

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC

vs.

KEVIN TANRIBILIR, ESTATE OF LOUIS DELUCA (et al.)

Case Number

2015CV1275

PROPERTY ADDRESS

1728 WALNUT STREET, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
12/23/2015	Advance Fee	Advance Fee	826026	\$0.00	\$1,350.00
12/23/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/23/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/23/2015	Crying Sale			\$10.00	\$0.00
12/23/2015	Docketing			\$15.00	\$0.00
12/23/2015	Levy			\$15.00	\$0.00
12/23/2015	Mailing Costs			\$60.00	\$0.00
12/23/2015	Posting Handbill			\$15.00	\$0.00
12/23/2015	Poundage			\$103.02	\$0.00
12/23/2015	Press Enterprise Inc.			\$971.61	\$0.00
12/23/2015	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
12/23/2015	Sheriff Automation Fund			\$50.00	\$0.00
12/23/2015	Sheriff's Deed			\$35.00	\$0.00
12/23/2015	Solicitor Services			\$100.00	\$0.00
12/23/2015	Transfer Tax Form			\$25.00	\$0.00
12/23/2015	Web Posting			\$100.00	\$0.00
02/29/2016	Service			\$255.00	\$0.00
02/29/2016	Service Mileage			\$24.00	\$0.00
02/29/2016	Distribution Form			\$25.00	\$0.00
02/29/2016	Copies			\$8.50	\$0.00
02/29/2016	Notary Fee			\$10.00	\$0.00
02/29/2016	Surcharge			\$180.00	\$0.00
02/29/2016	Delinquent Taxes			\$1,744.86	\$0.00
02/29/2016	Sewer			\$1,397.34	\$0.00
02/29/2016	Recording Fees			\$67.00	\$0.00
03/02/2016	Recorder, Lien Search			\$250.00	\$0.00
				\$5,503.83	\$1,350.00

**TOTAL BALANCE: \$(4,153.83)**

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				\$5,503.83	\$1,350.00

**TOTAL BALANCE: \$(4,153.83)**

## TX RESULT REPORT

NAME :  
TEL :  
DATE : MAY.17.2016 10:16

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
7610	TX	001	2156275262	MAY. 17	10:15	001	00h00min43s	G3	OK

2015 ED  
171

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

NATIONSTAR MORTGAGE LLC VS ESTATE OF LOUIS DELUCA

NO. 171-2015 ED NO. 1275-2015 JD

DATE/TIME OF SALE: MARCH 2, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 50,000.00 (5150.81)

POUNDAGE - 2% OF BID

\$ 103.02

TRANSFER TAX - 2% OF FAIR MKT

\$ —

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

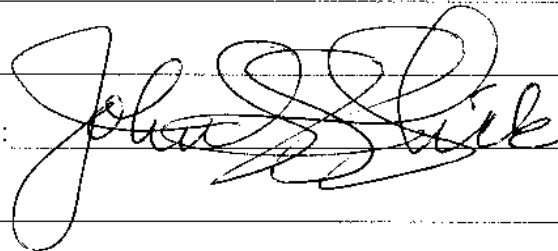
\$ 5503.83

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_



TOTAL DUE:

\$ 5503.83

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 4153.83

**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

06/07/2016

PAY TO THE  
 ORDER OF

**SHERIFF OF COLUMBIA COUNTY****\$\*\*4,153.83**

**FOUR THOUSAND ONE HUNDRED FIFTY-THREE AND 83 / 100** ~~~~~ DOLLARS

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

6.18- MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



*[Handwritten Signature]*  
 AUTHORIZED SIGNATURE

MEMO

**149043/ Deluca**

⑈00842519⑈ ⑆236073801⑆ 80 00082795⑈

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

NATIONSTAR MORTGAGE LLC

vs.

## Defendant

KEVIN TANRIBILIR, ESTATE OF LOUIS  
DELUCA  
LOUIS DELUCA (DECEASED)  
LISA BUGASCH  
MARIA BUGASCH  
ROBERT BUGASCH  
CHRISTOPHER DELUCA  
WILLIAM DELUCA

### Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, March 2, 2016

Writ of Execution No. : 2015CV1275

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1728 WALNUT STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$971.61
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	\$255.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$10.00
Surcharge	\$180.00
<b>Total Sheriff Costs</b>	<b>\$1,941.61</b>

## Municipal Costs

Delinquent Taxes	\$1,744.86
Sewer	\$1,397.34
<b>Total Municipal Costs</b>	<b>\$3,142.20</b>

## Distribution Costs

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

Location of the real estate: 1728 WALNUT STREET, BERWICK, PA 18603

Distribution Costs

Recording Fees		\$67.00
	Total Distribution Costs	\$67.00
	Grand Total:	\$5,150.81

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 10, 17, 24, 2016 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 24<sup>th</sup> day of February 2016..

.....  
Karen M. Beach  
(Notary Public)



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

.....

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN - \$15.00  
 SERVICE PER DEF. - \$ 255.00  
 LEVY (PER PARCEL) - \$15.00  
 MAILING COSTS - \$ 60.00  
 ADVERTISING SALE BILLS & COPIES - \$17.50  
 ADVERTISING SALE (NEWSPAPER) - \$15.00  
 MILEAGE - \$ 24.00  
 POSTING HANDBILL - \$15.00  
 CRYING/ADJOURN SALE - \$10.00  
 SHERIFF'S DEED - \$35.00  
 TRANSFER TAX FORM - \$25.00  
 DISTRIBUTION FORM - \$25.00  
 COPIES - \$ 8.50  
 NOTARY - \$ 10.00  
 TOTAL \*\*\*\*\* \$ 530  
~~500.00~~

WEB POSTING - \$150.00  
 PRESS ENTERPRISE INC. - \$ 971.61  
 SOLICITOR'S SERVICES - \$100.00  
 TOTAL \*\*\*\*\* \$ 1221.61

PROTHONOTARY (NOTARY) - \$10.00  
 RECORDER OF DEEDS - \$ 67.00  
 TOTAL \*\*\*\*\* \$ 77.00

REAL ESTATE TAXES:  
 BORO, TWP & COUNTY 20 \$ \_\_\_\_\_  
 SCHOOL DIST. 20 \$ \_\_\_\_\_  
 DELINQUENT 20 - \$ 1744.86  
 TOTAL \*\*\*\*\* \$ 1744.86

MUNICIPAL FEES DUE:  
 SEWER 20 - \$ 1397.34  
 WATER 20 \$ \_\_\_\_\_  
 TOTAL \*\*\*\*\* \$ 1397.34

SURCHARGE FEE (DSTE) - \$ 180.00  
 MISC. \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 TOTAL \*\*\*\*\* \$ 0

TOTAL COSTS (OPENING BID) \$ 5120.81



COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 16-FEB-16

FEE: \$5.00

CERT. NO23395

DELUCA LOUIS SR  
C/O KEVIN TANRIBILIR  
701 E FRONT ST  
BERWICK PA 18603

ESQUIRE

DISTRICT: BERWICK BORO  
DEED 20100-9978  
LOCATION: LOT 86  
PARCEL: 04A-11 -058-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2015	PRIM	1,684.99	24.87	30.00	1,739.86
TOTAL DUE :					\$1,739.86

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April ,2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2015

REQUESTED BY:

*SHEAROFF*

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

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

March 3, 2016

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. Kevin Tanribilir as  
Executor of the Estate of Louis Deluca aka Louis Deluca, Sr. Deceased  
**Sale Book/Writ No.:** /  
Docket Number: 2015-CV-1275  
Sale Date: 03/02/2016  
Property Address: 1728 Walnut Street Berwick, PA 18603

To the Sheriff:

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

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY  
8950 Cypress Waters Boulevard  
Coppell, TX 75019

**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 Martinez, 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 EIA 446-0978053

KML #149043FC

# REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY



pennsylvania

DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

See reverse for instructions.

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

## B. TRANSFER DATA

Date of Acceptance of Document **3/3/2016**

Grantor(s)/Lessor(s) <b>SHERIFF OF COLUMBIA COUNTY</b>		Telephone Number: <b>570-389-5622</b>	Grantee(s)/Lessee(s) <b>NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY</b>		Telephone Number: <b>215-627-1322</b>
Mailing Address <b>Sheriff's Office, PO Box 380</b>			Mailing Address <b>8950 Cypress Waters Boulevard,</b>		
City <b>Bloomsburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>	City <b>Coppell</b>	State <b>TX</b>	ZIP Code <b>75019</b>

## C. REAL ESTATE LOCATION

Street Address <b>1728 Walnut Street</b>		City, Township, Borough <b>Berwick - BOROUGH OF BERWICK</b>	
County <b>Columbia</b>	School District	Tax Parcel Number <b>04A-11-05800,000</b>	

## D. VALUATION DATA

Was transaction part of an assignment or relocation? <b>O Y <del>X</del> N</b>		
1. Actual Cash Consideration <b>=\$50,000.00</b>	2. Other Consideration <b>+0</b>	3. Total Consideration <b>=\$50,000.00</b>
4. County Assessed Value <b>\$21,934.00</b>	5. Common Level Ratio Factor <b>X 3.60</b>	6. Computed Value <b>=\$78,962.40</b>

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

1a. Amount of Exemption Claimed <b>\$78,962.40</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
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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.)

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

Signature of Correspondent or Responsible Party

Date

*Heltianna Martinez*

*3/3/2016*

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC

vs.

KEVIN TANRIBILIR, ESTATE OF LOUIS DELUCA (et al.)

Case Number  
2015CV1275

## SHERIFF'S RETURN OF SERVICE

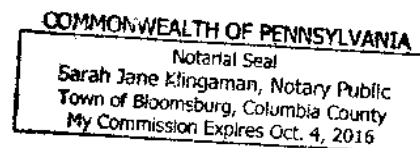
01/29/2016 01:32 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1728 WALNUT STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 01, 2016



NOTARY

Affirmed and subscribed to before me this

1ST day of FEBRUARY, 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

NATIONSTAR MORTGAGE LLC  
vs.  
TANRIBILIR, ESTATE OF LOUIS DELUCA, KEVIN (et al.)

Case Number  
2015CV1275

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1728 WALNUT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1/22/16

Time:

(3:32)

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)

2015CV1275

1728 WALNUT STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
TANRIBILIR, ESTATE OF LOUIS DELUCA, KEVIN (et al.)

Case Number  
2015CV1275

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

171

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: KEVIN TANRIBILIR, ESTATE OF LOUIS DELUCA

Primary Address: 701 EAST FRONT STREET  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

IN CC SO

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Kevin Tanribilir

Relation:

def

Date:

01/14/16

Time:

14:50

Deputy:

#2

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. \_\_\_\_\_

TANRIBILIR, ESTATE OF LOUIS DELUCA

2015CV1275

701 EAST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION



January 27, 2016

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House-P.O. BOX 380  
Bloomsburg, Pa 17815

**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE  
COMPANY**

**VS.**

**KEVIN TANRIBILIR AS EXECUTOR OF THE ESTATE OF LOUIS  
DELUCA ADA LOUIS DELUCA, SR. DECEASED**

**NO: 2015-CV-1275  
NO: 2015-ED-171**

Dear Timothy:

The amount due on the sewer account #102191 for the property located at 1728 Walnut Street, Berwick Pa through March 31, 2016 is \$1397.34. This amount includes fees to satisfy a lien on the property.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelly Morris", written over a horizontal line.

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

**Phone: (570) 752-8477 • Fax: (570) 752-8479**

Columbia County  
Columbia County Sheriff

35 West Main Street

PO Box 380

Bloomsburg PA 17815



71901140006000070673

C/O LEHIGH COUNTY JAIL  
CHRISTOPHER DELUCA  
38 NORTH 4TH STREET

ALLENTOWN PA 18102

---



Columbia County  
Columbia County Sheriff

35 West Main Street  
PO Box 380

Bloomshurg PA 17815



71901140006000070642

LISA BUGASCH  
1619 MASTER STREET

PHILADELPHIA PA 19121

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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs  
TANRIBILIR, ESTATE OF LOUIS DELUCA, KEVIN (et al.)

Case Number  
2015CV1275

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

171

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 1728 WALNUT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12-31-15

Time:

13:00

Deputy:

3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2015CV1275

1728 WALNUT STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
TANRIBILIR, ESTATE OF LOUIS DELUCA, KEVIN (et al.)

Case Number  
2015CV1275

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

171

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: LOUIS DELUCA (DECEASED)

Primary Address: 1728 WALNUT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DELUCA (DECEASED), LOI

2015CV1275

1728 WALNUT STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
TRIVELPIECE, RACHEL E

Case Number  
2015CV158

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

**Notes:** SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** OCCUPANT

**Primary Address:** 1702 WALNUT STREET  
BERWICK, PA 18603

**Phone:** 1-570-854-2189

**DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

12-31-15

**Time:**

1510

**Deputy:**

3

**Mileage:**

### Attorney / Originator:

**Name:** ZUCKER, GOLDBERG & ACKERMAN, LLC

**Phone:** 908-233-8500

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Service Attempt Notes:

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

OCCUPANT

2015CV158

1702 WALNUT STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
TANRIBILIR, ESTATE OF LOUIS DELUCA, KEVIN (et al.)

Case Number  
2015CV1275

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: WILLIAM DELUCA  
Primary Address: 221 WEST SECOND STREET  
APT#B  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12-31-15

Time:

14:30

Deputy:

3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DELUCA, WILLIAM

2015CV1275

221 WEST SECOND STREET, APT#B, BERWICK, PA 1860 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
TANRIBILIR, ESTATE OF LOUIS DELUCA, KEVIN (et al.)

Case Number  
2015CV1275

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

171

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MARIA BUGASCH

Primary Address: 831 WEST FRONT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 174 EAST MAIN STREET  
GLENLYON, PA 18617

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Robert Bugasch

Relation:

Father

Date:

12-31-15

Time:

13:05

Deputy:

3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BUGASCH, MARIA

2015CV1275

831 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000070659

MARIE BUGASCH  
174 EAST MAIN STREET

GLEN LYON PA 18617

---

**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

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

**PHONE:** 570-752-7442

FOR: COLUMBIA County			DATE 03/01/2015	BILL NO. 3327	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,934	9.491	204.02	208.18	229.00
SINKING		1	21.49	21.93	24.12
FIRE		1.25	26.87	27.42	28.79
LIGHT		1.75	37.61	38.38	40.30
BORO RE		11.1	238.60	243.47	255.64
The discount & penalty have been calculated for your convenience			528.59	539.38	577.85
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

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

DELUCA LOUIS SR  
1728 WALNUT STREET  
BERWICK PA 18603

CNTY		TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-11 -058-00,000		
1728 WALNUT ST		
1722 Acres	Land	3,000
	Buildings	18,934
Total Assessment		21,934

This tax returned to courthouse on:  
**January 1, 2016**

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

**FILE COPY**

**2015 SCHOOL REAL ESTATE TAX NOTICE**  
**Berwick Area School District**  
**Berwick Borough**

**Make Check Payable To:**

The Berwick Area School District  
Connie C. Gingher, Tax Collector  
1615 Lincoln Avenue  
Berwick, PA 18603

Telephone: 570-752-7442

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

010459 C04  
DELUCA LOUIS SR  
C/O KEVIN TANRIBILIR ESQUIRE  
701 E FRONT ST  
BERWICK, PA 18603-4917

Bill Date: 7/1/2015 Control #: Bill #: 948

**TAXPAYER COPY**

Parcel #: 04A11 05800000 Prop. Type

Property Location and Description:	Assessment:
1728 WALNUT ST	L= 3,000
.172	B= 18,934
	T= 21,934

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	981.55
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	961.92
If Paid By 10/31/2015	FACE Amount	981.55
If Paid After 10/31/2015	10% Penalty Amount	1,079.71

**Last Day to Pay: 12/31/2015**  
For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

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

*Tim,*  
*nothing paid on 2015 as of 12/28/15*  
*Connie*



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
TANRIBILIR, ESTATE OF LOUIS DELUCA, KEVIN (et al.)

Case Number  
2015CV1275

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 171

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Secretary

Date: 12-28-15

Time: 10:11

Deputy: 3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BERWICK AREA JOINT SE

2015CV1275

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
TANRIBILIR, ESTATE OF LOUIS DELUCA, KEVIN (et al.)

Case Number  
2015CV1275

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 171

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-28-15

Time: 13:00

Deputy: 3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2015CV1275

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
TANRIBILIR, ESTATE OF LOUIS DELUCA, KEVIN (et al.)

Case Number  
2015CV1275

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

171

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 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: KAREN RICH N DE RFFER

Relation: CLEAR

Date: 12/23/15 Time: 1225

Deputy: S Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF 2015CV1275 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
TANRIBILIR, ESTATE OF LOUIS DELUCA, KEVIN (et al.)

Case Number  
2015CV1275

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 171

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/02/2016 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:

LIZ WHITENIGHT

Relation:

TAX CLERK

Date:

12/23/15

Time:

1223

Deputy:

5

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

2015CV1275

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV1275

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

**WEDNESDAY, MARCH 02, 2016**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the east side of Walnut Street at the northwest corner of Lot No. 85; Thence along Walnut Street, northerly, 49.5 feet, to the corner of Lot No. 87; Thence along the said lot in an easterly direction, 150 feet, to a 15 foot alley; Thence along said alley in a southerly direction, 49.5 feet, to the corner of Lot No. 85 aforesaid; Thence along said lot, westerly, 150 feet, to the place of beginning.

Being Lot no. 86 in Duval Dickson's Third Plot of Lots.

Town/City/Village: BERWICK

County: COLUMBIA

Section-Block-Lot: 04A-11-058

TAX PARCEL # 04A-11-05800,000

BEING KNOWN AS: 1728 Walnut Street, Berwick PA 18603

PROPERTY ADDRESS: 1728 WALNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-11-05800,000

Seized and taken into execution to be sold as the property of KEVIN TANRIBILIR, ESTATE OF LOUIS DELUCA, LOUIS DELUCA (DECEASED), LISA BUGASCH, MARIA BUGASCH, ROBERT BUGASCH, CHRISTOPHER DELUCA, WILLIAM DELUCA in suit of NATIONSTAR MORTGAGE LLC.

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

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

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

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

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION  
MORTGAGE COMPANY  
8950 Cypress Waters Boulevard  
Coppell, TX 75019

Plaintiff

vs.

Kevin Tanribilir as Executor of the Estate of Louis  
Deluca aka Louis Deluca, Sr. Deceased  
**Mortgagor(s) and Record Owner(s)**  
1728 Walnut Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1275

2015-ED-171

FILED  
PROTHONOTARY  
2015 FEB 22 PM 12:16  
CLERK OF COURT  
COLUMBIA COUNTY, PA

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$68,951.20

Interest from 9/1/2015  
to Date of Sale at  
3.178%

(Costs to be added)

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Jay E. Kivitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. ID 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

Matthew K. Fissel  
Pa ID 314567

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

NATIONSTAR MORTGAGE LLC d/b/a  
CHAMPION MORTGAGE COMPANY  
8950 Cypress Waters Boulevard  
Coppell, TX 75019

vs.

Kevin Tanribilir as Executor of the Estate of Louis  
Deluca aka Louis Deluca, Sr. Deceased  
1728 Walnut Street  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2015-CV-1275

2015-ES-171

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1728 Walnut Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE \$68,951.20

Interest From 9/1/2015  
Through Date of Sale

(Costs to be added)

Dated:

Dec. 22, 2015

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

Deputy

Ryan M. Antonelli

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

# REAL ESTATE OUTLINE

ED # 171

DATE RECEIVED 12/20/18  
DOCKET AND INDEX 2018 CV 1275

## 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>X</u>	CK# <u>826036</u>

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

SALE DATE March 2, 19 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_



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

NATIONSTAR MORTGAGE LLC d/b/a  
CHAMPION MORTGAGE COMPANY  
8950 Cypress Waters Boulevard  
Coppell, TX 75019

Plaintiff

vs.

Kevin Tanribilir as Executor of the Estate of Louis  
Deluca aka Louis Deluca, Sr. Deceased  
**(Mortgagor(s) and Record Owner(s))**  
1728 Walnut Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1275

2015-ED-171

**AFFIDAVIT PURSUANT TO RULE 3129**

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY, 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:

1728 Walnut Street  
Berwick, PA 18603

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

Kevin Tanribilir as Executor of the Estate of Louis Deluca aka Louis Deluca, Sr. Deceased  
701 East Front Street  
Berwick, PA 18603

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

Kevin Tanribilir as Executor of the Estate of Louis Deluca aka Louis Deluca, Sr. Deceased  
701 East Front Street  
Berwick, PA 18603

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

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

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

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

SECRETARY OF HOUSING & URBAN DEVELOPEMENT  
451 SEVENTH STREET, S.W.  
WASHINGTON, D.C. 20410

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  
1728 Walnut Street  
Berwick, PA 18603

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION  
1131 Strawberry Square  
6th Floor  
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH  
1001 Liberty Avenue  
Thirteenth Floor, Suite 1300  
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE  
ESTATE RECOVERY PROGRAM  
P.O. Box 8486, Willow Oak Building  
Harrisburg, PA 17105-8486

BUGASCH, LISA  
1619 Master Street  
Philadelphia, PA 19121

BUGASCH, MARIA  
174 East Main Street  
Glen Lyon, PA 18617

BUGASCH, MARIE  
831 West Front Street  
Berwick, PA 18603

BUGASCH, ROBERT  
1429 Gill Street  
Watertown, NY 13601

DELUCA, CHRISTOPHER  
c/o Lehigh County Jail  
38 North 4th Street  
Allentown, PA 18102

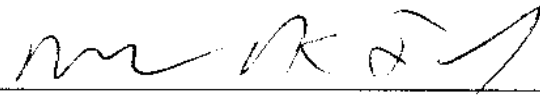
DELUCA, WILLIAM  
221 West Second Street  
Apt B  
Berwick, PA 18603

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

DATED:

12/11/15

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**

✓ Matthew K. Fissel  
Pa ID 314567

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the east side of Walnut Street at the northwest corner of Lot No. 85;

Thence along Walnut Street, northerly, 49.5 feet, to the corner of Lot No. 87;

Thence along the said lot in an easterly direction, 150 feet, to a 15 foot alley;

Thence along said alley in a southerly direction, 49.5 feet, to the corner of Lot No. 85 aforesaid;

Thence along said lot, westerly, 150 feet, to the place of beginning.

Being Lot no. 86 in Duval Dickson's Third Plot of Lots.

Town/City/Village:	BERWICK
County:	COLUMBIA
Section - Block- Lot:	04A-11-058

TAX PARCEL # 04A-11-05800,000

BEING KNOWN AS: 1728 Walnut Street, Berwick PA 18603

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

December 21, 2015  
Docket #2015-CV-1275

**ATTENTION: COLUMBIA COUNTY SHERIFF**

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

**Kevin Tanribilir as Executor of the Estate of Louis Deluca aka Louis Deluca, Sr. Deceased** 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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy




NATIONSTAR MORTGAGE LLC  
vs.  
KEVIN TANRIBILIR (et al.)

Case Number  
2015CV1275

## SHERIFF'S RETURN OF SERVICE

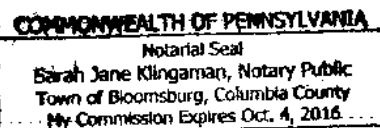
09/30/2015 03:50 PM - SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: KEVIN TANRIBILIR, ESTATE OF LOUIS DELUCA AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

  
EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

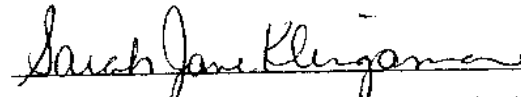
September 30, 2015



NOTARY

Affirmed and subscribed to before me this


30TH day of SEPTEMBER, 2015



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

(c) CountyState Sheriff-Takealls, Inc.

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY		COURT NUMBER 2015-CV-1275 <i>2015-ED-171</i>	
DEFENDANT/S/Kevin Tanribilir as Executor of the Estate of Louis Deluca aka Louis Deluca, Sr. Deceased		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE Kevin Tanribilir as Executor of the Estate of Louis Deluca aka Louis Deluca, Sr. Deceased		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1728 Walnut Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE December 21, 2015
ADDRESS OF ATTORNEY  KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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

NATIONSTAR MORTGAGE LLC d/b/a  
CHAMPION MORTGAGE COMPANY  
8950 Cypress Waters Boulevard  
Coppell, TX 75019

In the Court of Common Pleas of  
Columbia County

vs.

Kevin Tanribilir as Executor of the Estate of Louis  
Deluca aka Louis Deluca, Sr. Deceased  
1728 Walnut Street  
Berwick, PA 18603

No. 2015-CV-1275

2015-ED-171

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1728 Walnut Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	<u>\$68,951.20</u>
Interest From 9/1/2015 Through Date of Sale	<u>                    </u>
(Costs to be added)	<u>                    </u>

Dated:

Dec. 22, 2015

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

Deputy

Roxanne Antonio

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



IN THE COURT OF COMMON PLEAS

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION  
MORTGAGE COMPANY

vs.

Kevin Tannibilir as Executor of the Estate of Louis Deluca aka Louis  
Deluca, Sr. Deceased  
Mortgagor(s)  
1728 Walnut Street Berwick, PA 18603

WRIT OF EXECUTION	
(Mortgage Foreclosure)	
REAL DEBT	\$68,951.20
INTEREST from	\$
COSTS PAID:	\$
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

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

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the east side of Walnut Street at the northwest corner of Lot No. 85;

Thence along Walnut Street, northerly, 49.5 feet, to the corner of Lot No. 87;

Thence along the said lot in an easterly direction, 150 feet, to a 15 foot alley;

Thence along said alley in a southerly direction, 49.5 feet, to the corner of Lot No. 85 aforesaid;

Thence along said lot, westerly, 150 feet, to the place of beginning.

Being Lot no. 86 in Duval Dickson's Third Plot of Lots.

Town/City/Village:	BERWICK
County:	COLUMBIA
Section - Block- Lot:	04A-11-058

TAX PARCEL # 04A-11-05800,000

BEING KNOWN AS: 1728 Walnut Street, Berwick PA 18603

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

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

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION  
MORTGAGE COMPANY  
8950 Cypress Waters Boulevard  
Coppell, TX 75019  
Plaintiff

vs.

Kevin Tanribilir as Executor of the Estate of Louis Deluca  
aka Louis Deluca, Sr. Deceased  
**Mortgagor(s) and Record Owner(s)**

1728 Walnut Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2015-CV-1275

2015-ED-171

**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: TANRIBILIR, KEVIN as Executor of the Estate of Louis Deluca a/k/a Louis Deluca, Sr., Deceased  
**Kevin Tanribilir as Executor of the Estate of Louis Deluca aka Louis  
Deluca, Sr. Deceased**  
701 East Front Street  
Berwick, PA 18603

Your house at 1728 Walnut Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on  
March 2, 2016, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce  
the court judgment of \$68,951.20 obtained by NATIONSTAR MORTGAGE LLC d/b/a CHAMPION  
MORTGAGE COMPANY against you.

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

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

1. The sale will be cancelled if you pay to NATIONSTAR MORTGAGE LLC d/b/a CHAMPION  
MORTGAGE COMPANY, 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 149043FC). 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 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

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

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION  
MORTGAGE COMPANY  
8950 Cypress Waters Boulevard  
Coppell, TX 75019

Plaintiff

vs.

Kevin Tanribilir as Executor of the Estate of Louis Deluca  
aka Louis Deluca, Sr. Deceased

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

1728 Walnut Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2015-CV-1275

2015-ED-171

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

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

By: 

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

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

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

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

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

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

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

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

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

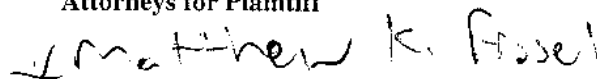
\_\_\_ Andrew F. Gornall Pa. ID 92382

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

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

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

**Attorneys for Plaintiff**

  
Pa ID 314567

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

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION  
MORTGAGE COMPANY  
8950 Cypress Waters Boulevard  
Coppell, TX 75019

Plaintiff

vs.

Kevin Tanribilir as Executor of the Estate of Louis  
Deluca aka Louis Deluca, Sr. Deceased  
Mortgagor(s) and Record Owner(s)

1728 Walnut Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2015-CV-1275

2015-ED-171

**WAIVER OF WATCHMAN**

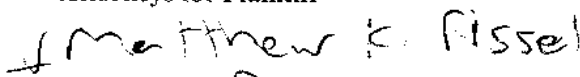
**Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein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

  
Pa ID 314567

## Document Receipt

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Trans #	7074	Carrier / service:	USPS Server	First-Class Mail®	12/23/2015 12:00:00 AM
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Ship to:

SECRETARY OF HOUSING & URBAN  
DEVELOPMENT

451 SEVEWNTH STREET S.W

WASHINGTON DC 20410

Tracking #:	71901140006000070680
Doc Ref #:	2015ED171
Postage	5.1300

## Document Receipt

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Trans #	7073	Carrier / service:	USPS Server	First-Class Mail®	12/23/2015 12:00:00 AM
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Ship to:

CHRISTOPHER DELUCA

C/O LEHIGH COUNTY JAIL

38 NORTH 4TH STREET

Tracking #: 71901140006000070673

Doc Ref #: 2015ED171

Postage 5.1300

ALLENTOWN PA 18102



## Document Receipt

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Trans #	7073	Carrier / service:	USPS Server	First-Class Mail®	12/23/2015 12:00:00 AM
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Ship to:

CHRISTOPHER DELUCA

C/O LEHIGH COUNTY JAIL

38 NORTH 4TH STREET

Tracking #: 71901140006000070673

Doc Ref #: 2015ED171

Postage 5.1300

ALLENTOWN PA 18102

## Document Receipt

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Trans #	7072	Carrier / service:	USPS Server	First-Class Mail®	12/23/2015 12:00:00 AM
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Ship to:

ROBERT BUGASCH

1429 GILL STREET

Tracking #: 71901140006000070666

Doc Ref #: 2015ED171

Postage 5.1300

WATERTOWN NY 13601

## Document Receipt

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Trans #	7071	Carrier / service:	USPS Server	First-Class Mail®	12/23/2015 12:00:00 AM
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Ship to:

MARIE BUGASCH

174 EAST MAIN STREET

Tracking #: 71901140006000070659

Doc Ref #: 2015ED171

Postage 5.1300

GLEN LYON PA 18617

## Document Receipt

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Trans #	7070	Carrier / service:	USPS Server	First-Class Mail®	12/23/2015 12:00:00 AM
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Ship to:

LISA BUGASCH

1619 MASTER STREET

Tracking #: 71901140006000070642

Doc Ref #: 2015ED171

Postage 5.1300

PHILADELPHIA PA 19121

## Document Receipt

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Trans #	7069	Carrier / service:	USPS Server	First-Class Mail®	12/23/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000070635

Doc Ref #: 2015ED171

Postage: 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	7068	Carrier / service:	USPS Server	First-Class Mail®	12/23/2015 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 #:	71901140006000070628
Doc Ref #:	2015ED171
Postage	5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	7067	Carrier / service:	USPS Server	First-Class Mail®	12/23/2015 12:00:00 AM
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## Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000070611

Doc Ref #: 2015ED171

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	7066	Carrier / service:	USPS Server	First-Class Mail®	12/23/2015 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000070604

Doc Ref #: 2015ED171

Postage 5.1300

HARRISBURG PA 17128



**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 / 380 / 2360

12/21/2015

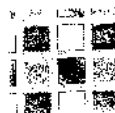
PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY****\$\*\*1,350.00**

DOLLARS

**ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100***Sheriff's Office**PO Box 380**Bloomsburg PA, 17815***149043/Tanribilir**

MEMO



MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

  
AUTHORIZED SIGNATURE

⑈826026⑈ ⑆236073801⑆ 80 00082795⑈