

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

PROPERTY ADDRESS

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/23/2015	Advance Fee	Advance Fee	101042	\$0.00	\$1,350.00
04/23/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/23/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/23/2015	Crying Sale			\$10.00	\$0.00
04/23/2015	Docketing			\$15.00	\$0.00
04/23/2015	Levy			\$15.00	\$0.00
04/23/2015	Mailing Costs			\$72.00	\$0.00
04/23/2015	Posting Handbill			\$15.00	\$0.00
04/23/2015	Poundage			\$51.72	\$0.00
04/23/2015	Press Enterprise Inc.			\$1,036.77	\$0.00
04/23/2015	Sheriff Automation Fund			\$50.00	\$0.00
04/23/2015	Web Posting			\$100.00	\$0.00
07/09/2015	Service			\$210.00	\$0.00
07/09/2015	Service Mileage			\$24.00	\$0.00
07/09/2015	Copies			\$7.00	\$0.00
07/09/2015	Notary Fee			\$10.00	\$0.00
07/09/2015	Tax Claim Search			\$5.00	\$0.00
07/09/2015	Surcharge			\$150.00	\$0.00

\$1,803.99 \$1,350.00

TOTAL BALANCE:	\$(453.99)
-----------------------	-------------------

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
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FAX (856) 858-7020

SUITE 1400
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PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2509
1 BUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (631) 812-4084

SUITE 110
DELAWARE CORPORATE CENTER I
ONE RIGGIER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

October 13, 2015

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Bayview Loan Servicing, LLC
vs.
Kaiser, Andrew P.
Columbia; C.C.P; No. 2013-CV-1212
Premises: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

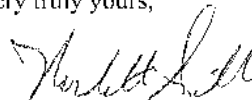
Dear Sheriff Chamberlain:

As you know, the above-captioned matter is currently scheduled for the **October 14, 2015** Sheriff's Sale. I am requesting at this time that you stay this sale. Plaintiff received funds in the amount of \$2,586.09.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Novlett Smith, Legal Assistant

/ns

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010



109912

NO. 109912

3-50/310

PAY: Four hundred fifty-three and ninety-nine/100

DATE 10/26/2015

AMOUNT \$453.99

TO THE Sheriff of Columbia County
ORDER PA
OF

ESCROW TRUST
VOID AFTER 90 DAYS

Balance Due Sheriff(116-7679) - Kaiser, Andrew

Shield

⑈ 109912⑈ ⑆031000503⑆ 2000012430022⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

JP MORGAN CHASE BANK

Defendant

ANDREW P KAISER

vs.

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, October 14, 2015

Writ of Execution No. : 2013CV1212

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 338 KACHINKA HOLLOW ROAD, 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	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,038.77
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

Total Sheriff Costs \$1,922.27

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs \$67.00

Grand Total: \$1,989.27

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank vs Andrew Kaiser

NO. 36-K ED NO. 1212-2013 JD

DATE/TIME OF SALE: Oct 14, 2015 AT 9:00 AM

BID PRICE (INCLUDES COST) \$

POUNDAGE – 2% OF BID \$

TRANSFER TAX – 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$

LESS DEPOSIT: \$

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
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ANN E. SWARTZ, ESQUIRE - ID # 201926
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Bayview Loan Servicing, LLC
Plaintiff

v
Andrew P. Kaiser
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2013-CV-1212

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **September 9, 2015** at 09:00 A.M. in the above-captioned matter has been continued until **October 14, 2015** at 09:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Kaiser, Andrew P.
338 Kachinka Hollow Road
Berwick, Pennsylvania, 18603-520

Date: 9/8/15

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input checked="" type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

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FAX: (855) 845-2584

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

September 8, 2015

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Bayview Loan Servicing, LLC vs. Andrew P. Kaiser
Columbia County; C.C.P; No. 2013-CV-1212
Premises: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

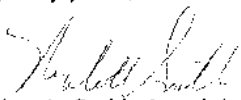
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **September 9, 2015** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **October 14, 2015** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,


Novlett A. Smith, Legal Assistant

/nas

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Bayview Loan Servicing, LLC
Plaintiff

v
Andrew P. Kaiser
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2013-CV-1212

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Certification of Service

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Kaiser, Andrew P.
338 Kachinka Hollow Road
Berwick, Pennsylvania, 18603-520

Date: 9/8/15

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input checked="" type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
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<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
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<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

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September 8, 2015

SUITE 200
111 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

Prothonotary of Columbia County
35 West Main Street
Bloomsburg, Pennsylvania 17815

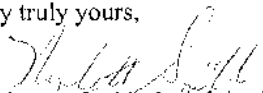
RE: Bayview Loan Servicing, LLC v. Andrew P. Kaiser
Columbia County; CCP; Number: 2013-CV-1212

Dear Sir or Madam:

Enclosed please find an original and one copy of Notice of the Date of Continued Sheriff's Sale with regard to the above matter. Kindly file the original of record with the Court and return the time-stamp copy to my attention in the self-addressed, stamped envelope provided.

If you have any questions, please feel free to contact me. Thank you for your attention in this matter.

Very truly yours,


Novlett A. Smith, Legal Assistant
McCabe, Weisberg & Conway, P.C.

/nas

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

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1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
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SUITE 130
DELAWARE CORPORATE CENTER I
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WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1080

July 13, 2015

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Bayview Loan Servicing, LLC vs. Kaiser, Andrew P.
Columbia County; C.C.P; No. 2013-CV-1212
Premises: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

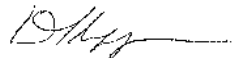
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **July 15, 2015** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **September 9, 2015** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Deborah Flippen, Legal Assistant

/df

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
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(215) 790-1010

Bayview Loan Servicing, LLC
Plaintiff

v.

Kaiser, Andrew P.
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2013-CV-1212

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **July 15, 2015** at 09:00 A.M. in the above-captioned matter has been continued until **September 9, 2015** at 09:00 A.M.

Certificate of Filing

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Certification of Service

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Kaiser, Andrew P.
338 Kachinka Hollow Road
Berwick, Pennsylvania, 18603-520

Date: 7/13/2015

McCABE, WEISBERG & CONWAY, P.C.

BY: *Margaret Gairo*

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input checked="" type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
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<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

SHERIFF'S SALE COST SHEET

NO. _____ vs. Kaiser
ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>72.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>495.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1261.77</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	\$	_____
WATER	20	\$	_____
TOTAL ***** \$ <u>-0-</u>			

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>150.00</u>	

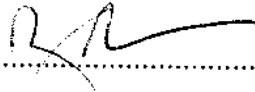
TOTAL COSTS (OPENING BID) \$ 1989.27

1350

STATE OF PENNSYLVANIA
COUNTY OF CO

} SS

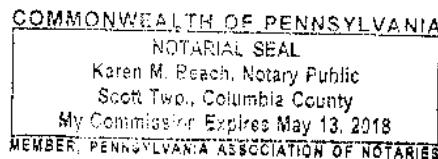
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice June 24 and July 1, 8, 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 8th day of July 2015...

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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SHERIFF'S RETURN OF SERVICE

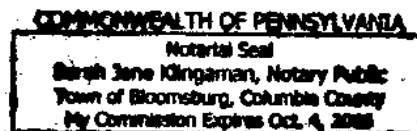
04/29/2015 03:16 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE STACEY KURTZ HIS GIRLFRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANDREW P KAISER AT 14 CLOVERLEAF LANE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 09, 2015



NOTARY

Affirmed and subscribed to before me this

9TH day of JUNE 2015



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SHERIFF'S RETURN OF SERVICE

06/10/2015 11:20 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE 2015

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

(By County/City Sheriff, Townships, etc.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 338 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-10-15

Time: 11:20

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2013CV1212

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

36

Warrant:

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

338 Kachink a Hollow Rd
Berwick, PA

Serve To:

Name: ANDREW P KAISER

Primary Address: ~~14 CLOVERLEAF LANE~~
~~BERWICK, PA 18603~~

Phone: DOB:

Alternate Address: 338 Kachink a Hollow Rd.

Phone: 570-441-3450

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Stacey Kurtz

Relation: Girl Friend

Date: 5-5-15

Time: 09:31

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	4-29-15	5-4-15				
Time:	14:15	09:50				
Mileage:						
Deputy:	3	3				

Service Attempt Notes:

1. 41C
2. CARL GORE - LEFT Answer
3. New Address
- 4.
- 5.
- 6.

57A-8887

KAISER, ANDREW P

2013CV1212

14 CLOVERLEAF LANE, BERWICK, PA 18603

NO EXPIRATION

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Sandy Pryz

Date: 5/13 / 2015

Re: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516 284-5844 or
Spryz@aoss.us

Thank you in advance for your cooperation.

Truly yours,

Sandy Pryz

Commonwealth of Pennsylvania
In the Court of Common Pleas of Columbia County

CASE NO.: 2013-CV-1212

AFFIDAVIT OF SERVICE

Bayview Loan Servicing, LLC

vs.

Andrew P. Kaiser



327840

Commonwealth of Pennsylvania
County of Dauphin ss.

I, Chad Spotts, a competent adult, being duly sworn according to law, depose and say that at 3:15 PM on 05/06/2015, I served Andrew P. Kaiser at 338 Kachinka Hollow Road, Berwick, PA 18603 in the manner described below:

- ☐ Defendant(s) personally served.
- ☒ Adult family member with whom said Defendant(s) reside(s).
Relationship is Stacey Kurtz, Co-resident.
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☐ Other:

a true and correct copy of Notice of Sheriff's Sale of Real Property issued in the above captioned matter.

Description:

Sex: Female - Age: 38 - Skin: White - Hair: Brown - Height: 5' 07" - Weight: 150

Sworn to and subscribed before me on this
8th day of May, 2015

NOTARY PUBLIC

X
Chad Spotts
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: 327840 - Our File# 38979

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Brittany Edcius, Notary Public
Lower Paxton Township, Dauphin County
My commission expires April 11, 2018

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2S09
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (855) 845-2584

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

April 30, 2015

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Bayview Loan Servicing, LLC vs. Kaiser, Andrew P.
Columbia County, No. 2013-CV-1212
Premises: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on July 15, 2015.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Shondera Drayton, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/SD

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DIPRINZIO, ESQUIRE - ID # 316094
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Bayview Loan Servicing, LLC
Plaintiff

v.

Kaiser, Andrew P.
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2013-CV-1212

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 30th day of April, 2015, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

DATE: 5/12/15

BEFORE ME THIS 17TH DAY

McCABE, WEISBERG & CONWAY, P.C.

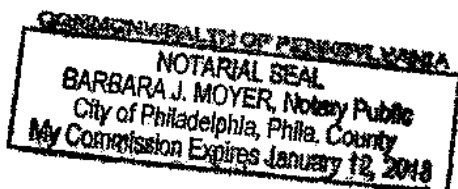
OF May, 2015

BY: Terrence J. McCabe

NOTARY PUBLIC

<input checked="" type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
<input type="checkbox"/> Brian T. LaManna, Esquire	<input type="checkbox"/> Ann E. Swartz, Esquire
<input type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Lena Kravets, Esquire
<input type="checkbox"/> Carol A. DiPrinzio, Esquire	<input type="checkbox"/> Jacob M. Ottley, Esquire

Attorneys for Plaintiff



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Bayview Loan Servicing, LLC

Plaintiff

v.

Kaiser, Andrew P.

Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2013-CV-1212

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000, as of the date the Praccipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Andrew P. Kaiser

14 Cloverleaf Lane
Berwick, Pennsylvania 18603

2. Name and address of Defendant in the judgment:

Name

Address

Kaiser, Andrew P.

338 Kachinka Hollow Road
Berwick, Pennsylvania 18603-520

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

Name

Address

Plaintiff herein

JP Morgan Chase Bank N.A. 3514 Vision Drive
Columbus, Ohio 43219

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

Name	Address
------	---------

Plaintiff herein

Washington Mutual Bank FA	2273 N. Green Valley Parkway, Suite 14 Henderson, Nevada 89014
---------------------------	---

Bayview Loan Servicing LLC	4425 Ponce De Leon Boulevard Coral Gables, Florida 33146
----------------------------	---

JP Morgan Chase Bank NA	10790 Rancho Bernardo Road San Diego, California 92127
-------------------------	---

5. Name and address of every other person who has any record lien on the property:

Name	Address
------	---------

Briar Creek Borough	6029 Park Road Berwick, Pennsylvania 18603
---------------------	---

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

Name	Address
------	---------

None

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:

Name	Address
------	---------

Tenants/Occupants	338 Kachinka Hollow Road Berwick, Pennsylvania 186030000
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name	Address
None	

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.

5/12/15
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Carol A. DiPrinzio, Esq.	<input type="checkbox"/> Jacob M. Ottley, Esq.

Attorneys for Plaintiff

Re: Bayview Loan Servicing, LLC v. Kaiser, Andrew P. et al.
Columbia County; Number: 2013-CV-1212

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DIPRINZIO, ESQUIRE - ID # 316094
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Bayview Loan Servicing, LLC
Plaintiff

v.

Kaiser, Andrew P.
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-1212

DATE: April 30, 2015

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Kaiser, Andrew P.

PROPERTY: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$71,793.85

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **July 15, 2015 at 9a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

Check type of mail or service:

☐ Certified

☐ COD

☐ Delivery Confirmation

☐ Express Mail

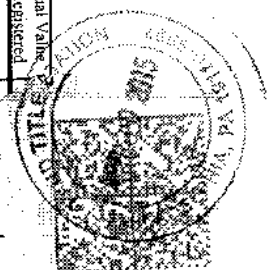
☐ Recorded Delivery (International)

☐ 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



U.S. POSTAGE & PRIVATE BOWERS
 ZIP 19105 \$ 025.20
 0001377494 APR 30 2015

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge if Registered	Actual Value if Registered
	Bayview Loan Servicing, LLC v. Kaiser, Andrew P.					
1		JP Morgan Chase Bank N.A. 3514 Vision Drive Columbus, Ohio 43219				
2		Washington Mutual Bank FA 2273 N. Green Valley Parkway, Suite 14 Henderson, Nevada 89014				
3		Bayview Loan Servicing LLC 4425 Ponce De Leon Boulevard Coral Gables, Florida 33146				
4		JP Morgan Chase Bank NA 10790 Rancho Bernardo Road San Diego, California 92127				
5		Briar Creek Borough 6029 Park Road Berwick, Pennsylvania 18603				
6		Tenants 338 Kachinka Hollow Road Berwick, Pennsylvania 18603-0000				
7		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard				
8		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 th Street Suite #204 Philadelphia, PA 19107				
9		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128				

[illegible]

19		United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754																
20		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001																
21		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (<i>Name of receiving employee</i>)		<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 in some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> R900, S913, and S921 for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>													

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 05/01/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: **1034064**
Description: **Andrew Keiser**
Run Dates: **06/24/15 to 07/08/15**
Class: **2**
Agate Lines: **189**
Blind Box:

Total Ad Cost \$1,036.77
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	06/24/15	07/08/15	3	\$1,036.77

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1212

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, JULY 15, 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 PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, AND BEING DESCRIBED AS FOLLOWS: 0710 015, BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject: to all conditions, covenants and restrictions of record.
BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10-015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH ANDREW P. KAISER AND PAULA M. KAISER, HIS WIFE, by deed dated January 17, 2007 and recorded October 26, 2007 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200711009, granted and conveyed to Kaiser, Andrew P.

PROPERTY ADDRESS: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-10-015-00-000

Seized and taken into execution to be sold as the property of ANDREW P KAISER in suit of JP MORGAN CHASE BANK.

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

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

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 36

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 4-29-15

Time: 11:17

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

ROTHERY, JOAN M.

2013CV1212

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000052068

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419
ANDREW D. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SEIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANN, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH L. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRIVETS, ESQUIRE - ID # 316421
CAROL A. DIPRINZIO, ESQUIRE - ID # 316094
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Bayview Loan Servicing, LLC

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Andrew P. Kaiser

Number 2013-CV-1212

2015-ED-36

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Andrew P. Kaiser
338 Kachinka Hollow Road
Berwick, Pennsylvania 18603-520

Your house (real estate) at **338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000** is scheduled to be sold at Sheriff's Sale on July 15, 2015 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$71,793.85 obtained by Bayview Loan 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 canceled if you pay to Bayview Loan Servicing, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the 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. 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 the following notice on how to obtain an attorney.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 36

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 338 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Stacey Kuetz

Relation: Girlfriend

Date: 4-29-15

Time: 15:16

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2013CV1212

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

36

Warrant:

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

Serve To:

Name: ANDREW P KAISER

Primary Address: 338 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Stacey Kurtz

Relation:

Girlfriend

Date:

4-29-15

Time:

15:16

Deputy:

3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

KAISER, ANDREW P

2013CV1212

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603 NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 04/29/2015

Fee: \$5.00

Cert. NO: 21717

KAISER ANDREW P
338 KACHINKA HOLLOW ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20071 -1009
Location: 338 KACHINKA HOLLOW R
Parcel Id:07 -10 -015-00,000

Assessment: 22,787

Balances as of 04/29/2015

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 36

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia County

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 Richendrofer

Relation: Clerk II

Date: 4-24-15

Time: 11:00

Deputy: 5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2013CV1212 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
ANDREW P KAISER

Case Number
2013CV1212

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 36

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

DEB MILLER

Relation:

CLERK

Date:

4/24/15

Time:

1055

Deputy:

5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

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4.

5.

6.

COLUMBIA COUNTY TAX C

2013CV1212

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1212

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, JULY 15, 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 PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, AND BEING DESCRIBED AS FOLLOWS: 0710 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject: to all conditions, covenants and restrictions of record.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10-015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ANDREW P. KAISER AND PAULA M. KAISER, HIS WIFE, by deed dated January 17, 2007 and recorded October 28, 2007 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200711009, granted and conveyed to Kaiser, Andrew P.

PROPERTY ADDRESS: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-10-015-00-000

Seized and taken into execution to be sold as the property of ANDREW P KAISER in suit of JP MORGAN CHASE BANK.

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:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

Bayview Loan Servicing, LLC

Plaintiff

v.

Andrew P. Kaiser.

Defendant

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

No. 36 Term 2015 E.D.

No. _____ Term _____ A.D.

No. 2013-CV-1212 Term _____ J.D.

**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 (specifically described property below):

Being Known As: 238 Kachinka Hollow Road, Berwick, Pennsylvania
186030000

Amount Due \$ 71,793.85

Interest from 11/26/13 to DATE OF SALE \$

plus \$11.80 per diem thereafter

(Costs to be added)

Total \$

Dated: 4-2-15
(S. AL)

Barbara M. Silvestri
Prothonotary, Common Pleas Court of
Columbia County Penna. Prothonotary & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016
By: Kelly P. Brewer Deputy

No. 36 Term 2015 E.D.

No. _____ Term _____ A.D.

No. 2013-CV-1212 Term _____ J.D.

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

Bayview Loan Servicing, LLC

v.

Andrew P. Kaiser

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Carol A. DiPrinzio, Esq.	<input checked="" type="checkbox"/> Jacob M. Ottley, Esq.

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA , AND BEING DESCRIBED AS FOLLOWS: 07 10 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject to all conditions, covenants and restrictions of record.

BEING KNOWN AS. 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Andrew P. Kaiser and Paula M. Kaiser, His Wife, by deed dated January 17, 2007 and recorded October 26, 2007 in Deed Book Instrument No.: 200711009, granted and conveyed unto Andrew P. Kaiser.

REAL DEBT: \$71,713.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Andrew P. Kaiser

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SEIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH L. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRIVETS, ESQUIRE - ID # 316421
CAROL A. DIPRINZIO, ESQUIRE - ID # 316094
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Bayview Loan Servicing, LLC

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Andrew P. Kaiser

Number 2013-CV-1212

2015-ED-36

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Andrew P. Kaiser
338 Kachinka Hollow Road
Berwick, Pennsylvania 18603-520

Your house (real estate) at **338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000** is scheduled to be sold at Sheriff's Sale on July 15, 2015 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$71,793.85 obtained by Bayview Loan 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 canceled if you pay to Bayview Loan Servicing, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the 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. 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 the following notice on how to obtain an attorney.)

REAL ESTATE OUTLINE

ED # 36

DATE RECEIVED 4-23-2015
DOCKET AND INDEX 2013 CV 1212

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	- Att. Right Filing
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>101042</u>

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

SALE DATE July 15th TIME 9.00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

215-790-1010
4/23/15
@ 10:00 am

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2S09
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (855) 845-2584

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Bayview Loan Servicing, LLC vs. Andrew P. Kaiser
Columbia County Number 2013-CV-1212
Premises: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

McCABE, WEISBERG & CONWAY, P.C.**Attorneys for Plaintiff**

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMMANA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DI PRINZIO, ESQUIRE - ID # 316094
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Bayview Loan Servicing, LLC
Plaintiff

v.

Andrew P. Kaiser
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2013-CV-1212

2015-ED-36

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Andrew P. Kaiser
338 Kachinka Hollow Road
Berwick, Pennsylvania 18603-520

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever found in possession, after notifying 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.

3/30/15
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Carol A. DiPrinzio, Esq.	<input checked="" type="checkbox"/> Jacob M. Ottley, Esq.

Attorneys for Plaintiff

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Briar Creek Township, Columbia County, Pennsylvania, and being known as 338 Wachinka Hollow Road, Berwick, Pennsylvania 186030000.

TAX MAP AND PARCEL NUMBER:07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$71,743.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Andrew P. Kaiser

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, AND BEING DESCRIBED AS FOLLOWS: 07 10 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1 08.

Under and Subject to all conditions, covenants and restrictions of record.

BEING KNOWN AS 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10-015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Andrew P. Kaiser and Paula M. Kaiser, His Wife, by deed dated January 17, 2007 and recorded October 26, 2007 in Deed Book Instrument No.: 200711009, granted and conveyed unto Andrew P. Kaiser.

REAL DEBT: \$71,743.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
Andrew P. Kaiser

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA , AND BEING DESCRIBED AS FOLLOWS: 07 10 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject to all conditions, covenants and restrictions of record.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Andrew P. Kaiser and Paula M. Kaiser, His Wife, by deed dated January 17, 2007 and recorded October 26, 2007 in Deed Book Instrument No.: 200711009, granted and conveyed unto Andrew P. Kaiser.

REAL DEBT: \$71,743.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Andrew P. Kaiser

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

Document Receipt

Trans #	5217	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

US DEPT OF JUSTICE ROOM
4400

950 PENNSYLVANIA AVENUE NW

Tracking #: 71901140006000052105

Doc Ref #: 2015ED36

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WASHINGTON DC 20530

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36

Document Receipt

Trans #	5216	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

US DEPT OF JUSTICE ROOM
5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000052099

Doc Ref #: 2015ED36

Postage 5.1300

WASHINGTON DC 20530

Document Receipt

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Ship to:

UNITED STATE OF AMERICA

US DEPT OF JUSTICE ROOM
5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000052099

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WASHINGTON DC 20530

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Trans #	5215	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 12:00:00 AM
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JP MORGAN					
3514 VISION DRIVE			Tracking #:	71901140006000052082	
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			Postage	5.1300	
COLUMBUS	OH	43219			

Document Receipt

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Ship to:

JP MORGAN

3514 VISION DRIVE

Tracking #: 71901140006000052082

Doc Ref #: 2015ED36

Postage 5.1300

COLUMBUS OH 43219

36

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000052075

Doc Ref #: 2015ED36

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5213	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 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 #: 71901140006000052068

Doc Ref #: 2015ED36

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	5212	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000052051

Doc Ref #: 2015ED36

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5211	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000052044

Doc Ref #: 2015ED36

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	5211	Carrier / service:	USPS Server	First-Class Mail®	4/24/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000052044

Doc Ref #: 2015ED36

Postage 5.1300

HARRISBURG PA 17128

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010

101042

NO. 101042

3-50/310

PAY: One thousand three hundred fifty and NO/100

DATE 04/01/2015

AMOUNT \$1,350.00

TO THE Sheriff of Columbia County

ORDER

PA

OF

ESCROW TRUST
VOID AFTER 90 DAYS

Tennant & McCall

Shield

Listing Prop for Sheriff Sale(116-7679) - Kaiser, Andrew

101042 0310005031 20000 12430022