46th Street, Apt. 2R Brooklyn, NY 11220

SHU MIN CHEN 2286 Lebanon Pike Nashville, TN 37214

XING ZHANG CHEN 5435 Worthington Lane, Apt.201 Naples, FL 34110

WANG LIN 45 Prince George Street Bloomsburg, PA 17815

WANG LIN 548 46th Street, Apt. 2R Brooklyn, NY 11220

WANG LIN 2286 Lebanon Pike Nashville, TN 37214

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

- 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 45 Prince George Street Bloomsburg, PA 17815

1
n

## REAL ESTATE OUTLINE

ED# 2015 56 137

DATE RECEIVED	10-31-15	
DOCKET AND INDEX _	3013 3 V 390	(:
CHECK FOR	PROPER INFO.	
WRIT OF EXECUTION	Х	- G
<b>COPY OF DESCRIPTION</b>	<u> </u>	11.5
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WAIVER OF WATCHMA	N ×	
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**IF ANY OF ABOVE IS	MISSING DO NOT PRO	
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SALE DATE	Dec 16"	TIME (10)
POSTING DATE		
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	2 <sup>ND</sup> WEEK	
	3 <sup>RD</sup> WEEK	
	- ''	



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

BANK OF AMERICA, N.A., SUCCESSOR BY	CASE and/or DOCKET No.: 2013-CV-296
MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING	Sheriff's Sale Date:
LP; ct seq.	
Plaintiff (Petitioner)	
	A Part of the second of the se
<b>v.</b>	A STATE OF THE STA
	Contrada Z e.
SHU MIN CHEN; et al.	
Defendant (Respondent)	
AFFIDAVI	T OF SERVICE
Complaint Summons Other:	TATE application nor relative
I, MICHAEL COFFEY, certify that I am eighteen years of age or of a party, and that I served XING ZHANG CHEN the above prot WORTHINGTON LANE, APT.201 NAPLES, FL 34110	older and that I am not a party to the action Rof an employee nor relative cess on the 5 day of June, 2013, at 6:55 o'clock, PM, at 5435
Manner of Service:	
By handing a copy to the Defendant(s)	
Description: Approximate Age 31-35 Height 5'7" Weight 150	Race ASIAN Sex MALE Hair BLACK
Military Status: No Yes Branch:	
Winday Status. C. 170	
Commonwealth/State of )	
County of Collier )	, A an
•	peared Michael Coffey to me
Before me, the undersigned notary public, this day, personally, ap known, who being duly sworn according to law, deposes the follo	wing:
I hereby swear or affirm that the factorsel forth in the foregoing A	ffidayn of Service are true and correct.
The working	Subscribed and sworn to before me this 2 day of 2013
(Signature of Affiliant)	destruce UTO
File Number:112161FC	Notary Public
	ANNE SA LEE
Hotary Public	: - State of Florist P
Commission	pires Oct 17, 2016 d m # EE 44648 d
7,000	

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	AMERICA N.A. CHEN (et al.)	Case Number 2013CV296
	SHERIFF'S RETURN OF SERVICE	
08/26/2013		2HO MIN CHEK
	X for	Note
09/10/2013	12:15 PM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING REQUESTED ORDER UPON THE WITHIN NAMED DEFENDANT, TO WIT: V TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 45 PI STREET, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY A	VANG LIN. PHRSHANT
	In Car	DJOSA, DEPUTY
	I CER HING	JJOSE DEPUTY
	SO ANSWER	RS,
September 11	, 2013 TIMOTHY T.	T. Charbelia CHAMBERLAIN, SHERIFF
		•

COMMONWEALTH OF PENNSYLVANIA

Notarial Seel

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

NOTARY

11TH dayo

day of SEPTEMBER

2013

Sarah Jon Klingama

### KML Law Group, P.C.

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

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP
7105 Corporate Drive
PTX B-209
Plane, TX 75024

VS.

SIIU MIN CHEN, XING ZHANG CHEN and WANG LIN Mortgagor(s) 45 Prince George Street Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

> Term No. 2013-CV-296

#### CERTIFICATE OF SERVICE

The undersigned, on behalf of Plaintiff, hereby certifies that on

8-28-13

he did serve upon Defendants SHU MIN CHEN and WANG LIN a true and correct copy of the above-captioned Complaint by certified and regular mail in accordance with the Court Order dated August 1<sup>st</sup> 2013. The undersigned understands that the statements herein and subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

By:

KML Law Group, P.C. Nick Barone, Legal Assistant NBarone@kmllawgroup.com 215-825-6365 (Direct Phone)

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J. Carlos

SHU MIN CHEN, XING ZHANG CHEN & WANG LIN

Sale Date:

112161FC Columbia County

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

GREEN TREE SERVICING, LLC

7360 S. Kyrene Road Tempe, AZ 85283

Plaintiff

vs.

SHU MIN CHEN
XING ZHANG CHEN
WANG LIN
Mortgagor(s) and Record Owner(s)

45 Prince George Street Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2013-CV-296

2015-ED-137

### 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

Andrew F. Gornall Pa. ID 92382

Salvatore Filippello Pa. ID 313897

Alyk L. Oflazian Pa. ID 312912

Jennifer Lynn Frechie Pa. ID 316160

Attorneys for Plaintiff

**ALL** that certain parcel, piece or plot of land situate, lying and being in the **Township of Hemlock**, County of Columbia and Commonwealth of Pennsylvania, more fully described and bounded as follows:

BEGINNING at an iron pin on the eastern edge of the right-of-way of Prince George Street, said iron pin being the northwest corner of lands herein described and the southwest corner of Lot No. 33; thence along Lot No. 33, North fifty-five degrees zero minutes nine seconds East (N. 55 Degrees 00 Minutes 09 Seconds E.) one hundred fifty (150.0) feet to a set iron pin; thence by lands of Windsor Heights Country Club, South thirty-four degrees fifty-nine minutes fifty-one seconds East (S. 34 Degrees 59 Minutes 51 Seconds E.) one hundred (100.0) feet to a set iron pin; thence by Lot No. 35, South thirty-five degrees zero minutes nine seconds West (S. 35 Degrees 00 Minutes 09 Seconds W.) one hundred fifty (150.0) feet to a set iron pin; thence by the eastern edge of the right-of-way of Prince George Street, North thirty-four degrees fifty-nine minutes fifty-one seconds West (N. 34 Degrees 59 Minutes 51 Seconds E.) one hundred (100.0) feet to a set iron pin, the place of beginning. Containing Fifteen Thousand (15,000) Square Feet of land, whereon is erected a dwelling. Being designated as Columbia County Parcel ID 18 02C03700000.

**BEING** Lot No. 34, as designed on the revised plan for Windsor Heights prepared by David Miller and Associates, Inc., as shown on subdivision map recorded on January 11, 2000, and recorded in Map Book 7 at Page 1787 A-F.

TAX PARCEL # 18-02C-037

BEING KNOWN AS: 45 Prince George Street, Bloomsburg, PA,17815

**ALL** that certain parcel, piece or plot of land situate, lying and being in the **Township of Hemlock**, County of Columbia and Commonwealth of Pennsylvania, more fully described and bounded as follows:

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**BEING** Lot No. 34, as designed on the revised plan for Windsor Heights prepared by David Miller and Associates, Inc., as shown on subdivision map recorded on January 11, 2000, and recorded in Map Book 7 at Page 1787 A-F.

TAX PARCEL # 18-02C-037

BEING KNOWN AS: 45 Prince George Street, Bloomsburg, PA,17815

### 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

October 7, 2015 Docket #2013-CV-296
2015-ED-137

### ATTENTION: COLUMBIA COUNTY SHERIFF

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

SHU MIN CHEN, XING ZHANG CHEN and WANG LIN 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

SHERIFF SERV	VICE INSTRUCTIONS		
PLAINTIFF/S/ GREEN TREE SE	RVICING, LLC	COURT NUMBE 2013-CV-296	
DEFENDANT/S/ SHU MIN CHEN, )	KING ZHANG CHEN and WANG LIN	TYPE OF WRITE	
SERVE	NAME OF INDIVIDUAL, COMPANY, C SHU MIN CHEN,XING ZHANG	ORPORATION, ETC., TO SERVICE CHEN & WANG LIN	
AT	ADDRESS (Street or Road, Apartment 45 Prince George Street, Bloom	No., City, Boro, Twp., State and ZIP Code) nsburg, PA 17815	
SPECIAL INSTRUCTION	ONS OR OTHER INFORMATION THAT WILL A	ASSIST IN EXPEDITING SERVICE:	
PLEASE POS	ST HANDBILL		
SIGNATURE OF ATTO KML Law (	RNEY Group, P.C.	TELEPHONE NUMBER (215) 825-6345	DATE October 7, 2015
ADDRESS OF ATTORN	NEY	<del></del>	
Suite 5000 701 Marke	Group, P.C.  - Mellon Independence Center t Street		

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548 46TH STREET Tracking #: 71901140006000065228
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5435 WORTHINGTON LANE

FL 34110

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10/9/2015

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2286 LEBANON PIKE

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NASHVILLE TN 37214 Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



SHU CHEN 2286 LEBANON PIKE

NASHVILLE TN 37214

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TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259

Tracking #:

71901140006000065181

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PHILADELPHIA PA 19106

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TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000065174

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Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET 5TH FLOOR Tracking #: 71901140006000065167

ROBERT N.C. NIX FEDERAL BUILDING Doc Ref #: 2015ED137
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OFFICE OF F.A,I,R. DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016 Tracking #: 71901140006000065150

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HARRISBURG PA 17105

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000065143

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HARRISBURG PA 17128

DIALIT

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

FERSTRUST 800.220.BANK / firstrust.com

3-7380/2360

10/07/2015

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

6. MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE

мемо 112161/ Chen

#B19711# #236073801# 80 000B2795#