

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

TOTAL DUE IN 8 DAYS \$ 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.

Defendant  
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

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

**Total Sheriff Costs** **\$2,034.59**

## Municipal Costs

Sewer	\$1,004.00
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**Total Municipal Costs** **\$1,004.00**

## Distribution Costs

Recording Fees	\$67.00
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**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.

829466

**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

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

*[Signature]*  
AUTHORIZED SIGNATURE

MEMO 112161/Chen

⑈829466⑈ ⑆236073801⑆ 80 00082795⑈

Security features. Details on back.

# SHERIFF'S SALE COST SHEET

VS. Chen  
 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>84.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>20.00</u>
TOTAL ***** \$ <u>473.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1167.09</u>
SOLICITOR'S SERVICES	<del>\$75.00</del> <u>100.00</u>
TOTAL ***** \$ <u>1417.09</u>	

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

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

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>1004.00</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>1004.00</u>	

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

TOTAL COSTS (OPENING BID)

\$ 3105.59

1350

**KML LAW GROUP, P.C.**  
Suite 5000 BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.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 CUEN, 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@kmlawgroup.com](mailto:hmartinez@kmlawgroup.com)

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

**Enclosed: (if applicable)**

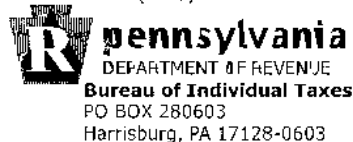
Sheriff's Costs Sheet showing Balance Due of \$ \_\_\_\_\_

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

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

Loan Type CONVENTIONAL

KML # 112161FC



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

**RECORDER'S USE ONLY**

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

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

**B. TRANSFER DATA**

Date of Acceptance of Document 1/29/2016			
<b>Grantor(s)/Lessor(s)</b> SHERIFF OF COLUMBIA COUNTY		<b>Grantee(s)/Lessee(s)</b> FANNIE MAE	
Telephone Number: 570-389-5622		Telephone Number: 215-627-1322	
<b>Mailing Address</b> Sheriff's Office, PO Box 380		<b>Mailing Address</b> 14221 Dallas Parkway Suite 1000,	
<b>City</b> Bloomsburg	<b>State</b> PA	<b>City</b> Dallas	<b>State</b> TX
<b>ZIP Code</b> 17815		<b>ZIP Code</b> 75254	

**C. REAL ESTATE LOCATION**

<b>Street Address</b> 45 Prince George Street		<b>City, Township, Borough</b> Bloomsburg -
<b>County</b> Columbia	<b>School District</b>	<b>Tax Parcel Number</b> 18-02C-037

**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration =\$3,167.70	2. Other Consideration +0	3. Total Consideration =\$3,167.70
4. County Assessed Value \$63,653.00	5. Common Level Ratio Factor X 3.60	6. Computed Value = \$229,150.80

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

1a. Amount of Exemption Claimed \$229,150.80	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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**2. Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) FANNIE MAE IS AN EXEMPT CORPORATION.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Hectiana Marting</i>	Date 1/29/2016
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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  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)

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

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

**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:

- (x) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ( ) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ( ) Certified mail by Sheriff's Office.
- ( ) Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(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.**

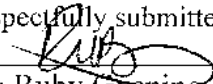
- (x) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ( ) Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- (x) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ( ) Published in accordance 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  
KML LAW GROUP, P.C.  
SUITE 5000  
101 MARKET STREET  
PHILADELPHIA, PA  
19106-1532

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

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Landfill Charge
1.	CHEN, SHU MIN 45 Prince George Street Bloomsburg, PA 17815	TENANTS/OCCUPANTS 45 Prince George Street Bloomsburg, PA 17815		
2.	CHEN, XING ZHANG 45 Prince George Street Bloomsburg, PA 17815	CHEN, SHU MIN 548 46th Street, Apt. 2R Brooklyn, NY 11220		
3.	LIN, WANG 45 Prince George Street Bloomsburg, PA 17815	CHEN, SHU MIN 2286 Lebanon Pike Nashville, TN 37214		
4.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	CHEN, XING ZHANG 5435 Worthington Lane, Apt. 201 Naples, FL 34110		
5.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	LIN, WANG 548 46th Street, Apt. 2R Brooklyn, NY 11220		
6.		LIN, WANG 2286 Lebanon Pike Nashville, TN 37214		
7.				
8.				

Total Number of Pieces Listed by Sender 11

Total Number of Pieces Received at Post Office 11

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

Complete by Typewriter, Ink, or Ball Point Pen

112161FC County Sale Date: 12/16/2015

SHU MIN CHEN, XING ZHANG CHEN & WANG LIN

See Privacy Act Statement on Reverse

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

IN THE COURT OF COMMON PLEAS  
OF Columbia COUNTY

2013-CV-296

vs.

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

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2013 AUG -2 A 11:52

FILED  
PROTHONOTARY

ORDER

AND NOW, this 15<sup>th</sup> 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:

151 Thomas A. James, Jr.  
J.

Distribution list:

Michael T. McKeever, Esquire, Suite 5000 – 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 Suite 5500 Philadelphia, PA 19106	Permit Number 123	MAG Ver. Number ConnectShip Prologistics 6.5
	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
9171999991703591337011 9171999991703591337011	BARNES, BECKY 428 Burton Avenue # 1 Washington, PA 15301	ERR C	0.925	1.40 3.45			5.78
9171999991703591337026 9171999991703591337026	BARNES, BECKY 215 Brand Avenue Imperial, PA 15126	ERR C	0.925	1.40 3.45			5.78
9171999991703591337035 9171999991703591337035	BLYSTONE, KAREN 356 Main Street Imperial, PA 15126	ERR C	0.925	1.40 3.45			5.78
9171999991703591337042 9171999991703591337042	BLYSTONE, ROBERT 356 Main Street Imperial, PA 15126	ERR C	0.925	1.40 3.45			5.78
9171999991703591337059 9171999991703591337059	BLYSTONE, ROBERT 364 Main Street Imperial, PA 15126	ERR C	0.925	1.40 3.45			5.78
9171999991703591337066 9171999991703591337066	MALACHOWSKI, KAREN 84 WINTER ST MOUNT BETHEL, PA 18343	ERR C	0.925	1.40 3.45			5.78
9171999991703591337073 9171999991703591337073	FASSEL, CYNTHIA L. 120 Race Street Apt 1 Cottasauqua, PA 18032	ERR C	0.925	1.40 3.45			5.78
9171999991703591337080 9171999991703591337080	LI, WANG 2286 Lebanon Pike Nashville, TN 37214	ERR C	0.925	1.40 3.45			5.78
9171999991703591337097 9171999991703591337097	CHEN, XING ZHANG 5435 Worthington Lane, Apt.201 Naples, FL 34110	ERR C	0.925	1.40 3.45			5.78
Page Totals		9	8.32	43.65			51.97
Cumulative Totals		9	8.32	43.65			51.97

## USPS Manifest Mailing System

Page 2

Mailer's Name & Address KML Law Group 701 Market Street Suite 5000 Philadelphia, PA 19105	Permit Number 123	MAC Ver. Number ConnectShip Prologistics 6.5
	Sequence Number 3798-1	Class of Mail Mixed

Article #/ Place ID	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Dual/ Sender	Total Charge
9171999991703591337103 9171999991703591337103	CHEN, SHU MIN 548 46th Street Apt. 2R Brooklyn, NY 11220	ERR C	0.925	1.40 3.45			5.78
9171999991703591337110 9171999991703591337110	LIN, WANG 45 Prince George Street Bloomsburg, PA 17815	ERR C	0.925	1.40 3.45			5.78
9171999991703591337127 9171999991703591337127	CHEN, XING ZHANG 45 Prince George Street Bloomsburg, PA 17815	ERR C	0.925	1.40 3.45			5.78
9171999991703591337134 9171999991703591337134	CHEN, SHU MIN 45 Prince George Street Bloomsburg, PA 17815	ERR C	0.925	1.40 3.45			5.78
9171999991703591337141 9171999991703591337141	LIN, WANG 548 46th Street Apt. 2R Brooklyn, NY 11220	ERR C	0.925	1.40 3.45			5.78
9171999991703591337158 9171999991703591337158	CHEN, SHU MIN 2286 Lebanon Pike Nashville, TN 37214	ERR C	0.925	1.40 3.45			5.78
9171999991703591337165 9171999991703591337165	AHNER, ENOS R. 430 Glasgow Street Pottstown, PA 19464	ERR C	0.925	1.40 3.45			5.78
9171999991703591337172 9171999991703591337172	AHNER, RUTH ANNE 430 Glasgow Street Pottstown, PA 19464	ERR C	0.925	1.40 3.45			5.78
9171999991703591337189 9171999991703591337189	ZIEJEWSKI, WALTER AKA WALTER J. ZIEJEWSKI 131 West Northwestern Avenue Philadelphia, PA 19118	ERR C	0.925	1.40 3.45			5.78
Page Totals	9		8.32	43.65			51.97
Cumulative Totals	18		16.65	87.30			103.95

IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

GREEN TREE SERVICING, LLC; et seq.  
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2013-CV-296

Sheriff's Sale Date: 12/16/2015

V.

SHU MIN CHEN, ET AL,  
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: Notice of Sale

I, Dan McKean, 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 attempted to serve XING ZHANG CHEN the above process on the 3 day of December, 2015, at 7:55 o'clock, P M, at 5435 WORTHINGTON LANE, APT 201 NAPLES, FL 34110

Manner of Service:

By handing a copy to:

- ☐ 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 \*
- ☐ 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/Title/Position: Co-resident

Remarks:

Description: Approximate Age 24 Height 5'6" Weight 135 Race Asian Sex F Hair Black

Defendant was not served because: ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other:

Service was attempted on the following dates/times:

1) 11/21 @ 8:05 Am 2) 11/24 @ 12:30 pm 3) 12/1 @ 2:30 pm

Commonwealth/State of Florida

County of Collier

Before me, the undersigned notary public, this day, personally, appeared Dan McKean 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.

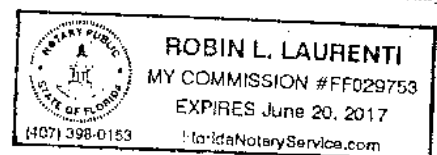
(Signature of Affiant)

Subscribed and sworn to before me  
this 7 day of December, 2015

Robin L. Laurenti

Notary Public

File Number: 112161PC  
Case ID #4450420





IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

GREEN TREE SERVICING, LLC; et seq.  
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2013-CV-296

Sheriff's Sale Date: 12/16/2015

v.

SHU MIN CHEN, ET AL,  
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, RICHARD HIMMELBERGER, 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 WANG LEN the above process on the 11 day of November, 2015, at 11:23 o'clock, AM, at 45 Prince George Street Bloomsburg, PA 17815, 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

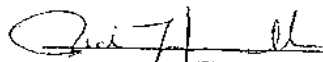
Service was attempted on the following dates/times:

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

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

Before me, the undersigned notary public, this day, personally, appeared Richard Himmelberger 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)

File Number: 112161FC  
Case ID #: 4445790

Subscribed and sworn to before me  
this 12 day of Nov, 20 15

Notary Public

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



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

GREENTREE SERVICING, LLC; et seq.  
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2013-CV-296

Sheriff's Sale Date: 12/16/2015

V.

SHU MIN CHEN, ET AL.  
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint ☐ Summons ☒ Other: NOTICE OF SALE

I, RICHARD HIMMELBERGER, 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 SHU MIN CHEN the above process on the 11 day of November, 2015, at 11:23 o'clock, A.M., at 45 Prince George Street Bloomsburg, PA 17815, 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 Berk )

Before me, the undersigned notary public, this day, personally, appeared Richard Himmelberger 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.

Eric M. Afflerbach  
(Signature of Affiant)

File Number: 112161FC  
Case ID #: 4445790

Subscribed and sworn to before me  
this 12 day of Nov, 20 15

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  
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

**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:

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

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

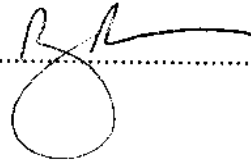
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: January 12, 2016

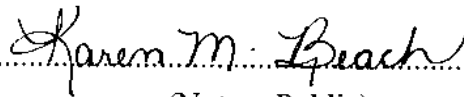
  
\_\_\_\_\_  
KML Law Group, P.C.  
BY: Ruby Gyening  
Legal Assistant

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

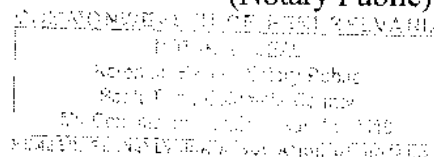
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice 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 nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 9<sup>th</sup> day of December 2015



(Notary Public)



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

.....

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: SHERIFF

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  
vs.  
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. McKeever, 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

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

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: 

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 prothonotary 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: 12/4/15

By: 

KML LAW GROUP, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
Joseph A. Shepherd  
Direct: 215-825-6367  
Email: [jshepherd@kmlawgroup.com](mailto:jshepherd@kmlawgroup.com)

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



71901140006000065198

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

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

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: 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 Dec 16, 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 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 112161FC). Para informacion en espanol puede comunicarse 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  
Bloomsburg PA 17815



71901140006000065211

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

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

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  
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USED FOR THAT PURPOSE.

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

TO: LIN, WANG  
**WANG LIN**  
2286 Lebanon Pike  
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**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

# 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.)

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

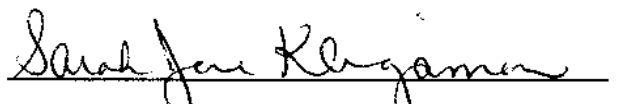
November 13, 2015

NOTARY

Affirmed and subscribed to before me this

13TH day of NOVEMBER, 2015

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires 04/04/2016



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



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

Case Number  
2013CV296

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 45 PRINCE GEORGE STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

11/12/15

Time:

9:26

Deputy:

6

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)

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

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

**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 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

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

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: 10/7/15

By: 

**KMLLAW 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**

**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 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

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: 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 12-16-15, 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 [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 112161FC). Para informacion en espanol puede comunicarse 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  
Bloomsburg PA 17815



71901140006000065167

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.

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

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: 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 December 16<sup>th</sup> 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 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 112161FC). Para informacion en espanol puede comunicarse 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.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2013CV296

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 137

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Denise D. Ottaviani  
Primary Address: 116 Frosty Valley Road  
Bloomsburg, PA 17815

Phone: 570-784-9310 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Denise Ottaviani

Relation: T.H.Y. collector

Date: 10-13-15

Time: 09:23

Deputy: 4

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

OTTAVIANI, DENISE D.

2013CV296

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2013CV296

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 137

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 45 PRINCE GEORGE STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Posted

Relation:

Date: 10-13-15

Time: 09:15

Deputy: 4

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date: 10-13-15

Time: 09:15

Mileage:

Deputy: 4

### Service Attempt Notes:

1. Vacant Property

2.

3.

4.

5.

6.

OCCUPANT

2013CV296

45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2013CV296

## Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 12/16/20  
PLAINTIFF NOTICE OF SHEF

Zone: 137

Warrant:

## Serve To:

Name: XING ZHANG CHEN

Primary Address: 45 PRINCE GEORGE STREE  
BLOOMSBURG, PA 17815

Phone: DC

Alternate Address:

Phone:

Date:

In Charge · Posted · Other

Deputy:

Mileage:

## Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

## Service Attempts:

Date:	10-13-15					
Time:	0915					
Mileage:						
Deputy:	4					

## Service Attempt Notes:

① No Forwarding P2-Bloombsburg Post office #4

2.

3.

4.

5.

6.

CHEN, XING ZHANG

2013CV296

45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2013CV296

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

137

Warrant:

Notes:

SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Vacant Property*

### Serve To:

Name: SHU MIN CHEN

Primary Address: 45 PRINCE GEORGE STREET  
BLOOMSBURG, PA 17815

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:

10-13-15

Time:

09:15

Mileage:

Deputy:

4

### Service Attempt Notes:

① No Forwarding Address Per Bloomsburg Post office #4

2.

3.

4.

5.

6.

CHEN, SHU MIN

2013CV296

45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2013CV296

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 137

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Vacant Property

### Serve To:

Name: WANG LIN

Primary Address: 45 PRINCE GEORGE STREET  
BLOOMSBURG, PA 17815

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:	10-13-15					
Time:	09:15					
Mileage:						
Deputy:	4					

### Service Attempt Notes:

① No Forwarding Address Re Bloomsburg Post Office #4

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

LIN, WANG

2013CV296

45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2013CV296

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 137

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
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: 10-9-15

Time: 16:00

Deputy: 4

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV296

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2013CV296

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 137

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

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: Martha Mathew

Relation: Clerk

Date: 10-9-15

Time: 16:04

Deputy: 4

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2013CV296

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

82 Buckhorn Road, Bloomsburg, PA 17815  
570-784-2696  
FAX - 570-784-1425

## Hemlock Municipal Sewer Cooperative

# Fax

**To:** Timothy Chamberlain

**From:** Garey Bittenbender

**Fax:**

**Pages:** 1

**Phone:**

**Date:** October 10, 2015

**Re:**

**CC:**

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

• **Comments:** RE: Foreclosure 2013-CV-296, Chen, Chen, Lin 45 Prince George St. Bloomsburg, PA 17815

The current balance due on this account is \$840.00. As of the Date of the sale in 12/16/15 the Balance due will be **\$922.00**. The amount of \$41.00 Per month will be added to the amount due past the sale date.

Please send me a text to let me know you have received this information.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2013CV296

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	137
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	HEMLOCK MUNICIPAL SEWER COOPERAT
<b>Primary Address:</b>	82 BUCKHORN ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	Gary Bitterbender
<b>Relation:</b>	Sewer manager
<b>Date:</b>	10-9-15
<b>Time:</b>	2:26
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

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

### Service Attempts:

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

### Service Attempt Notes:

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

HEMLOCK MUNICIPAL SEW

2013CV296

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 10/09/15

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**  
Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID:	1053785
Description:	Chen & Lin Sheriff Sale
Columbia Cty	
Run Dates:	11/25/15 to 12/09/15
Class:	2
Agate Lines:	213
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,167.09</b>
<b>Amount Paid</b>	<b>\$0.00</b>

<b><u>Publication</u></b>	<b><u>Start</u></b>	<b><u>Stop</u></b>	<b><u>Inserts</u></b>	<b><u>Cost</u></b>
Press Enterprise	11/25/15	12/09/15	3	\$1,167.09

**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 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 18-02C-03700000.

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 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

# 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 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

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 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



**Tax Notice** 2015 County & Municipality

HEMLOCK TWP

**MAKE CHECKS PAYABLE TO:**

Denise D Ottaviani  
116 Frosty Valley Road  
Bloomsburg PA 17815

**HOURS:** MARCH & APRIL: TUE & THUR 1PM TO 6PM  
JUNE 23, 25, 30: 1 PM TO 6 PM

OR BY APPOINTMENT

**PHONE:** 570-784-9310

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

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

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

FOR: COLUMBIA County		DATE		BILL NO.	
DESCRIPTION		03/01/2015		20006	
ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY	
63,653	9.491	592.05	604.13	664.54	
GENERAL		62.38	63.65	70.02	
SINKING	1	102.93	105.03	115.53	
FIRE	1.65	467.85	477.40	525.14	
TWP RE	7.5				
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT		1,225.21	1,250.21	1,375.23	
		April 30	June 30	June 30	
		If paid on or before	If paid on or before	If paid after	
CNTY TWP					
Discount 2 %	2 %				
Penalty 10 %	10 %				
PARCEL: 18-02C-037-00.000					
45 PRINCE GEORGE ST					
.3444 Acres					
Land 15,000					
Buildings 48,653					
Total Assessment 63,653					

This tax returned to courthouse on: January 1, 2016

FILE COPY

2015 ARE TAXES PAID

BLOOMSBURG SCHOOL DISTRICT		2015 SCHOOL REAL ESTATE DATE 07/01/2015 BILL# 004826 TAXCOLLECTOR COPY	
HEMLOCK TWP		HEMLOCK TWP	
MAKE CHECKS PAYABLE TO:		MAKE CHECKS PAYABLE TO:	
DENISE D OTTAVIANI		DENISE D OTTAVIANI	
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BLOOMSBURG SCHOOL DISTRICT		2015 SCHOOL REAL ESTATE DATE 07/01/2015 BILL# 004826 TAXCOLLECTOR	
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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

**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 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

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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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

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: 10/7/15

By: 

**KMLLAW 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. Ofiazian Pa. ID 312912  
☐ Jennifer Lynn Frechie Pa. ID 316160  
**Attorneys for Plaintiff**

# REAL ESTATE OUTLINE

ED # 2015 50137

DATE RECEIVED 10-9-15  
DOCKET AND INDEX 2013 24 2950

## CHECK FOR PROPER INFO.

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

CK# 819711

*KML  
215-825-10345*

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

SALE DATE Dec 16<sup>th</sup> TIME 9:00  
POSTING DATE     
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK     
2<sup>ND</sup> WEEK     
3<sup>RD</sup> WEEK

IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BANK OF AMERICA, N.A., SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING, LP  
FKA COUNTRYWIDE HOME LOANS SERVICING  
LP; et seq.

Plaintiff (Petitioner)

V.

SHU MIN CHEN; et al.  
Defendant (Respondent)

CASE and/or DOCKET No.: 2013-CV-296

Sheriff's Sale Date: \_\_\_\_\_

AFFIDAVIT OF SERVICE

☒ Complaint

☐ Summons

☐ Other: \_\_\_\_\_

I, MICHAEL COFFEY, 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 KING ZHANG CHEN the above process on the 5 day of June, 2013, at 6:55 o'clock, PM, at 5435 WORTHINGTON LANE, APT.201 NAPLES, FL 34110

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: \_\_\_\_\_

Commonwealth/State of

Florida

County of

Collier

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

Michael Coffey

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

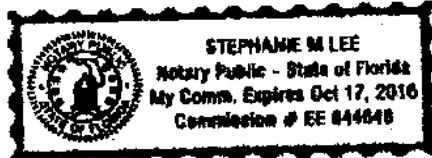
Michael Coffey  
(Signature of Affiant)

Subscribed and sworn to before me  
this 2 day of July, 2013

Stephanie M Lee  
Notary Public

File Number: 112161FC

Case ID #: 3657882



# 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.)

Case Number  
2013CV296

## SHERIFF'S RETURN OF SERVICE

08/26/2013 10:15 AM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED ORDER UPON THE WITHIN NAMED DEFENDANT, TO WIT: SHU MIN CHEN, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

  
TYLER HINOJOSA, DEPUTY

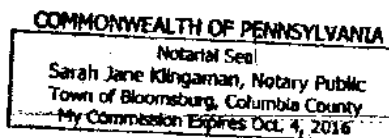
09/10/2013 12:15 PM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED ORDER UPON THE WITHIN NAMED DEFENDANT, TO WIT: WANG LIN, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

  
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

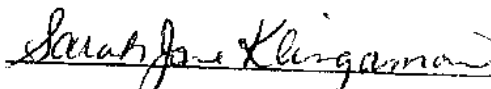
September 11, 2013



Affirmed and subscribed to before me this

NOTARY

11TH day of SEPTEMBER, 2013



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

(c) CountySuite Sheriff, Teleosoft, Inc.

**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

Plano, TX 75024

vs.

SHU 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

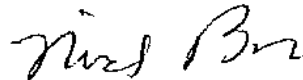
he did serve upon Defendants SHU MIN CHEN and WANG LIN a true and correct copy of the above-captioned Complaint by certified and regular mail in accordance with the Court Order dated August 1<sup>st</sup>

2013. The undersigned understands that the statements herein are subject to the penalties provided by 18

P.S. Section 4904.

Respectfully submitted,

By:



KML Law Group, P.C.

Nick Barone, Legal Assistant

[NBarone@kmlawgroup.com](mailto:NBarone@kmlawgroup.com)

215-825-6365 (Direct Phone)



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

Check type of mail or service:

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

- ☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

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

Postmark and  
Date of Receipt

Fee  
Handling  
Charge

Article Number

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

Postage

1.

TO

SHU CHEN  
CHEN, SHU MIN  
45 Prince George Street  
Bloombsburg, PA 17815

2.

TO

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

3.

4.

TO

SHU CHEN  
CHEN, SHU MIN  
2286 Lebanon Pike  
Nashville, TN 37214

TO

WANG LIN  
LIN, WANG  
2286 Lebanon Pike  
Nashville, TN 37214

5.

6.

TO

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

7.

TO

WANG LIN  
LIN, WANG  
45 Prince George Street  
Bloombsburg, PA 17815

8.

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

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

112161FC Columbia County Sale Date:

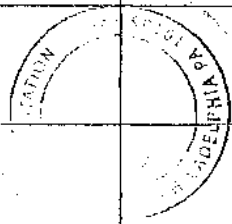
SHU MIN CHEN, XING ZHANG CHEN & WANG LIN

Complete by Typewriter, Ink, or Ball Point Pen

Pro/um



\$ 02.76  
0004285957 AUG 28 2013  
MAILED FROM ZIP CODE 19106



USPS Manifest Mailing System

Page 3

Mailpiece Name & Address KME Low Group 701 Market Street Suite 5000 Philadelphia, PA 19106	Permit Number 123	MAC Ver. Number ConnectShip Prologistics 6.5
	Sequence Number 1306-3	Class of Mail Mixed

Article #/ Piece ID	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due Sender	Total Charge
9171999991703292264487	MCCANDLESS, BLAKE J. 1804 67th Avenue Philadelphia, PA-19126	ERR C	1.520	1.25 3.10			5.87
9171999991703292264494	YOUNG, DANIEL 7527 Tulpehocken Street Philadelphia, PA-19138	ERR C	1.520	1.25 3.10			5.87
9171999991703292264500	LIN, WANG 548 46th Street Apt. 128 Brooklyn, NY-11226	ERR C	1.520	1.25 3.10			5.87
Page Totals	3		4.56	13.05			17.61
Cumulative Totals	13		19.76	56.55			76.31

Total Number of pieces Received

USPS CERTIFICATION

Signature of Receiving Employee

Round Stamp

PS Form 3877 (Elastic)

Extra Service Codes:

C Certified  
ERR Return Receipt



3

## USPS Manifest Mailing System

Page 2

Mailer's Name & Address	Permit Number	MAC Ver. Number
KHL Law Group	123	ConnectShip Prologistics 6.5
701 Market Street		
Suite 5000	Sequence Number	Glass of Mail
Philadelphia, PA 19106	1306-3	Mixed

Article #/ Piece ID	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due Sender	Total Charge
9171999991703291368513	CHEN, SHU MIN 2286 Lebanon Pike Nashville, TN-37214 ✓	ERR C	1.520	1.25 3.10			5.87
9171999991703291368522	CHEN, SHU MIN 548 46th Street, Apt. 2H Brooklyn, NY-11220 ✓	ERR C	1.520	1.25 3.10			5.87
9171999991703291368532	LIN, WANG 45 Prince George Street Bloomsburg, PA-17815 ✓	ERR C	1.520	1.25 3.10			5.87
9171999991703291368542	CHEN, SHU MIN 45 Prince George Street Bloomsburg, PA-17815 ✓	ERR C	1.520	1.25 3.10			5.87
9171999991703291368551	LIN, WANG 2286 Lebanon Pike Nashville, TN-37214 ✓	ERR C	1.520	1.25 3.10			5.87
9171999991703291368568	SISLANSKI, TODD 17 Birch Street Wilkes Barre, PA-18702 ✓	ERR C	1.520	1.25 3.10			5.87
9171999991703292264449	The Unknown Heirs of the Estate 6740 Glenloch Street Philadelphia, PA-19135 ✓	ERR C	1.520	1.25 3.10			5.87
9171999991703292264456	FEART, KRISTINE F. 3973 Lankenau Avenue Philadelphia, PA-19131 ✓	ERR C	1.520	1.25 3.10			5.87
9171999991703292264463	FEART, KRISTINE F. 2242 N. 31st Street Philadelphia, PA-19131 ✓	ERR C	1.520	1.25 3.10			5.87
9171999991703292264470	FEART, KRISTINE F. 3973 Lankenau Avenue, #2nd Philadelphia, PA-19131 ✓	ERR C	1.520	1.25 3.10			5.87
Page Totals	10		15.20	43.50			58.70
Cumulative Totals	10		15.20	43.50			58.70

PCO



4

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 Pulco 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, picce 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:

**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

**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

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ GREEN TREE SERVICING, LLC		COURT NUMBER 2013-CV-296	2015-ED-137
DEFENDANT/S/ SHU MIN CHEN, XING ZHANG CHEN and WANG LIN		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE SHU MIN CHEN, XING ZHANG CHEN & WANG LIN		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 45 Prince George Street, Bloomsburg, PA 17815		
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 October 7, 2015
ADDRESS OF ATTORNEY  KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			



## Document Receipt

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Trans #	6529	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

WANG LIN

2286 LEBANON PIKE

Tracking #: 71901140006000065235

Doc Ref #: 2015ED137

Postage 5.1300

NASHVILLE TN 37214

## Document Receipt

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Trans #	6528	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

WANG LIN

548 46TH STREET

APT#2R

BROOKLYN NY 11220

Tracking #: 71901140006000065228

Doc Ref #: 2015ED137

Postage 5.1300

## Document Receipt

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Trans #	6528	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

WANG LIN

548 46TH STREET

APT#2R

BROOKLYN NY 11220

Tracking #: 71901140006000065228

Doc Ref #: 2015ED137

Postage 5.1300

## Document Receipt

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Trans #	6527	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

XING ZHANG CHEN

5435 WORTHINGTON LANE

APT#201

NAPLES

FL 34110

Tracking #: 71901140006000065211

Doc Ref #: 2015ED137

Postage 5.1300

## Document Receipt

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Trans #	6526	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

SHU CHEN

2286 LEBANON PIKE

Tracking #: 71901140006000065204

Doc Ref #: 2015ED137

Postage 5.1300

NASHVILLE TN 37214

## Document Receipt

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Trans #	6526	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

SHU CHEN

2286 LEBANON PIKE

Tracking #: 71901140006000065204

Doc Ref #: 2015ED137

Postage 5.1300

NASHVILLE TN 37214

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



71901140006000065204

SHU CHEN  
2286 LEBANON PIKE

NASHVILLE TN 37214

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## Document Receipt

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Trans #	6525	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

SHU MIN CHEN

548 46TH STREET APT# 2R

Tracking #: 71901140006000065198

Doc Ref #: 2015ED137

Postage 5.1300

BROOKLYN NY 11220



## Document Receipt

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Trans #	6524	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000065181

Doc Ref #: 2015ED137

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	6523	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000065174

Doc Ref #: 2015ED137

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	6522	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000065167
Doc Ref #:	2015ED137
Postage	5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	6521	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000065150

Doc Ref #: 2015ED137

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	6520	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000065143

Doc Ref #: 2015ED137

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

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Trans #	6520	Carrier / service:	USPS Server	First-Class Mail®	10/9/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000085143

Doc Ref #: 2015ED137

Postage 5.1300

HARRISBURG PA 17128

819711

**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

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*

MEMO **112161/ Chen**

6. MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



*[Signature]*  
AUTHORIZED SIGNATURE

⑈819711⑈ ⑆236073801⑆ 80 00082795⑈

Security features. Details on back.