

SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 723.94

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

NATIONWIDE ADVANTAGE MORTGAGE CO vs.

Defendant

KIMBERLY KENNEDY
ALLEN VANDERMARK
JOHN R KENNEDY, SR

Attorney for the Plaintiff:

MARTHA E VON ROSENSTEIL, ESQ
649 SOUTH AVENUE
SECANE, PA 19018

Sheriff's Sale Date: Wednesday, September 9, 201

Writ of Execution No. : 2015CV56

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1400 MARKET STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
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	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00

Total Sheriff Costs \$1,966.27

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs \$67.00

Grand Total: \$2,033.27

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

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
649 SOUTH AVENUE UNIT 7
SECANE, PA 19018

PNC BANK, NATIONAL ASSOCIATION
03-005/310

11931

10/9/2015

PAY TO THE ORDER OF Sheriff Of Columbia County

\$**723.94

Seven Hundred Twenty-Three and 94/100*****

DOLLARS

PROTECTED AGAINST FRAUD



MEMO 36186 -- MM

Maureen Ketter

011931 031000053 8622125568

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jenicce D. Davis, Esquire

Phone (610) 328-2887
Fax (610) 328-2649

October 13, 2015

Office of the Sheriff of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

NATIONWIDE ADVANTAGE	:	COURT OF COMMON PLEAS
MORTGAGE COMPANY	:	COLUMBIA COUNTY
Plaintiff	:	
vs.	:	
KIMBERLY L. KENNEDY F/K/A	:	Case No: 2015-CV-56
KIMBERLY L. VANDERMARK AND	:	
ALLAN B. VANDERMARK SR. AND	:	
JOHN R. KENNEDY SR.	:	
Defendants	:	

RE: 1400 Market Street
Berwick PA 18603
Sale Date: 9/9/2015
Consideration: \$2,073.94

Dear Sir/Madam:

This will confirm that at the sheriff's sale of 9/9/2015 the above property was sold to our office as attorney on the writ. I hereby assign our bid for the property to:

Nationwide Advantage Mortgage Company
1100 Locust St., Dept. 2009
Des Moines, IA, 50391-2009

Please accept this letter as a request for the Sheriff's Deed Poll to be prepared and recorded as soon as possible. The transfer is exempt from state and local transfer taxes. The State transfer tax affidavits are enclosed in duplicate for your convenience and **I have enclosed a check for \$723.94 to cover your costs.**

Kindly submit your final bill as soon as possible, so that settlement can be made and the terms of the sale completed.

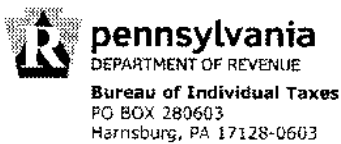
Thank you in advance for your assistance in this matter. If anything additional is required, please advise.

Sincerely yours,

A handwritten signature in black ink that reads "Matthew Majeski". The script is cursive and fluid, with the first name and last name clearly legible.

Matthew Majeski
Conveyancing Specialist
Post Sale Department

Enclosure



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: Martha E. Von Rosenstiel, Esquire Telephone Number: (610) 328-2887

Mailing Address: 649 South Avenue, Unit #7 City: Secane State: PA Zip Code: 19018

B. TRANSFER DATA

Date of Acceptance of Document: 9/9/2015

Grantor(s)/Lessor(s) Timothy T. Chamberlain, Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) Nationwide Advantage Mortgage Company	Telephone Number: 1-800-356-3442
Mailing Address Court House, P.O. Box 380		Street Address 1100 Locust St., Dept. 2009	
City Bloomsburg	State PA	Zip Code 17815	City Des Moines
			State IA
			Zip Code 50391-2009

C. REAL ESTATE LOCATION

Street Address: 1400 Market Street City, Township, Borough: Berwick Borough

County: Columbia School District: Berwick Area School District Tax Parcel Number: 04A-02-025-00.000

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$2,073.94	2. Other Consideration + \$0.00	3. Total Consideration = \$2,073.94
4. County Assessed Value \$29,695.00	5. Common Level Ratio Factor X 3.6	6. Computed Value = \$106,902.00

E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$106,902.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party

Matthew Majors

Date

October 13, 2015

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

36186TTS-MM

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire

Phone (610) 328-2887
Fax (610) 328-2649

October 9, 2015

Office of the Sheriff of Columbia County
Court House
P.O. Box 380
Bloomsburg, PA 17815

(570) 389-5625

RE: Kimberly L. Kennedy f/k/a Kimberly L. Vandermark and Allan B. Vandermark
Sr. and John R. Kennedy Sr.
1400 Market Street
Berwick, PA 18603
Docket No. 2015-CV-56

Sheriff's Sale Date: September 9, 2015

Dear Sir/Madam:

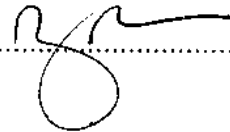
This will confirm that at the Sheriff's Sale, the above property was sold to this office as attorney on the writ for the Plaintiff. At this time, this office is requesting an extension until November 9, 2015 to settle this sale, as we are waiting for receipt of settlement funds from the client. Please let me know if this request is NOT acceptable. If I do not hear from you, I will assume that the extension has been granted until November 9, 2015.

I appreciate your assistance. Please call me if you have questions or comments.

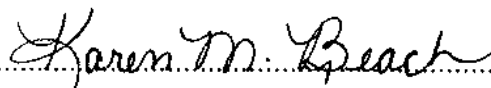
Sincerely yours,
Matthew Majeski
Conveyancing Specialist
Martha E. Von Rosenstiel, P.C.

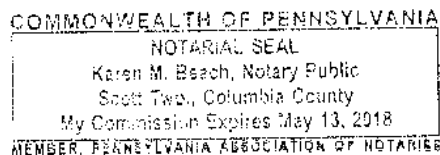
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 19, 26 and September 2, 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 2nd day of September 2015...

.....

(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Kennedy
 NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>24.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</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>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>519.50</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 *****		\$ _____

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2033.27

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SHERIFF'S RETURN OF SERVICE

08/05/2015 12:39 PM - 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 1400 MARKET STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

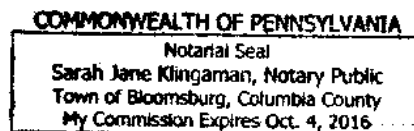

TIMOTHY T. CHAMBERLAIN, SHERIFF

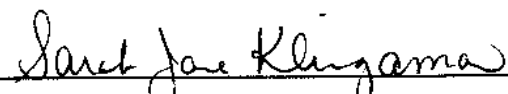
August 06, 2015

NOTARY

Affirmed and subscribed to before me this

6TH day of AUGUST 2015





Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

County of Columbia Sheriff, Pennsylvania

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

REAL ESTATE TAX CERTIFICATION

Date: 08/10/2015

Fee: \$5.00

Cert. NO: 22442

KENNEDY KIMBERLY L & JOHN R SR
1400 MARKET STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20090 -7437
Location: 1400 MARKET ST LOT 1
Parcel Id:04A-02 -025-00,000

Assessment: 23,557

Balances as of 08/10/2015

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

By: COLUMBIA County SHERIFF Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Warrant:

Expires:

Serve To:

Name: (POSTING)

Primary Address: 1400 MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-5-15

Time: 12:39

Deputy: 3

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2015CV56

1400 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SHERIFF'S RETURN OF SERVICE

06/23/2015 03:25 PM - 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 THE DEFENDANT, TO WIT: JOHN R KENNEDY, SR AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.

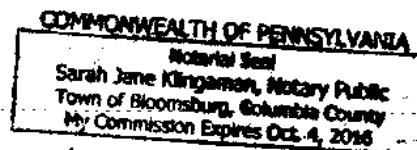
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 23, 2015

Affirmed and subscribed to before me this

NOTARY

23RD day of JUNE 2015



Sarah Jane Klingaman

Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SHERIFF'S RETURN OF SERVICE

06/18/2015 02:00 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 THE DEFENDANT, TO WIT: ALLEN VANDERMARK AT 258 FOUNDRYVILLE ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

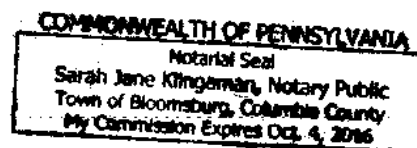

TIMOTHY T. CHAMBERLAIN, SHERIFF

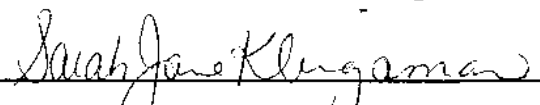
June 19, 2015

NOTARY

Affirmed and subscribed to before me this

19TH day of JUNE 2015





Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SHERIFF'S RETURN OF SERVICE

06/22/2015 02:35 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 KIMBERLY KENNEDY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR OCCUPANT AT 1400 MARKET STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

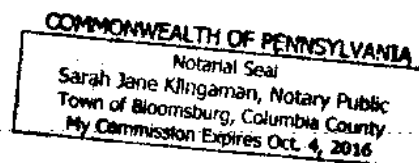
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 23, 2015

NOTARY

Affirmed and subscribed to before me this

23RD day of JUNE 2015



Plaintiff Attorney: MARTHA E VON ROSENTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SHERIFF'S RETURN OF SERVICE

06/22/2015 02:35 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 THE DEFENDANT, TO WIT: KIMBERLY KENNEDY AT 1400 MARKET STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 23, 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

23RD day of JUNE, 2015



Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

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 06/25/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID: 1040996
Description: Kennedy Sale
Run Dates: 08/19/15 to 09/02/15
Class: 2
Agate Lines: 189
Blind Box:

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

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/19/15	09/02/15	3	\$1,036.77

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. 2015CV56

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, SEPTEMBER 09, 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 tract or lot of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Fourteenth and Market Streets; thence along line of Fourteenth Street in an easterly direction 165 feet to an alley, thence along the line of said alley in a northerly direction 93 feet to line of Lot No. 3; thence along line of Lot No. 3 in a westerly direction parallel with Fourteenth Street 165 feet to Market Street; thence along Market Street in a southerly direction 93 feet to Fourteenth Street, the place of beginning. The lots above described and herein conveyed are intended to be Lots No. 1 and 2 on the Mary A. Cragle Plot of Lots.

PARCEL IDENTIFICATION NO. 04A-02-025-00.000

IMPROVEMENTS: Residential dwelling

Tax ID # 04A-02-025-00.000

TITLE TO SAID PREMISES IS VESTED IN Kimberly L. Kennedy and John R. Kennedy, Sr., a married couple, by Deed from Kimberly L. Kennedy, a married person, dated 07/27/2009, recorded 08/07/2009 in Instrument Number 200907437

PROPERTY ADDRESS: 1400 MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-025-00.000

Seized and taken into execution to be sold as the property of KIMBERLY KENNEDY, ALLEN VANDERMARK, JOHN R. KENNEDY, SR in suit of NATIONWIDE ADVANTAGE MORTGAGE CO.

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:
MARTHA E VON ROSENSTEIL, ESQ.
SECANE, PA 610-328-2887

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 72

Manner: < Not Specified >

Expires:

Warrant:

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

works @ Rest area E. on 80 from Mifflinville

Serve To:

Name: JOHN R KENNEDY, SR

Primary Address: 1400 MARKET STREET
BERWICK, PA 18603

Phone: 1-570-594-4924

*375A
Lasalle St.
DOB:*

Alternate Address: 258 FOUNDRYVILLE ROAD
BERWICK, PA 18603

Phone:

Office

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *John*

Relation:

Date: 6-23-15

Time: 1525

Deputy: *JC*

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:	6-22-15					
Time:						
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. *Somewhere on Lasalle St. old Crown Vic -*
2. *usually have around 16:00 - waited today until 16:00 - d. lost sh.*
3. *375A Lasalle St. Berwick, PA*
- 4.
- 5.
- 6.

R 7302

KENNEDY SR, JOHN R

2015CV56

1400 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONWIDE ADVANTAGE MORTGAGE CO
VS.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 72

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: KIMBERLY KENNEDY

Primary Address: 1400 MARKET STREET
BERWICK, PA 18603

Phone: 1-570-594-4924

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 6-22-15

Time: 14:35

Deputy: 3

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date: 6-18-15

Time: 13:44

Mileage:

Deputy: 3

Service Attempt Notes:

1. Not home 4/c

2.

3.

4.

5.

6.

KENNEDY, KIMBERLY

2015CV56

1400 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	72
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT		
Primary Address:	1400 MARKET STREET BERWICK, PA 18603		
Phone:	1-570-594-4924	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Kimberly Kennedy		
Relation:	Home owner		
Date:	6-22-15	Time:	14:35
Deputy:	3	Mileage:	

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ	Phone: 610-328-2887
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2015CV56

1400 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

6-18-15

Time:

13:48

Deputy:

3

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2015CV56

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2015 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS
PHONE: 570-752-7442

DATE
03/01/2015
FOR: COLUMBIA County

BILL NO.
4403

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	23,557	9.491	219.11	223.58	245.94
SINKING			23.09	23.56	25.92
FIRE		1.25	28.86	29.45	30.92
LIGHT		1.75	40.40	41.22	43.28
BORO RE		11.1	256.25	261.48	274.55
The discount & penalty have been calculated for your convenience			567.71 April 30 If paid on or before	579.29 June 30 If paid on or before	620.61 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KENNEDY KIMBERLY L & JOHN R SR
1400 MARKET STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-02 -025-00,000
1400 MARKET ST
.3523 Acres Land 6,138
Buildings 17,419
Total Assessment 23,557

567.71
43119
99890
6,138
17,419
23,557

This tax returned
to courthouse on:
January 1, 2016

Ch # 62086468
nationwide

FILE COPY

4/28/15

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 72

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: ALLEN VANDERMARK

Primary Address: ~~1400 MARKET STREET~~
BERWICK, PA 18603

Phone: 1-570-594-4924

DOB:

Alternate Address: 258 FOUNDRYVILLE ROAD
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Allen Vandermark

Relation:

DEF

Date:

6-18-15

Time:

1400

Deputy:

3

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

6-18-15

Time:

13:44

Mileage:

1

Deputy:

3

Service Attempt Notes:

1. LIC

2.

3.

4.

5.

6.

VANDERMARK, ALLEN

2015CV56

1400 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 72

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloombsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Karen Richenderlee

Relation:

Clerk

Date:

6-17-15

Time:

4:12

Deputy:

4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV56

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 72

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: Denise Siegel

Relation: Clerk

Date: 6-17-15

Time: 4:10

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2015CV56

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 72

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: COLUMBIA COUNTY ADULT PROBATION

Primary Address: PO BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Vanessa Adler

Relation: Probation Officer

Date: 6-17-15

Time: 4:05

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY ADUL

2015CV56

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONWIDE ADVANTAGE MORTGAGE CO
vs.
KIMBERLY KENNEDY (et al.)

Case Number
2015CV56

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 72

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: REGISTER OF WILLS

Primary Address: 35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally (Adult In Charge) Posted Other

Adult In Charge: Valerie Mensch

Relation: Clerk

Date: 6-17-15

Time: 11:00

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

REGISTER OF WILLS

2015CV56

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV56

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, SEPTEMBER 09, 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 tract or lot of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Fourteenth and Market Streets; thence along line of Fourteenth Street in an easterly direction 165 feet to an alley, thence along the line of said alley in a northerly direction 93 feet to line of Lot No. 3; thence along line of Lot No. 3 in a westerly direction parallel with Fourteenth Street 165 feet to Market Street; thence along Market Street in a southerly direction 93 feet to Fourteenth Street, the place of beginning. The lots above described and herein conveyed are intended to be Lots No. 1 and 2 on the Mary A. Cragle Plot of Lots.

PARCEL IDENTIFICATION NO: 04A-02-025-00.000

IMPROVEMENTS: Residential dwelling

Tax ID # 04A-02-025-00.000

TITLE TO SAID PREMISES IS VESTED IN Kimberly L. Kennedy and John R. Kennedy, Sr., a married couple, by Deed from Kimberly L. Kennedy, a married person, dated 07/27/2009, recorded 08/07/2009 in Instrument Number 200907437

PROPERTY ADDRESS: 1400 MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-025-00.000

Seized and taken into execution to be sold as the property of KIMBERLY KENNEDY, ALLEN VANDERMARK, JOHN R KENNEDY, SR in suit of NATIONWIDE ADVANTAGE MORTGAGE CO.

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:
MARTHA E VON ROSENSTEIL, ESQ
SECANE, PA 610-328-2887

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Commonwealth Of Pennsylvania

COUNTY OF COLUMBIA

NATIONWIDE ADVANTAGE MORTGAGE
COMPANY

1100 Locust St., Dept. 2009
Des Moines, IA 50391-2009

COURT OF COMMON PLEAS

DOCKET NO. 2015-CV-56

ATTORNEY I.D. #52634

ATTORNEY I.D. #309906

ATTORNEY I.D. # 208967

v

2015 - ED - 72

KIMBERLY L. KENNEDY F/K/A KIMBERLY
L. VANDERMARK AND ALLAN B.
VANDERMARK SR. AND JOHN R. KENNEDY
SR.

1400 Market Street
Berwick, PA 18603

Writ Of Execution

(Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property: 1400 Market Street, Berwick, PA18603 (see attached Exhibit I)

AMOUNT DUE		\$ 153,102.11
INTEREST FROM	6/11/2015 to _____ (Sale Date)	
	at <u>6</u> %	\$

TOTAL* \$

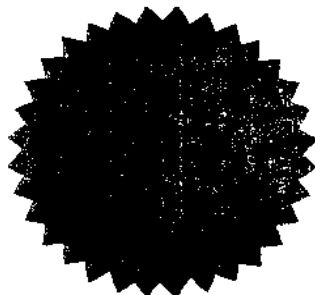
*Plus costs to be endorsed

~~Tami Kline~~, Prothonotary

By:

Barbara N. Silvestri
Deputy 6/17/15

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



MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire

Phone (610) 328-2887
Fax (610) 328-2649

June 09, 2015

Office of the Sheriff of Columbia County
Court House
P.O. Box 380
Bloomsburg, PA 17815

RE: Nationwide Advantage Mortgage Company v. Kimberly L. Kennedy
f/k/a Kimberly L. Vandermark and Allan B. Vandermark Sr. and John
R. Kennedy Sr.
Our File# 36186
CCP 2015-CV-56

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date. **Please advise me of the sale date once it has been determined.**

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.

Kimberly L. Kennedy f/k/a Kimberly L. Vandermark **ALLAN CANNOT ACCEPT FOR KIMBERLY DUE TO DIVORCE**
1400 Market Street
Berwick, PA 18603

John R. Kennedy Sr. (please POST per COURT ORDER)
1400 Market Street
Berwick, PA 18603

Allan B. Vandermark Sr. **KIMBERLY CANNOT ACCEPT FOR ALLAN DUE TO DIVORCE**
1400 Market Street
Berwick, PA 18603

Allan B. Vandermark Sr. **KIMBERLY CANNOT ACCEPT FOR ALLAN DUE TO DIVORCE**
258 Foundryville Road
Berwick, PA 18603

****Please post mortgaged premises with handbill.**

Please advise me once service has been made. I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,
Danielle Phillips
Paralegal

PLEASE INCLUDE
FILING RECEIPT WITH
TIME STAMPED COPY

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

NATIONWIDE ADVANTAGE MORTGAGE: COURT OF COMMON PLEAS
COMPANY : COLUMBIA COUNTY
Plaintiff :
:
:
VS. :
KIMBERLY L. KENNEDY F/K/A : NO: 2015-CV-56
KIMBERLY L. VANDERMARK AND :
ALLAN B. VANDERMARK SR. AND JOHN:
R. KENNEDY SR. :
Defendant(s)

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the Plaintiff in the above action, sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located at 1400 Market Street, Berwick, PA 18603:

1. Name and address of owners(s) or reputed owner(s)

Kimberly L. Kennedy f//ka Kimberly L. Vandermark
1400 Market Street
Berwick, PA 18603

John R. Kennedy Sr.
1400 Market Street
Berwick, PA 18603

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

Kimberly L. Kennedy f//ka Kimberly L. Vandermark
1400 Market Street
Berwick, PA 18603

Allan B. Vandermark Sr.
1400 Market Street
Berwick, PA 18603

John R. Kennedy Sr.
1400 Market Street
Berwick, PA 18603

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

NONE

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

NONE

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

NONE

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

NONE

7. Name and address of every other person of whom plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills *λ*
County Courthouse
Bloomsburg, PA 17815

Family Court/Domestic Relations
Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division
U.S. Department of Justice
P.O. Box 227
Washington, DC 20044

PA Department of Revenue
Inheritance Tax division, *me*
P.O. Box 280601
Harrisburg, PA 17128

PA. Department of Revenue
Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA. 17128-1230

Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Pennsylvania Department of Revenue
Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

Chief Exploration & Development LLC
5956 Sherry Lane, Suite 1500
Dallas, TX 75225

Radler 2000 Limited Partnership
3131 West 7th St, Suite 400,
Fort Worth, TX 76107

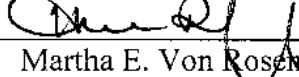
Enerplus Resources (USA) Corporation
US Bank Tower
Suite 2200
950 17th Street
Denver CO 80202

Columbia County Probation Department
Columbia County Courthouse
35 West Main St., P.O. Box 380
Bloomsburg, PA 17815

Occupant
1400 Market Street
Berwick, PA 18603

I verify that the statements made in this affidavit are true and upon 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

Dated: June 09, 2015

REAL ESTATE OUTLINE

ED # 2015 E072

DATE RECEIVED 2015 CV 56
DOCKET AND INDEX 6-17-15

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>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>09898</u>

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

SALE DATE Sept. 9th 2015 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

NATIONWIDE ADVANTAGE MORTGAGE: COURT OF COMMON PLEAS
 COMPANY : COLUMBIA COUNTY

Plaintiff :

VS. :

KIMBERLY L. KENNEDY F/K/A : NO: 2015-CV-56

KIMBERLY L. VANDERMARK AND :

ALLAN B. VANDERMARK SR. AND JOHN:

R. KENNEDY SR. :

Defendant(s)

LEGAL DESCRIPTION

ALL that certain tract or lot of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Fourteenth and Market Streets; thence along line of Fourteenth Street in an easterly direction 165 feet to an alley, thence along the lone of said alley in a northerly direction 93 feet to line of Lot No. 3; thence along line of Lot No. 3 in a westerly direction parallel with Fourteenth Street 165 feet to Market Street; thence along Market Street in a southerly direction 93 feet to Fourteenth Street, the place of beginning. The lots above described and herein conveyed are intended to be Lots No. 1 and 2 on the Mary A. Cragle Plot of Lots.

PARCEL IDENTIFICATION NO: 04A-02-025-00.000

IMPROVEMENTS: Residential dwelling

Tax ID # 04A-02-025-00.000

TITLE TO SAID PREMISES IS VESTED IN Kimberly L. Kennedy and John R. Kennedy, Sr., a married couple, by Deed from Kimberly L. Kennedy, a married person, dated 07/27/2009, recorded 08/07/2009 in Instrument Number 200907437

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

NATIONWIDE ADVANTAGE MORTGAGE COMPANY	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
KIMBERLY L. KENNEDY F/K/A KIMBERLY L. VANDERMARK AND ALLAN B. VANDERMARK SR. AND JOHN R. KENNEDY SR.	:	NO: 2015-CV-56
Defendant(s)	:	

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:
 : SS
 COUNTY OF DELAWARE :

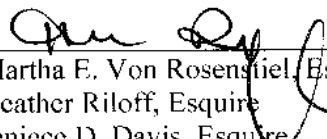
Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the Plaintiff in the above action, sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the Defendant(s) and the real property located at 1400 Market Street, Berwick, PA 18603:

I. Name and address of owner(s) or reputed owner(s) or Defendant(s) in the judgment:

Kimberly L. Kennedy f/k/a Kimberly L. Vandermark and
 Allan B. Vandermark Sr. and John R. Kennedy Sr.
 1400 Market Street
 Berwick, PA 18603:

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

MARTHA E. VON ROSENSTIEL, P.C.

BY: 
 Martha E. Von Rosenstiel, Esquire
 Heather Riloff, Esquire
 Jeniece D. Davis, Esquire
 Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

NATIONWIDE ADVANTAGE MORTGAGE COMPANY : COURT OF COMMON PLEAS
 : COLUMBIA COUNTY

Plaintiff

vs.

KIMBERLY L. KENNEDY F/K/A KIMBERLY L. VANDERMARK AND ALLAN B. VANDERMARK SR. AND JOHN R. KENNEDY SR. : No: 2015-CV-56

Defendant(s)

CERTIFICATE TO THE SHERIFF

I hereby certify that I am the attorney of record for the plaintiff in this action again real property and further certify that this property is:

☒ XX

FHA – Tenant Occupied or Vacant

☐

Commercial

☐

As a result of a Complaint in Assumpsit

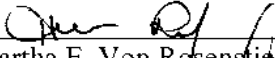
☐

That the plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including, but not limited to:

- (a) Service of the Notice on the Defendants
- (b) Expiration of the 30 days since Service of the Notice
- (c) Defendants' failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
- (d) Defendants' Failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 
 Martha E. Von Rosenstiel, Esquire
 Heather Riloff, Esquire
 Jeniece D. Davis, Esquire
 Attorneys for Plaintiff

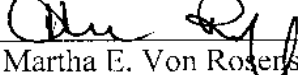
MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

NATIONWIDE ADVANTAGE MORTGAGE:	COURT OF COMMON PLEAS
COMPANY	: COLUMBIA COUNTY
plaintiff	:
	:
vs.	:
KIMBERLY L. KENNEDY F/K/A	: No: 2015-CV-56
KIMBERLY L. VANDERMARK AND	:
ALLAN B. VANDERMARK SR. AND JOHN:	:
R. KENNEDY SR.	:
defendant(s)	:

WAIVER OF WATCHMAN AND WAIVER OF INSURANCE

ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH WRIT MAY LEAVE SAME WITHOUT A WATCHMAN, IN CUSTODY OF WHOEVER IS FOUND IN POSSESSION, AFTER NOTIFYING SUCH PERSON OF SUCH LEVY OR ATTACHMENT, WITHOUT LIABILITY ON THE PART OF SUCH DEPUTY OR THE SHERIFF TO ANY PLAINTIFF HEREIN FOR ANY LOSS, DESTRUCTION OR REMOVAL OF ANY SUCH PROPERTY BEFORE SHERIFF'S SALE THEREOF: AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 
 Martha E. Von Rosenstiel, Esquire
 Heather Riloff, Esquire
 Jeniece D. Davis, Esquire
 Attorneys for Plaintiff

Dated: June 09, 2015

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

NATIONWIDE ADVANTAGE MORTGAGE COMPANY	:	COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
vs.	:	
	:	
KIMBERLY L. KENNEDY F/K/A KIMBERLY L. VANDERMARK AND ALLAN B. VANDERMARK SR. AND JOHN R. KENNEDY SR.	:	No: 2015-CV-56
Defendant(S)	:	

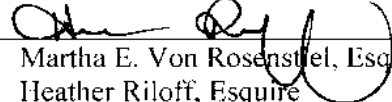
NON MILITARY AFFIDAVIT

Martha E. Von Rosenstiel, P.C. by the undersigned hereby certifies that:

1. I am the attorney for the plaintiff herein.
2. The individual involved in this action is the owner of the premises described in the mortgage underlying this action.
3. The procedures of the Law Office of Martha E. Von Rosenstiel, P.C. are designed to discover facts concerning the military status of the mortgagor(s) and/or real owner(s).
4. Said procedures were followed in connection with the instant foreclosure proceeding.
5. Inquiry made with the Department of Defense, has confirmed that the defendant(s) is/are not in the military.
5. On information and belief, named mortgagor(s) and real owner(s) is/are not incompetent nor a service member in military service as defined by the Servicemembers Civil Relief Act, 50 U.S.C. Appx. Section 501 et seq.

This verification is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

Dated: June 09, 2015

36186
ORS
Granted
Order for
Service

NATIONWIDE ADVANTAGE MORTGAGE : COURT OF COMMON PLEAS
COMPANY : COLUMBIA COUNTY
PLAINTIFF :
VS. :
KIMBERLY L. KENNEDY F/K/A :
KIMBERLY L. VANDERMARK AND :
ALLAN B. VANDERMARK SR. AND JOHN :
R. KENNEDY SR. :
DEFENDANTS :

NO: 2015-CV-56

FILED
PROTHONOTARY
2015 APR 24 AM 10 01
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

ORDER GRANTING MOTION FOR SPECIAL SERVICE

AND NOW, this 23 day of April, 2015, upon consideration of Plaintiff's
Motion for Special Service and any response thereto (if any), it is hereby:

ORDERED and DECREED that Plaintiff may obtain service on John R. Kennedy Sr. by
mailing a true and correct copy of the Complaint in Mortgage Foreclosure and all subsequent
notices, including but not limited to notice of sheriff's sale, by certified mail, no signature
required, and regular, first class mail at the last known address, 1400 Market Street, Berwick, PA
18603 and by posting the premises of 1400 Market Street, Berwick, PA 18603.

BY THE COURT:

151 Thomas A. James, Jr.

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

NATIONWIDE ADVANTAGE	:	COURT OF COMMON PLEAS
MORTGAGE COMPANY	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
vs.	:	
KIMBERLY L. KENNEDY F/K/A	:	No: 2015-CV-56
KIMBERLY L. VANDERMARK AND:		
ALLAN B. VANDERMARK SR. AND:		
JOHN R. KENNEDY SR.	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 1400 Market Street Berwick, PA 18603 will be sold by the Sheriff of Columbia County on

Date of Sale: Sept. 9th 2015
 Time of Sale: 9:00 a.m.
 Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2015-CV-56 in the Court of Common Pleas of Columbia County by Nationwide Advantage Mortgage Company, Plaintiff against Kimberly L. Kennedy f/k/a Kimberly L. Vandermark and Allan B. Vandermark Sr. and John R. Kennedy Sr., Defendant(s). Judgment was entered on June 10, 2015 in the amount of \$153,102.11. The property was seized and taken in execution as the property of Kimberly L. Kennedy f/k/a Kimberly L. Vandermark and John R. Kennedy Sr..

The property to be sold at Sheriff's Sale is described as follows:

ALL that certain tract or lot of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Fourteenth and Market Streets; thence along line of Fourteenth Street in an easterly direction 165 feet to an alley, thence along the lone of said alley in a northerly direction 93 feet to line of Lot No. 3; thence along line of Lot No. 3 in a westerly direction parallel with Fourteenth Street 165 feet to Market Street; thence along Market Street in a southerly direction 93 feet to Fourteenth Street, the place of beginning. The lots above described and herein conveyed are intended to be Lots No. 1 and 2 on the Mary A. Cragle Plot of Lots.

PARCEL IDENTIFICATION NO: 04A-02-025-00.000

Tax ID #04A-02-025-00.000

IMPROVEMENTS: Residential Dwelling

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. Judgment was recovered in the Court of Common Pleas of Columbia County Civil Action No. 2015-CV-56. You should check with the Sheriff's Office by calling (570) 389-5622 to determine the actual date of the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

Timothy T. Chamberlain, Sheriff of
Columbia County

ATTORNEY FOR PLAINTIFF: MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire
Heather Riloff
Jeniece D. Davis
Attorneys for Plaintiff
649 South Avenue, Unit #6
Secane, PA 19018
Phone: (610) 328-2887
Fax: (610) 328-2875

Document Receipt

Trans #	5633	Carrier / service:	USPS Server	First-Class Mail®	6/17/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000056264

Doc Ref #: 2015ED72

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	5640	Carrier / service:	USPS Server	First-Class Mail®	6/17/2015 12:00:00 AM
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Ship to:

CHIEF EXPLORATION &
DEVELOPMENT

5956 SHERRY LANE SUITE 1500

Tracking #: 71901140006000056332

Doc Ref #: 2015ED72

Postage 5.1300

DALLAS TX 75225

Document Receipt

Trans #	5638	Carrier / service:	USPS Server	First-Class Mail®	6/17/2015 12:00:00 AM
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Ship to:

RADLER 2000 LIMITED PARTNERSHIP

3131 WEST 7TH STREET

SUITE 400

FORT WORTH TX 76107

Tracking #: 71901140006000056318

Doc Ref #: 2015ED72

Postage 5.1300

Document Receipt

Trans #	5637	Carrier / service:	USPS Server	First-Class Mail®	6/17/2015 12:00:00 AM
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Ship to:

ENERPLUS RESOURCES
SUITE 2000 950 17TH STREET

US BANK TOWER

Tracking #:	71901140006000056301
Doc Ref #:	2015ED72
Postage	5.1300

DENVER CO 80202

Document Receipt

Trans #	5637	Carrier / service:	USPS Server	First-Class Mail®	6/17/2015 12:00:00 AM
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Ship to:

ENERPLUS RESOURCES
SUITE 2000 950 17TH STREET

US BANK TOWER

Tracking #: 71901140006000056301
Doc Ref #: 2015ED72
Postage 5.1300

DENVER CO 80202

72

Document Receipt

Trans #	5636	Carrier / service:	USPS Server	First-Class Mail®	6/17/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000056295

Doc Ref #: 2015ED72

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5636	Carrier / service:	USPS Server	First-Class Mail®	6/17/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000056295

Doc Ref #: 2015ED72

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	5635	Carrier / service:	USPS Server	First-Class Mail®	6/17/2015 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 #: 71901140006000056288

Doc Ref #: 2015ED72

Postage 5.1300

PHILADELPHIA PA 19107

72

Document Receipt

Trans #	5634	Carrier / service:	USPS Server	First-Class Mail®	6/17/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000056271

Doc Ref #: 2015ED72

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5634	Carrier / service:	USPS Server	First-Class Mail®	6/17/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000056271

Doc Ref #: 2015ED72

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	5640	Carrier / service:	USPS Server	First-Class Mail®	6/17/2015 12:00:00 AM
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Ship to:

CHIEF EXPLORATION &
DEVELOPMENT

5956 SHERRY LANE SUITE 1500

Tracking #: 71901140006000056332

Doc Ref #: 2015ED72

Postage 5.1300

DALLAS TX 75225

Columbia County
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

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

NATIONWIDE ADVANTAGE	:	COURT OF COMMON PLEAS
MORTGAGE COMPANY	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
vs.	:	
KIMBERLY L. KENNEDY F/K/A	:	No: 2015-CV-56
KIMBERLY L. VANDERMARK AND:	:	
ALLAN B. VANDERMARK SR. AND:	:	
JOHN R. KENNEDY SR.	:	
Defendant(s)	:	

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ALL that certain tract or lot of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
649 SOUTH AVENUE UNIT 7
SECANE, PA 19018

PNC BANK, NATIONAL ASSOCIATION
03-005/310

09898

6/9/2015

PAY TO THE ORDER OF Sheriff Of Columbia County

\$**1,350.00

One Thousand Three Hundred Fifty and 00/100*****

DOLLARS

PROTECTED AGAINST FRAUD



Maureen Vetter

MEMO 36186 - - DN

009898 0310000531 8622125568