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

DATE	CATEGORY	МЕМО	СНК #	DEBIT	CREDIT
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)

Printed: 10/13/2015 11:59:43AM

SUITE 210 (45 HUGUENOT STREET NEW ROCHELLE, NY 10801 (\$14)-636-8900 FAX (914) 636-8901

SUITE 20: 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

October 13, 2015

SUITE2509 : BUNTINGTON QUADRANGLE MELVILLE, NY 11747 (631) 812-4084 FAX (855) 845-2584

SUITE 1.30
DELAWARE CORPORATE CENTER I
ONE REGITEER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
PAX 855-425-1980

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

TUBBIZ

McCABE, WEISBERG & CONWAY, P.C. ATTORNEYS AT LAW

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

3-50/310

NO. 109912

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

DATE

10/26/2015

AMOUNT \$453.99

TO THE

Sheriff of Columbia County

ORDER

ОF

PA

ESCROW TRUST VOID AFTER 90 DAYS

Balance Due Sheriff(116-7679) - Kaiser, Andrew TO PARTY TO UNITED AND THE PROPERTY OF THE PARTY OF THE P

#\* 109912# #031000503#2000012430022#

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

JP MORGAN CHASE BANK

٧S.

<u>Defendant</u>

ANDREW P KAISER

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**

	Total Sheriff Costs	\$1,922.27
Surcharge		\$150.00
Tax Claim Search		\$5.00
Notary Fee		\$10.00
Copies		\$7.00
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$210.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$75.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,036.77
Posting Handbill		\$15.00
Mailing Costs		\$72.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

### **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 Moisan (	Irase Bank	/S/	Include	Krises	
NO. <u>3</u> ら・ド	ED	NO	1212-6	20/3	JD
DATE/TIME OF SAL	E: <u>O</u> et 14,201	5 AT 9:00	) АМ	_	
BID PRICE (INCLUD	ES COST)	\$		_	
POUNDAGE – 2% OF	BID	\$		-	
TRANSFER TAX – 29	% OF FAIR MKT	\$		_	
MISC. COSTS		\$		_	
TOTAL AMOUNT NE	EEDED TO PURC	HASE		\$	
PURCHASER(S): ADDRESS:				<u></u>	
NAMES(S) ON DEED PURCHASER(S) SIG					
	TOTAL DUE:			\$	
Ī	LESS DEPOSIT:			\$	
1	DOWN PAYMEN	Т:		\$	
,	ΓΟΤΑL DUE IN 8	DAYS		\$	

### Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESOUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESOUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESQUIRE - 1D # 28009 HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 CHRISTINE L. GRAHAM, ESOUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321 ANN E. SWARTZ, ESOUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH I, FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESOUIRE - 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** 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.

	1
BY:	
[ ] Terrence J. McCabe, Esq. /	[ ] Marc S. Weisberg, Esq.
[ ] Edward D. Conway, Esq. [	[ ] Margaret Gairo, Esq.
Andrew L. Markowitz, Esq.	[ ] Heidi R. Spivak, Esq.
Marisa J. Cohen, Esq.	[ ] Christine L. Graham, Esq
[ ] Brian T. LaManna, Esq.	[ ] Ann E. Swartz, Esq.
[ ] Joseph F. Riga, Esq.	[ ] Joseph I. Foley, Esq.
[ ] Celine P. DerKrikorian, Esq.	[ ] Lena Kravets, Esq.
[ ] Jacob M. Ottley, Esq.	
Attorneys for Plaintiff	

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

September 8, 2015

SUITE2509 I HUNTINGTON QUADRANGLE MELVIILE, NY 11747 (631) 812-4084 FAX: (855) 845-2584

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

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:

**SIGNATURE** 

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.

DATE

Very truly yours,

Novlett A. Smith, Legal Assistant

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

### Attorneys for Plaintiff

DY;	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
	JACOB M. OTTLEY, ESQUIRE - ID # 319404
123 Soc	uth Broad Street, Suite 1400
	lphia Pennsylvania 10100

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

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### 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:  $\frac{9/8}{1.5}$ 

McCABE, WEISBERG & CONWAY	(, P.G.)
BY:	1
[ ] Terrence J. McCabe, Esq.	[ ] Marc S. Weisberg, Esq.
[ ] Edward D. Conway, Esq.	[ ] Margaret Gairo, Esq.
🗐 Andrew L. Markowitz, Esq. 🖢	[ ] Heidi R. Spivak, Esq.
Marisa J. Cohen, Esq.	[ ] Christine L. Graham, Esq.
[ ] Brian T. LaManna, Esq.	[ ] Ann E. Swartz, Esq.
[ ] Joseph F. Riga, Esq.	[ ] Joseph I. Foley, Esq.
[ ] Celine P. DerKrikorian, Esq.	[ ] Lena Kravets, Esq.
[ ] Jacob M. Ottley, Esq.	
Attorneys for Plaintiff	

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

SUITE 201 2:6 HADDON AVENUE WESTMONT, NI 08108 (856) 858-7080 FAX (856) 858-7020 SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

September 8, 2015

SUITE2509 I 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

Prothontary 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

SUTE 210 (45 BUGDENOT STREET NEW ROCHTLIE, NY 10801 (914)-616-8900 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

July 13, 2015

SUITE2S09 1 HUNTINGTON QUADRANGLE MELVILLE, NY 11747 (641) 812-4984 FAX: (855) 845-2584

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

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

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESOUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 ANDREW L. MARKOWITZ, ESOUIRE - ID # 28009 HEIDLR, SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESOUIRE - 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 JACOB M. OTTLEY, ESQUIRE - 1D # 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 No. 2013-CV-1212

### Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for <u>July 15, 2015</u> at 09:00 A.M. in the above-captioned matter has been continued until <u>September 9, 2015</u> 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: 7/13/2015

McCABE, WEISBERG & CONWAY, P.C.

BY: Mat Dam	e e
[ ] Terrence/J. McCabe, Esq.	[ ] Marc S. Weisberg, Esq.
[ ] Edward D. Conway, Esq.	→ Margaret Gairo, Esq.
[ ] Andrew L. Markowitz, Esq.	[ ] Heidi R. Spivak, Esq.
[ ] Marisa J. Cohen, Esq.	[ ] Christine L. Graham, Esq.
[ ] Brian T. LaManna, Esq.	[ ] Ann E. Swartz, Esq.
[ ] Joseph F. Riga, Esq.	[ ] Joseph I. Foley, Esq.
[ ] Celine P. DerKrikorian, Esq.	[ ] Lena Kravets, Esq.
[ ] Jacob M. Ottley, Esq.	
Attorneys for Plaintiff	

### SHERIFF'S SALE COST SHEET

	vs. Kaiser	
NOED NO	JD DATE/TIME OF SALE	<u> </u>
DOCKET/RETURN	616.00	
SERVICE PER DEF.	\$15.00	
	\$ <u>370,00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72,60</u>	
ADVERTISING SALE BILLS & COPIL	- + · · · · ·	
ADVERTISING SALE (NEWSPAPER)		
MILEAGE POSTDIC HANDDHA	\$ 34,00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7,∞</u>	
NOTARY	\$ <u>10,00</u> ************ \$ 495,50	
TOTAL *******	·*********** \$ <u></u>	
WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ 1036,77	
	\$75.00	
TOTAL ******	\$75.00 ************ \$ /26/.77	
DROTHONOTADY (MOTADY)	¢10.00	
DECORDED OF DEEDS	\$10.00 c	
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *******	************** \$77.00	
TOTAL	Φ	
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
BORO, TWP & COUNTY 20 SCHOOL DIST. 20	<u> </u>	
DELINOUENT 20	\$ 5,00	
TOTAL ******	*********** \$ 5 , xx	
NOR COURT PERCONNEC		
MUNICIPAL FEES DUE:		1350
SEWER 20_	- \$	
WATER 20	\$ \$ ***********	
TOTAL ******	*******	
SURCHARGE FEE (DSTE)	\$ 150,00	
MISC	\$	
	\$	
TOTAL ******	\$ 150xxx \$\$ \$\$	
		·-)
TOTAL COSTS (0	(OPENING BID) \$\frac{1989.2}{}	1

Paula J. Ream being duly sworn according to law  $\varepsilon$  poses 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.

$\alpha$
Sworn and subscribed to before me this
Haren M. Beach
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL  Karen M. Beach, Notary Public  Scott Two., Columbia County  My Commission Expires May 13, 2018  MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
And now,, I hereby certify that the advertising and bublication charges amounting to \$for publishing the foregoing notice, and the
ee for this affidavit have been paid in full.
***************************************

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,

June 09, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

				Moterial Seal Bergh Jene Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2006
			NOTARY	
Affirmed and s	ubscribed to be	efore me this		0 1
9ТН	day of	JUNE	2015	Mach Jan Kar

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 1910S

(a) County Suite Sheigh Meteosom Inc.

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.

. Company of the comp

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 10, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jame 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

Sard Ju Klegana

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19105

(c) County Suite Shortt, Taiversoft, and

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

JP MORGAN CHASE BANK Case Number 2013CV1212 ANDREW P KAISER 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: Final Service: Name: (POSTING) Served: Personally - Adult In Charge (Posted - Other Primary 338 KACHINKA HOLLOW ROAD Adult In Address: **BERWICK, PA 18603** Charge: Relation: Phone: DOB: Alternate Date: Time: 6-10-15 11:20 Address: Phone: Deputy: Mileage: Attorney / Originator: Name: MCCABE, WEISBERG & CONWAY PC 215-790-1010 Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

(POSTING

2013CV1212

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

K, PA 18603 NO EXPIRATION

1/51C

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	AN CHASE BANK P KAISER				Number 3CV1212	
	SERVICE (	COVER SH	<u>'</u> EET			_ ∑
Service De						KAISER
Category:	Real Estate Sale - Sale Notice		and the second s	Zone:	21.	
Manner:	< Not Specified >	Expires:		Warrant:	36	ANDREW
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	. •	RIGHTS		And the second second second second	. EW P
		338	kachinko Bekui	Hollow Rd	l	:
Serve To:		Final Servi		==		20
Name:	ANDREW P KAISER	Served:	acama, Mata-Sacabataba, N. 1999 - Gall M. Mah	ult In Charge	Posted · Other	-13C
Primary Address:	14 CLOVERLEAF LANE PERWICK PA-18603	Adult In Charge:	Stacey			2013CV1212
Phone:	DOB:	Relation:	Girl Fr	error consequence conseque		
Alternate Address:	338 Kachinka Holland.	Date:	5-5-15	Time:	09:31	14
Phone:	52-441-3460	Deputy:	3	Mileage:	**************************************	CLOVERLEAF
Attorney/	Originator:				- 10000	VER
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		PARAMETER CONTROL CONT	LEAF
Service Att	lempts:					E ANE,
Date:	4-29-15 5-9-15				1	
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# Attorney Outsourcing Support Services, Inc.

# Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of

From: Sandy Pryz

Date: 5/3/2015

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

Bayv	iew Loan Servicing, LLC				
vs. Andr	ew P. Kaiser				
Count	onwealth of Pennsylvania cy of Dauphin ss.	327840			
I, <b>Cha</b> I serve	nd Spotts, a competent adult, being duly sworn accor ed Andrew P. Kaiser at 338 Kachinka Hollow Roa	ding to law, depose and say that at 3:15 PM on 05/06/2015, d, Berwick, PA 18603 in the manner described below:			
	Defendant(s) personally served.	, and the manner described below.			
V	Adult family member with whom said Defenda Relationship is Stacey Kurtz, Co-resident.	ant(s) reside(s).			
	Adult in charge of Defendant(s) residence who re	fused 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:	· · · · · · · · · · · · · · · · · · ·			
Descrip	and correct copy of <b>Notice of Sheriff's Sale of Real</b> l ption: emale – <b>Age: 38 – Skin: White – Hair: Brown</b> – H				
	to and subscribed before me on this 2 day of	Chad Spotts AOSS 1 Huntington Quadrangle, Suite 2504 Melville, NY 11747 (516) 284-5850			
	COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Brittany Edoius, Notary Public Lower Paxton Township, Dauphin County My commission expires April 11, 2018	Atty File#: 327840 - Our File# 38979			

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

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

SUITE 201 216 HADDON AVENUE WESTMONT, N3 08108 (856) 858-7080 FAX (856) 858-7020 SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

April 30, 2015

SUITE2809 I HUNTINGTON QUADRANGLE MELVIILE, NY 11747 (631) 812-4084 FAX (855) 845-2584

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

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

BY: TERRENCE J. McCABE, ESOUIRE - 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 - 1D # 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.

- - 5/20/

SWORN AND SUBSCRIBED	DATE: 2/20/25	<del> </del>
BEFORE ME THIS DAY	McCABE, WEISBERG & CON	WAY, P.C.
OE May , 2015  Juliera Myr  NOTARY PUBLIC	BY:   Terrence J. McCabe, Esquire   Edward D. Conway, Esquire   Andrew L. Markowitz, Esquire   Marisa J. Cohen, Esquire	[ ] Marc S. Weisberg, Esquire [ ] Margaret Gairo, Esquire [ ] Heidi R. Spivak, Esquire [ ] Christine L. Graham, Esquire
NOTARIAL BEAL BARBARA J. MOYER, Notes Public City of Philadelphia, Phila. County by Commission Expires January 12 2018	[ ] Brian T. LaManna, Esquire [ ] Joseph F. Riga, Esquire [ ] Celine P. DerKrikorian, Esquire [ ] Carol A. DiPrinzio, Esquire Attorneys for Plaintiff	[ ] Ann E. Swartz, Esquire [ ] Joseph I. Foley, Esquire [ ] Lena Kravets, Esquire [ ] Jacob M. Ottley, Esquire

Attorneys for Plaintiff

TERRENCE J. McCABE, ESOUIRE - 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

٧.

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.

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 8th 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

Willow Oak Building

Department of Public Welfare

TPL Casualty Unit Estate

P.O. Box 8486

Recovery Program

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

Name and address of Attorney of record: 8.

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 & C	ONWAY, P.C.
	Perrence J. McCabe, Esq.	[ ] Marc S. Weisberg, Esq.
·	[ ] Edward D. Conway, Esq.	[ ] Margaret Gairo, Esq.
	[ ] Andrew L. Markowitz, Esq.	[ ] Heidi R. Spivak, Esq.
	Marisa J. Cohen, Esq.	[ ] Christine L. Graham, Esq
	Brian T. LaManna, Esq.	[ ] Ann E. Swartz, Esq.
	[ ] Joseph F. Riga, Esq.	Joseph I. Foley, Esq.
	[ ] Celine P. DerKrikorian, Esq.	[ ] Lena Kravets, Esq.
	[ ] Carol A, DiPrinzio, Esq.	Jacob M. Ottley, Esq.
	Attorneys for Plaintiff	

Re: Bayview Loan Servicing, LLC v. Kaiser, Andrew P. et al.

Columbia County; Number: 2013-CV-1212

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, ESOUIRE - 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

٧.

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**.

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									Bayview Loan Servicing, LLC v. Kaiser, Andrew P.	Article Number	Name and Address of Sender McCabe, Weisberg and Conway, P.C. 123 S. Broad St., Suite 1400 Philadelphia, PA 19109 Attn: 3HONDERA DRAYTON 65862
Commonwealth of Pennsylvania Burcau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Squarc Department #280601	Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107	Connnonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard	Tenants 338 Kachinka Hollow Road Berwick, Pennsylvania 186030000	Briar Creek Borough 6029 Park Road Berwick, Pennsylvania 18603	JP Morgan Chase Bank NA 10790 Rancho Bernardo Road San Diego, California 92127	Bayview Loan Servicing LLC 4425 Ponce De Leon Boulevard Coral Gables, Florida 33146	Washington Mutual Bank FA 2273 N. Green Valley Parkway, Suite 14 Henderson, Nevada 89014	JP Morgan Chase Bank N.A. 3514 Vision Drive Columbus, Ohio 43219		Addressee Name, Street and PO Address	Check type of mail or service:  Certified  COD  COD  Cod  Registered  Cod  Cod  Signature Confirmation  Insured
										Fee Handling Actua	₩.

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United Stack United Stack United Middle Di William J 235 North Scranton,	Commonw Department Department Harrisburg Attn: Sher	Tax Claim Bureau Columbia County ( 35 West Main Stre Basement Leve) Bloomsburg, PA 1	Domestic Relations of 11 West Main Street Bloomsburg, PA 17.	United States of Internal Revenue Technical Suppe William Green F Room 3259 600 Arch Street Philadelphia, PA	Commonw Revenue B Clearance Harrisburg ATTN: Sh	PA Department of Burcau of Compli Lien Section PO BOX 280948 Harrisburg PA 17	PA Department of Bureau of Compli P.O. Box 281230 Harrisburg, PA 17	TPL Casualty Unit Es Recovery Program Willow Oak Building P.O. Box 8486 P.O. Box 8486
United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, S Scranton, PA 18503	Commonwealth of PA Department of Revenue Burd Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales	Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815	Domestic Relations of Co 11 West Main Street Bloomsburg, PA 17815	United States of America Internal Revenuc Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106	Commonwealth of Pennsylvania Depar Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales	PA Department of Revenue Burcau of Compliance Lien Section PO BOX 280948 Harrisburg PA 17128-0948	PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 P.O. Box 8486 Harrisburg, PA 17105-8486
United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Stc. 311 Scranton, PA 18503	Commonwealth of PA Department of Revenue Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Atm: Sheriff's Sales	ouse	Domestic Relations of Columbia County 11 West Main Street Bloomsburg, PA 17815	uilding	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales	30 ñ	30	36
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The full declaration of value is required on all domestic and international registered mail. The maximum indensity, payable for the reconstruction of recurrence that declaration of the reconstruction insurance is \$300 per piece subject to additional limitations for multiple pieces lost or damages in a single catastrophic occurrence. The maximum indensity payable of Express Mail merchandse insurance is \$300, but optional Express Mail Service nerchandse is satisfable for up to \$5,000 to some, but not all countries. The maximum indensity payable is \$23,000 for registered mail. See **Lonestic Mail Manual** R900, \$913, and \$921 for limitations of coverage on insured and COD mail. See **International Manual** International mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.	Postmaster, Per (Name of receiving employee)	Total Number of Pieces Received at Post Office	Total Number of Pieces Listed by Sender	
	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		21	1 2
	United States of America c/o Arty General of the United States U.S. Dept of Justice, Room \$111 950 Pennsylvania Avenue NW Washington, DC 20530-0001		20	2
	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		19	

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

# 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:

TIM CHAMBERLAIN - COLUM COUNTY SHER-Company:

IFF

Address: **PO BOX 380** 

BLOOMSBURG, PA 17815

1034064 Total Ad Cost \$1,036.77

**Amount Paid** 

\$0.00

Publication Press Enterprise

Start Stop 06/24/1507/08/15 Inserts Cost \$1,036.77

Ad ID:

Description:

**Andrew Keiser** 

06/24/15 to 07/08/15

**Bun Dates:** Class:

Agate Lines:

189

Blind Box:

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 dis tribution will be on file in the Sheriffs Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said tilling, unless exceptions are filed with the Shentl'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

Scized 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 cashicrs chock. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms. the Sheriff may elect to either sue the bidder for the balance due without a resolo of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in 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 chock 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	AN CHASE BANK P KAISER		. "			e Number 3CV1212	
	<u></u>	SERVICE	COVER SH			<u> </u>	_
Service De	etails:						ROTHERY, JOAN M
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Name:	Joan M. Rothery	one reconstruction of the control of	Served:	Personally · Ad	ult In Charge	· Posted · Other	301
Primary Address:	122 Twin Church Ro Berwick, PA 18603	ad	Adult in Charge:				2013CV1Z1Z
Phone:	570-759-2118	DOB:	Relation:	. ar a roo roo roo			
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Phone:			Deputy:	3	Mileage:		N N
Attorney/	Originator:						ੂ G ਦ
Name:	MCCABE, WEISBER	G & CONWAY PC	Phone:	215-790-1010			CHURCH
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Mileage:							₽
Deputy:							옸
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6.							≨

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



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

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARE F GAIRO, ESQUIRE - ID # 34419
ANDREW D. MARKOWITZ, ESQUIRE - ID # 28009

HEIDI R. SPIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830

CHRISTIN. L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321

ANN E. SWARTZ, ESQUIRE - ID # 201926 JOSEPH F. RIGA, ESOUIRE - ID # 57716

JOSEPH I. FOLEY, ESQUIRE - ID # 314675

CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

LENA KRA VETS, ESQUIRE - ID # 316421 CAROL A. DIPRINZIO, ESQUIRE - ID # 316094

JACOB M. DTTLEY, ESQUIRE - ID # 319404

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

#### CIVIL ACTION LAW

Bayview Loan Ser-cing, 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 Hollo / Road Berwick, Pennsylvar a 18603-520

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

To prevent this Sheriffs 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.)

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

JP MORGA	AN CHASE BANK		1		Number
ANDREW	PKAISER			2013	SCV1212
	SERVICE	COVER SHI	EET		
Service De	tells:				
Category:	Real Estate Sale - Sale Notice	· · · · · · · · · · · · · · · · · · ·	**************************************	Zone:	36
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AI	ND DEBTOR'S R	RIGHTS	tenten en hærske i viksur ikknisk he	· PPPPKKCO
Serve To:		Final Servi	ce:	FPROP CONTRACTOR	
Name:	OCCUPANT	Served:	Personally Adu	ılt In Charge	Posted Other
Primary Address:	338 KACHINKA HOLLOW ROAD BERWICK, PA 18603	Adult In Charge:	Stacey	Kuetz	
Phone:	DOB:	Relation:	GirlFe	end	mana a sana
Alternate Address:		Date:	4-29-15	Time:	15:16
Phone:	The second secon	Deputy:	3	Mileage:	Control Paradapas
Attorney / (	Originator:			i i i i i i i i i i i i i i i i i i i	
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		
Service Att	empts:				
Date:			C THE STATE OF THE		All and the second seco
Time:					
Mileage:			***************************************		
Deputy:					***************************************
Service Att	empt Notes:				
1. 			<u>.</u>		.,,
2.					
3.					
<u>4.                                    </u>					

OCCUPAN

2013CV1212

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

18603 NO EXPIRATION

# V51-

### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

JP MORG/ vs. ANDREW	AN CHASE BANK P KAISER				Number SCV1212
	SERVICE	COVER SHE	EET		<u> </u>
Service De	talis:				
Category:	Real Estate Sale - Sale Notice			Zone:	36
Manner:	< Not Specified >	Expires:	to produce the test of the tes	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	ND DEBTOR'S R	IGHTS	erend	
Serve To:		Final Servi	c <b>e</b> :		
Name:	ANDREW P KAISER	Served:	Personally A	dult In Charge	Posted · Other
Primary Address:	338 KACHINKA HOLLOW ROAD BERWICK, PA 18603	Adult In Charge:	Stacey	Kurtz	en e
Phone:	DOB:	Relation:	GirlFci	end	Control of the Contro
Alternate Address:	The state of the s	Date:	4-29-15	Time:	15:16
Phone:	Commence of the object of the control of the contro	Deputy:	3	Mileage:	
Attorney / 0	Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		Market Company
Service Att	empts:				
Date:					
Time:					
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Deputy:	The state of the s		**************************************		MANAGA AAA AAA AAA AAAA AAAA AAAAA AAAAA AAAA
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2013CV1212

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

18603 NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Date: 04/29/2015 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 TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

COLUMBIA COUNTY SHERIFF	
By:	Per:

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr. Chief Deputy

Serve To:  Name: Domestic Relations Office of Columbia Cot Primary Address: Phone: DoB: Alternate Address: Phone: DoB:  Atternate Address: Phone:  MCCABE, WEISBERG & CONWAY PC  Mileage:  Mileage:  Pinal Service:  Personally · Adult In Charge · Posted · Other Personally · Adult In Charge · Posted · Other Adult In Charge:  Adult In Char	JP MORGA vs. ANDREW I	AN CHASE BANK P KAISER				e Number BCV1212
Category: Real Estate Sale - Sale Notice Zone: 34C  Manner: < Not Specified > Expires: Warrant:  Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To:  Name: Domestic Relations Office of Columbia Cot Primary Address: 2ND FLOOR Bloomsburg, PA 17815  Phone: Does: Relation: Chenk T  Alternate Address: Date: L. 24 15 Time: 11:06  Atternate Address: Deputy: 5 Mileage:  Attorney / Originator:  Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts: Deputy: Service Attempt Notes: 1.  2.  3.  4.		SERVICE CO	OVER SHI	EET	<u> </u>	
Manner: < Not Specified > Expires: Warrant:  Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: Domestic Relations Office of Columbia Cox Primary Address: 2ND FLOOR Bloomsburg, PA 17815  Phone: Dobs: Relation: Chenk The Charge: Phone: 11 '00' Deputy: 5 Mileage:  Atternate Address: Deputy: 5 Mileage:  MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service De	tails:				
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: Domestic Relations Office of Columbia Cot. Served: Personally Adult In Charge Posted Other Primary Adults Main Street Address: AND FLOOR Bloomsburg, PA 17815  Phone: DoB: Relation: Chent III  Alternate Address: Date: III OC  Atternate Address: Deputy: 5 Mileage:  Attorney / Originator:  Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts:  Deputy: Service Attempt Notes:  1. 2. 3. 4.	Category:	Real Estate Sale - Sale Notice			Zone:	30
Serve To:  Name: Domestic Relations Office of Columbia Cot.  Served: Personally: Adult in Charge: Posted: Other Primary 11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815 Phone:  Dob: Relation: Chenk TI  Alternate Address:  Date: U: AUIS Time: II!:00  Deputy: 5 Mileage:  Deputy: Originator:  Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts:  Deputy: Service Attempt Notes:  1. 2. 3. 4.	Manner:	< Not Specified >	Expires:	Control of the party of the par	Warrant:	
Name: Domestic Relations Office of Columbia Col.  Primary Address: 2ND FLOOR Bloomsburg, PA 17815  Phone:  Date: Date: Deputy:  MICCABE, WEISBERG & CONWAY PC  Michael  Michael  Personally Adult In Charge Posted Other Charge: Personally Adult In Charge Posted Other Michael Mileage: Deputy:  Service Attempts  Deputy:  Service Attempt Notes:  1. 2. 3. 4.	Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		
Primary Address: 2ND FLOOR Bloomsburg, PA 17815 Phone:  DoB:  Relation: Chent II  Alternate Address:  Phone:  Deputy: 5  Mileage:  McCABE, WEISBERG & CONWAY PC Phone:  Deputy:  Deputy	Serve To:		Final Servi	ce:		
Address: 2ND FLOOR Bloomsburg, PA 17815  Phone: DOB: Relation: Chenk TI  Alternate Address: Date: 4- 2015 Time: 11:00  Phone: Deputy: 5 Mileage:  Attorney / Originator:  Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts:  Deputy: Deputy: Service Attempt Notes:  1. 2. 3. 4.	Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Ad	dult In Charge	Posted Other
Phone:  Alternate Address:  Phone:  Deputy:  Deputy:  Mileage:  Deputy:  Mileage:  Deputy:  Deputy:  Deputy:  Mileage:  Deputy:	Primary Address:	2ND FLOOR		Heiren	hicken	Sher
Address:  Phone:  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.	Phone:	•	Relation:	Chenk	Ħ	et metromonico en consequencemento de consequencemento de consequencemento de consequencemento de consequencem
Attorney / Originator:  Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts:  Date:			Date:	4-84.12	Time:	11/00
Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010  Service Attempts:  Date:	Phone:		Deputy:	5	Mileage:	
Service Attempts:  Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3.	Attorney / C	Originator:				
Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2. 3. 4.	Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	The second secon	
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DOMESTIC RELATIONS OF

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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

516-

COLUMBIA COUNTY TAX (

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

JP MORGA	N CHASE BANK				Case	Number
ANDREW	PKAISER					CV1212
	"	SERVICE	COVER SHE	ET		<u> </u>
Service De	talis:					
Category:	Real Estate Sale - Sa	ale Notice			Zone:	36
Manner:	< Not Specified >	A CONTRACTOR OF THE CONTRACTOR	Expires:	And the second s	Warrant:	
Notes:	PLAINTIFF NOTICE	OF SHERIFF'S SALE A	ND DEBTOR'S R	GHTS	A Million Committee Commit	:
Serve To:			Final Servic	•		
Name:	Columbia County Ta	x Office	Served:	Personally · Add	off In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 178	315	Adult In Charge:	DEB N	MILLER	
Phone:	570-389-5649	DOB:	Relation:	CLERK	-	
Alternate Address:	personal and the second	e te e terretaria Mariana e de la compania popular de la compania de la compania de la compania de la compania	Date:	4/24/15	Time:	1055
Phone:		renemberene en la companya de la co	Deputy:	5	Mileage:	
Attorney / 0	Driginator:					
Name:	MCCABE, WEISBER	G & CONWAY PC	Phone:	215-790-1010		
Service Att	empts:					- W
Date:	,					
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# 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in 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	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	No. 36 Term 2015 E.D.
. <b>v.</b>	NoA.D.
Andrew P. Kaiser.	No. <u>2013-CV-1212</u> Term J.D.
Defendant	146. <u>2015 G, 1212</u>
	WRIT OF EXECUTION  MORTGAGE FORECLOSURE
Commonwealth of Pennsylvania:	
County of Columbia	
TO THE SHERIFF OF COLUMBIA COUNTY, PEN	NSYLVANIA
Being Known As: 338 Kachinka Hollow Road, Berwick, 186030000	, Pennsylvania
Amount Due	\$ 71,793.85
Interest from 11/26/13 to DATE	OF SALE \$
plus \$11.80 per diem thereaf	ter
(Costs to be added)	
, Total	\$
Dated: 4-2-15 Pro Col	thonotary, Common Pleas Court of lumbia County Penna. Prote a Clerk of Sev. Courts  My Com Ex. 1st Monday in 2016

No. 36	Term_	2015	_E.D.		
No	Term_		A.D.		
No. <u>2013-CV-</u>	1212	_Term		_J.D.	
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA					
Bay	view Loa	an Servicing	LLC		
		v.			
	Andre	w P. Kaiser			
v	VRIT OF	EXECUTION	ON.		
		e Foreclosus			
		Costs			
Pro. l	Pd.				
Judg.	Fee				
Cr.					
Sat.					

BY: Jaw Chily	UNWAY, P.C.
BY: /// / / / / / / / / / / / / / / / / /	[ ] Marc S. Weisberg, Esq. [ ] Margaret Gairo, Esq. [ ] Heidi R. Spivak, Esq. [ ] Christine L. Graham, Esq. [ ] Ann E. Swartz, Esq. [ ] Joseph I. Foley, Esq. [ ] Lena Kravets, Esq. [ ] Jacob M. Ottley, Esq.

#### 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. #: 07-10-415-00-000

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 Instrume t No.: 200711009, granted and conveyed unto Andrew P. Kaiser.

REAL DEBT: \$71,7 -3.85

SEIZED AND TAK N IN EXECUTION AS THE PROPERTY OF:

Andrew P. Kaiser

McCabe, Wesiberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19509

### McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. W EISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARE!! GAIRO, ESQUIRE - ID # 34419
ANDREW D. MARKOWITZ, ESQUIRE - ID # 28009

HEIDI R. SFIVAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830

CHRISTIN L. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. LAMANNA, ESQUIRE - ID # 310321

ANN E. SWARTZ, ESQUIRE - 1D # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716

JOSEPH 1. FOLEY, ESQUIRE - ID # 314675

CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

LENA KR. VETS, ESQUIRE - ID # 316421 CAROL A. DIPRINZIO, ESQUIRE - ID # 316094

JACOB M. OTTLEY, ESQUIRE - ID # 319404

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

#### CIVIL ACTION LAW

Bayview Loan Seracing, 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 Hollo / Road Berwick, Pennsylva: a 18603-520

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

To prevent this Sheroft'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#_3
DATE RECEIVED $\frac{4-23}{2013}$	- 2015 CV 1212
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	<u> </u>
COPY OF DESCRIPTION	<u>Y</u>
WHEREABOUTS OF LKA	X my Right
NON-MILITARY AFFIDAVIT	- I France
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	<u> </u>
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$1,350.00 OR	X CK# 101042
**IF ANY OF ABOVE IS MISSIN	
SALE DATE	July 15th TIME 9.00 am
POSTING DATE	3 (10) 13 Initial 1. 00 (47)
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK
TEST DITTEST ON THE WOLF ALL EN	2 <sup>ND</sup> WEEK
	nn —
	3 <sup>RP</sup> WEEK

215-770-1010. 4/23/15 00 m

# 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 SUITE2509 I 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 Courthe se 35 West Main Street Bloomsburg, Pennsylvania 17815

Re: Bayview Loan Se vicing, LLC vs. Andrew P. Kaiser

Columbia County Number 2013-CV-1212

Premises: 338 Ka hinka Hollow Road, Berwick, Pennsylvania 186030000

Dear Sir or Madam;

Enclosed please i ad 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, WEISBER 3 & CONWAY, P.C. Attorneys for Plaintiff TERRENCE . McCABE, ESQUIRE - ID # 16496 MARC S. W: ISBERG, ESQUIRE - ID # 17616 EDWARD E CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESOUIRE - ID # 34419 ANDREW L MARKOWITZ, ESQUIRE - ID # 28009 HEIDI R. SP: VAK, ESQUIRE - ID # 74770 MARISA J. COHEN, ESQUIRE - ID # 87830 CHRISTINE J. GRAHAM, ESQUIRE - ID # 309480 BRIAN T. L. MANNA, ESQUIRE - ID # 310321 ANN E. SW, RTZ, ESQUIRE - 1D # 201926 JOSEPH F. F. GA, ESQUIRE - ID # 57716 JOSEPH I. F. (LEY, ESQUIRE - ID # 314675 CELINE P. 1 ERKRIKORIAN, ESQUIRE - ID # 313673 LENA KRAT ETS, ESQUIRE - ID # 316421 CAROL A. J. PRINZIO, ESOUIRE - ID # 316094 JACOB M. C. TTLEY, ESQUIRE - ID # 319404 123 South Broad Stree Suite 1400 Philadelphia, Pennsylv nia 19109 (215) 790-1010 Bayview Loan Servicing, LLC COURT OF COMMON PLEAS P aintiff COLUMBIA COUNTY Andrew P. Kaiser Number 2013-CV-1212 L fendant 2015-F.D-36 TO: Sheriff of Columbia County Columbia County Courthouse 35 West M in Street Bloomsbur , 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 Y u 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: Andre v P. Kaiser 338 K Shinka Hollow Road Berwi ... Pennsylvania 18603-520 WAIVER OF WATCHMAN scriff levying upon or attaching any property under within Writ may leave same without a watchman, in Any deputy found in possession, after notifying person of such levy or attachment, without liability on the part of custody of whomever such deputy or the She iff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriffs sale McCABE, WEISBERG & CONWAY/P.C. | Terrenge J. McCabe, Esq. ] Marc S. Weisberg, Esq. | Edward D. Conway, Esq. ] Margaret Gairo, Esq. Heidi R. Spivak, Esq. Andrew L. Markowitz, Esq. [ Marisa J. Cohen, Esq. ] Christine L. Graham, Esq. [ ] Ann E. Swartz, Esq. [ | Brian T. LaManna, Esq.

| Joseph F. Riga, Esq.

| | Celine P. DerKrikorian, Esq.

[ | Carol A. DiPrinzio, Esq. Attorneys for Plaintiff

[ ] Joseph I. Folcy, Esq.

[ ] Jena Kravets, Esq. [ ] Jacob M. Ottley, Esq.

#### SHORT DESCRIPTION

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

TAX MAP AND PA :CEL NUMBER:07-10--015-00-000

THE IMPROVEME ATS THEREON ARE: Residential Dwelling

REAL DEBT: \$71,7 3.85

SEIZED AND TAK! N IN EXECUTION AS THE PROPERTY OF: Andrew P. Kaiser

McCabe, Weisberg and Conway, P.C. 123 South Broad Str. et, Suite 1400 Philadelphia, PA 19: 09

### LEGAL DESCRIPTION

ALL THAT CERTA N 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 At 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX 1.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

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

REAL DEBT: \$71,7-3.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

Andrew P. Kaiser

McCabe, Wesiberg and Conway, P.C. 123 South Broad Str et, Suite 1400 Philadelphia, PA 19 39

#### 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: \$71,7 -3.85

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 19309

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71901140006000052068

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Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS ADMINISTRATION

ADMINISTRATION
900 MARKET STREET 5TH FLOOR Tracking #:

ROBERT N.C. NIX FEDERAL BUILDING Doc Ref#: 2015ED36
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PHILADELPHIA PA 19107

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OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC

WELFARE

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HARRISBURG PA 17105

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DEPARTMENT 281230 Tracking #: 71901140006000052044

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HARRISBURG PA 17128

McCABE, WEISBERG & CONWAY, P.C. ATTORNEYS AT LAW

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





<sub>NO.</sub> 101042

10104

3-50/310

One thousand three hundred fifty and NO/100

DATE

04/01/2015

AMOUNT \$1,350.00

TO THE

Sheriff of Columbia County

ORDER

PA

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

ESCROW TRUST VOID AFTER 90 DAYS

COLUMN DESCRIPTION DE LA COLUMN DE LA COLUMN