

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

HSBC BANK USA, N.A.

## Defendant

PEGGY HARTMAN

vs.

### Attorney for the Plaintiff:

UDREN LAW OFFICES, PC  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

Sheriff's Sale Date: Wednesday, February 1, 2017

Writ of Execution No. : 2015CV783

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 360 BOWERS LANE, 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,069.35
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

**Total Sheriff Costs \$1,855.35**

## Municipal Costs

Sewer	\$1,640.47
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**Total Municipal Costs \$1,640.47**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs \$67.00**

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**Grand Total: \$3,562.82**

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

HSBC BANK USA NA

VS PEGGY HARTMAN

NO. 106-2016 ED

NO. 783-2015 JD

DATE/TIME OF SALE: Feb 1, 2017, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3562.82

POUNDAGE - 2% OF BID \$ 71.26

TRANSFER TAX - 2% OF FAIR MKT \$ -

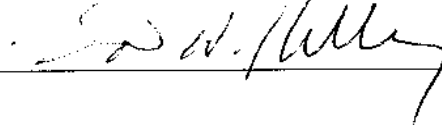
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3634.08

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3634.08

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2284.08

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 211379	Invoice Date: 02/22/2017 11:35:41 AM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: MAIL	By: HAS
BOX SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201701451	BERWICK BORO
	Grantor - HARTMAN, PEGGY L		02/22/17 11:35:50 AM	
	Grantee - LSF9 MASTER PARTICIPATION TRUST			
	Consideration - \$3,634.08			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7712 - BOX SHERIFF'S OFFICE	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
www.udren.com

Florida Office  
2101 W. Commercial Blvd  
Suite 5000  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

**February 13, 2017**

**Columbia County Sheriff  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815**

**RE: Federal National Mortgage Association**

**vs.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
PEGGY HARTMAN A/K/A PEGGY L. HARTMAN;**

**Property: 360 Bowers Lane, Berwick, PA 18603**

**County C.C.P. No.: 2015-cv-783**

**Sheriff's Sale Date: 02/01/2017**

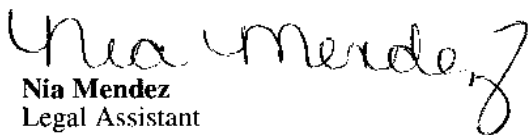
Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of, **LSF9 MASTER PARTICIPATION TRUST, 13801 WIRELESS WAY, OKLAHOMA CITY, OK 73134.**

Enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,

  
**Nia Mendez**  
Legal Assistant

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, 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 UDREN LAW OFFICES, PC		Telephone Number: 856-669-5400	
Mailing Address 111 WOODCREST RD.	City CHERRY HILL	State NJ	ZIP Code 08003

**B. TRANSFER DATA**

Date of Acceptance of Document 02/13/2017			
Grantor(s)/Lessor(s)	Telephone Number:	Grantee(s)/Lessee(s)	Telephone Number:
Sheriff of Columbia County		LSF9 MASTER PARTICIPATION TRUST	
Mailing Address 35 West Main Street	Mailing Address 13801 Wireless Way		
City Bloomsburg	State PA	ZIP Code 17815	City Oklahoma City
			State OK
			ZIP Code 73134

**C. REAL ESTATE LOCATION**

Street Address 360 Bowers Lane	City, Township, Borough Borough of Berwick
County Columbia	School District Berwick Area SD
	Tax Parcel Number 04A-01-007-01

**D. VALUATION DATA**

Was transaction part of an assignment or relocation? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
1. Actual Cash Consideration \$3,562.82	2. Other Consideration + 0	3. Total Consideration = \$ 3,562.82
4. County Assessed Value \$14,665.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = \$54,113.85

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

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

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

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

Signature of Correspondent or Responsible Party

Date

2-13-17

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

## UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT

111 WOODCREST ROAD  
CHERRY HILL, NJ 08003NUMBER  
100323

3-7568/2360

Two Thousand Two Hundred Eighty-Four and 08/100\*\*\*\*\*

DATE

February 13, 2017

AMOUNT

\*\*\*\*\*2,284.08

PAY  
TO THE  
ORDER  
OFColumbia County Sheriff  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

Hartman, 360 Bowers Lane, Berwick, PA 18603, Nia Mendez

THIS CONTAINER CONTAINS HEAT SENSITIVE INK. TOUCH OF PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.  
⑈ 100323⑈ ⑆ 236075689⑆ 9500077186⑈

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
*Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

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Florida Office  
2101 W. Commercial Blvd  
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(PH) 954-378-1757  
(FX) 954-378-1758

Sheriff of **Columbia** County  
**Courthouse**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

Re: **Federal National Mortgage Association**

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER PEGGY HARTMAN A/K/A PEGGY L. HARTMAN**

**Columbia County C.C.P. No. 2015-cv-783**  
**MJU#: 15020041 CASE#: 15020041-1**

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,  
**Vanessa Mayers**  
Foreclosure Specialist  
Udren Law Offices, PC

MJU/  
Enclosures

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

pleadings@udren.com

**Federal National Mortgage Association  
Plaintiff**

v.

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER PEGGY HARTMAN A/K/A  
PEGGY L. HARTMAN**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County**

**MORTGAGE FORECLOSURE**

**NO. 2015-cv-783**

**CERTIFICATE OF FILING**

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

11-15-14

BY:

Nicole LaBletta  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003  
(856) 669-5400

**Nicole LaBletta, Esquire  
PAID 202194**

**MJU#: 15020041 CASE#: 15020041-1**



UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

Federal National Mortgage Association  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER PEGGY HARTMAN A/K/A  
PEGGY L. HARTMAN

MORTGAGE FORECLOSURE

NO. 2015-cv-783

Defendant(s)


**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for **11/09/2016** at **09:00 AM** in the above-captioned matter  
has been continued until **02/01/2017** at **09:00am**.

Date:

11-15-16

BY:

  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003  
(856) 669-5400

Nicole LaBletta, Esquire  
PAID 202194

MJU#: 15020041 CASE#: 15020041-1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL DIVISION

Federal National Mortgage  
Association

Plaintiff

v.

Unknown Heirs, Successors,  
Assigns and all Persons,  
Firms, or Associations  
Claiming Right, Title or  
Interest from or under Peggy  
Hartman A/K/A Peggy L. Hartman  
Defendant(s)

NO. 2015-cv-783

FILED  
PROTHONOTARY  
2016 NOV - 8 A 11:20  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

O R D E R

AND NOW, this 8<sup>th</sup> day of November, 2016, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 360 Bowers Lane, Berwick, PA 18603, it is hereby ORDERED that the said Sale currently scheduled for November 9, 2016, is extended (2) Two month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for February 1, 2017. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the November 9, 2016 Sheriff's Sale.

BY THE COURT:

151 Thomas A. James, Jr.  
J.

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Federal National Mortgage  
Association

Plaintiff

v.

Unknown Heirs, Successors,  
Assigns and all Persons,  
Firms, or Associations  
Claiming Right, Title or  
Interest from or under Peggy  
Hartman A/K/A Peggy L. Hartman  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2015-cv-783

FILED  
PROTHONOTARY  
2016 NOV -8 A 8:05  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, petitions the Court for a (2) Two month postponement of the Sheriff's sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's sale of the mortgaged property involved herein, located at 360 Bowers Lane, Berwick, PA 18603 was originally scheduled for September 7, 2016, then postponed to October 5, 2016 to allow time to complete service of the Notice of sale. The Sale scheduled for October 5, 2016, was then further postponed to November 9, 2016 to allow time to complete service of the Notice of sale.

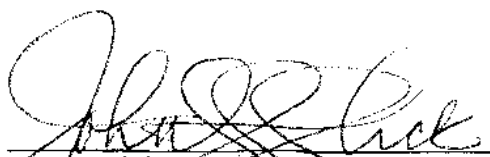
2. The Plaintiff seeks the postponement of the Sheriff's sale inasmuch as Plaintiff awaits time to comply with due diligence requirements before sale.

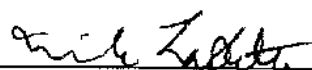
3. A (2) Two month postponement of the Sheriff's sale is necessary to allow Plaintiff to allow time to comply with due diligence requirements before sale.

WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's sale of the mortgaged property be postponed to the February 1, 2017 Sheriff's sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.

  
John Flick, Esquire  
Local Counsel

BY:   
Attorney for Plaintiff  
Nicole Lattin

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Federal National Mortgage  
Association

Plaintiff

v.

Unknown Heirs, Successors,  
Assigns and all Persons,  
Firms, or Associations  
Claiming Right, Title or  
Interest from or under Peggy  
Hartman A/K/A Peggy L. Hartman  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2015-cv-783

FILED  
PROTHONOTARY  
2016 NOV - 8 A 8:05  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

CERTIFICATE OF SERVICE

The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

\_\_\_\_\_ xxxx \_\_\_\_\_ Regular First Class Mail  
\_\_\_\_\_ Certified Mail  
\_\_\_\_\_ Other

Date Served: 11/04/2016

TO: Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Peggy Hartman A/K/A Peggy L. Hartman  
360 Bowers Lane, Berwick, PA 18603

UDREN LAW OFFICES, P.C.

BY: *Trish Laffetter*  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Federal National Mortgage  
Association

Plaintiff

v.

Unknown Heirs, Successors,  
Assigns and all Persons,  
Firms, or Associations  
Claiming Right, Title or  
Interest from or under Peggy  
Hartman A/K/A Peggy L. Hartman  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2015-cv-783

11/8/2016  
FILED  
CLERK OF COURT

PLAINTIFF'S MEMORANDUM OF LAW

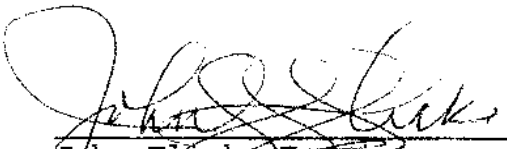
Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time to comply with due diligence requirements before sale.


Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 360 Bowers Lane, Berwick, PA 18603, to the February 1, 2017 Sheriff's sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.

  
John Flick, Esquire  
Local Counsel

BY:   
Attorney for Plaintiff

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed: Pa, Nj, Fl*

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Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

**October 3, 2016**

Sent via fax #(570)389-5625

**Columbia County Sheriff's Office**  
Attn: Real Estate

Re: **Federal National Mortgage Association**  
vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER PEGGY HARTMAN A/K/A PEGGY L. HARTMAN**

**Columbia County**  
Docket No.: **2015-cv-783**  
Premises: **360 Bowers Lane, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **10/05/2016** to **11/09/2016**, on behalf of the Plaintiff.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **[SalesandBid@udren.com](mailto:SalesandBid@udren.com)**.

Sincerely,  
Udren Law Offices, P.C.  
**Vanessa Mayers**

**MJU#: 15020041 CASE#: 15020041-1**

# Fax Cover Page

To: Columbia County Sheriff's Office  
Company:  
Address:  
Fax Number: 1-570-389-5625

From: Vanessa Mayers  
Address: 111 Woodcrest RD. Suite 200, Cherry Hill, NJ 08003

Fax Number: 856-669-5525  
Voice Phone: 856-669-5524  
E-Mail: vmayers@udren.com

Date: 10/3/2016  
Time: 11:27:21  
Pages: 2

Subject: Hartman Postponement letter for 10/05/2016 Sheriff sale

Message:

Please see attached

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
*Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

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Sheriff of **Columbia** County  
**Courthouse**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

Re: **Federal National Mortgage Association**

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER PEGGY HARTMAN A/K/A PEGGY L. HARTMAN**

**Columbia County C.C.P. No. 2015-cv-783**  
**MJU#: 15020041 CASE#: 15020041-1**

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,  
**Jodie Boos**  
Foreclosure Specialist  
Udren Law Offices, PC

MJU/  
Enclosures



**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

pleadings@udren.com

**Federal National Mortgage Association**  
Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER PEGGY HARTMAN A/K/A  
PEGGY L. HARTMAN**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia County**


MORTGAGE FORECLOSURE

NO. **2015-cv-783**

**CERTIFICATE OF FILING**

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia County** a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 9/20/16

BY:   
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003  
(856) 669-5400

**MJU#: 15020041 CASE#: 15020041-1**

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CHERRY HILL, NJ 08003-3620  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

Federal National Mortgage Association  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER PEGGY HARTMAN A/K/A  
PEGGY L. HARTMAN

MORTGAGE FORECLOSURE  
NO. 2015-cv-783

Defendant(s)

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 09/07/2016 at 09:00 AM in the above-captioned matter  
has been continued until 10/5/16 at 9:00 A.M.

Date:

9/26/16

BY:

Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003  
(856) 669-5400

Morris A. Scott, Esquire  
PA ID# 83587

MJU#: 15020041 CASE#: 15020041-1



September 29, 2016

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

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

**VS.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER J PEGGY HARTMAN A/K/A PEGGY L. HARTMAN**

**NO: 2015-CV-783**

**NO: 2016-ED-106**

Dear Timothy:

The amount due on the sewer account #103080 for the property located at 360 Bowers Lane, Berwick Pa through December 31, 2016 is \$1,640.47. This amount includes fees to satisfy a lien on the property.

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

Sincerely,

Kristy Hart  
Authority Clerk

*Hearing Impaired 711*

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

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

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

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

pleadings@udren.com

Federal National Mortgage Association  
Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER PEGGY  
HARTMAN A/K/A PEGGY L. HARTMAN,  
Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-cv-783

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1**

Plaintiff, by its/his/her Attorney hereby verifies that:

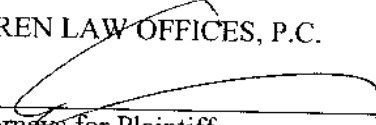
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: 9-8-16

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff

ELIZABETH L WASSALL, ESQ  
PA ID 77788

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**Federal National Mortgage Association**  
Plaintiff

v.

**Unknown Heirs, Successors, Assigns and  
All Persons, Firms, or Associations  
Claiming Right, Title or Interest from or  
under Peggy Hartman a/k/a Peggy L.  
Hartman**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-cv-783

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

**Federal National Mortgage Association**, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

**360 Bowers Lane, Berwick, PA 18603**

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

**Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming  
Right, Title or Interest from or under Peggy Hartman a/k/a Peggy L. Hartman  
360 Bowers Lane  
Berwick, PA 18603**

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

**Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming  
Right, Title or Interest from or under Peggy Hartman a/k/a Peggy L. Hartman  
360 Bowers Lane  
Berwick, PA 18603**

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

**Portfolio Recovery Associates, LLC  
C/O BLATT, HASENMILLER  
1835 MARKET STREET  
SUITE 501  
PHILADELPHIA, PA 19103**

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

**Federal National Mortgage Association  
14523 SW Milliken Way Suite 200  
Beaverton, OR 97005-2348**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - 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:

**Columbia County Domestic Relations Section  
P.O. Box 380  
Bloomsburg, PA 17815**

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

**Commonwealth of PA, Department of Revenue  
Bureau of Compliance  
PO Box 281230  
Harrisburg, PA 17128-1230**

**Tenants/Occupants  
360 Bowers Lane  
Berwick, PA 18603**

**Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division  
6th Floor, Strawberry Square, Dept. 280601  
Harrisburg, PA 17128**

**Internal Revenue Service, Pittsburgh Office  
W.S. Moorhead Federal Building  
1000 Liberty Avenue, Room 704 - Advisory  
Pittsburgh, PA 15222**

**Department of Public Welfare, TPL Casulty Unit, Estate Recovery Program  
PO BOX 8486, Willow Oak Bldg.  
Harrisburg, PA 17105-8486**

**BERWICK AREA JOINT SEWER AUTHORITY  
1108 FREAS AVENUE  
BERWICK, PA 18603**

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:

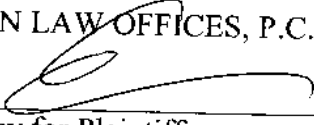
**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 9-8-16

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

**ELIZABETH L. WASSALL, Esq.  
PA ID 77788**

**MJU#: 15020041 CASE#: 15020041-1**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

**ATTORNEY FOR PLAINTIFF**

**Federal National Mortgage Association**  
Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER PEGGY HARTMAN A/K/A  
PEGGY L. HARTMAN;**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-cv-783

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

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**OWNER(S): UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER PEGGY HARTMAN A/K/A PEGGY L. HARTMAN;**

**PROPERTY: 360 Bowers Lane, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on 09/07/2016 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

**MJU#: 15020041 CASE#: 15020041-1**

**EXHIBIT A**



Name and Address of Sender

Christine Perry  
UDREN LAW OFFICES, P.C.  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified  
☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Line Article Number

Name of Addressee, Street, and Post Office Address

Postage

Fee

Handling Charge (If Regs.)

Act. Value Insured Value

Postmark and Date of Receipt  
Due Sender if COD R.R. Fee S.D. Fee S.H. Fee

Remarks

1

Columbia County Domestic Relations Section  
P.O. Box 380  
Bloomsburg, PA 17815

2

Docket #  
2015-cv-783  
Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815

3

Commonwealth of PA, Department of Revenue  
Bureau of Compliance  
PO Box 281230  
Harrisburg, PA 17128-1230

4

Sale Date:  
09/07/2016  
Tenants/Occupants  
360 Bowers Lane  
Berkley, PA 18603

5

Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division  
6th Floor, Strawberry Square, Dept. 280601  
Harrisburg, PA 17128

6

Internal Revenue Service, Pittsburgh Office  
1000 Liberty Avenue, Room 704 - Advisory  
Pittsburgh, PA 15222

7

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

8

Portfolio Recovery Associates, LLC  
c/o Blatt, Hasenmiller  
1835 Market Street  
Suite 501  
Philadelphia, PA 19103

9

10

Total number of Pieces listed by Sender

Total Number of Pieces Received at Post Office

8

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Peggy Hartman a/k/a Peggy L. Hartman - MJU# 15020041-1 (Columbia County)

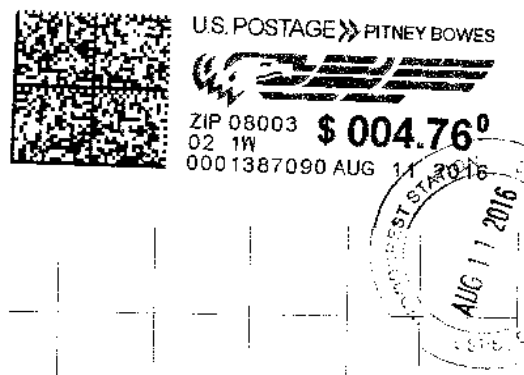
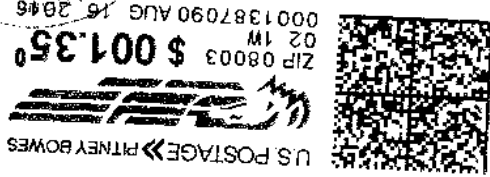


EXHIBIT A

Name and Address of Sender		Article Number		Name of Addressee, Street, and Post Office Address		Registered		Insured		COD		Certified		Return Receipt for Merchandise		Int'l Recorded Del.		Express Mail		Check appropriate block for Registered Mail:		Postmark and Date of Receipt		Rst. Del. Fee		Remarks	
Line																											
1	Christine Perry UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003			BERWICK AREA JOINT SEWER AUTHORITY 1108 FREAS AVENUE BERWICK, PA 18603																							
2																											
3																											
4																											
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10																											
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12																											
13																											
14																											
15																											



Total number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

Total number of Pieces Listed by Sender

EXHIBIT A

Form Must be Completed by Typewriter, Ink or Ball Point Pen

PS Form 3877, February 1995

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Peggy Hartman a/k/a Peggy L. Hartman - MJU# 15020041-1 (Columbia County)

CT (PA 5129)  
Udren Law Offices, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620

15090041-1

91 7199 9991 7036 8833 7856



Internal Revenue Service, Pittsburgh Office  
W.S. Moorhead Federal Building  
1000 Liberty Avenue, Room 704 - Advisory  
Pittsburgh, PA 15222



U.S. POSTAGE PITNEY BOWES  
ZIP 08003 \$ 005.11<sup>5</sup>  
02 1W  
0001387090 AUG 11 2016

EXHIBIT A

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Federal National Mortgage Association

Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER PEGGY HARTMAN A/K/A  
PEGGY L. HARTMAN;

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2015-cv-783

**PRAECIPE TO FILE PROOF OF SERVICE**

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

Date:

9-8-16

UDREN LAW OFFICES, P.C.

BY:

Attorney for Plaintiff

ELIZABETH L WASSALL, ESQ  
PA ID 77788

EXHIBIT B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL DIVISION

HSBC Bank USA, N.A., c/o FIS for PHH for  
STARS

Plaintiff

V.

Unknown Heirs, Successors, Assigns, and All  
Persons, Firms, or Associations Claiming  
Right, Title or Interest From or Under Peggy  
Hartman, a/k/a Peggy L. Hartman

John Hartman, Known Heir of Peggy  
Hartman, a/k/a Peggy L. Hartman

Defendant(s)

NO. 2015-CV-783

FILED  
PROTHONOTARY  
2015 JUL 28 PM 3 25  
CLERK OF COURTS OFFICE  
COUNTY OF COV  
PA

**ORDER**

AND NOW, this 27<sup>th</sup> Day of *July*, 2015, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby **ORDERED AND DECREED** that Service of the Complaint In Mortgage Foreclosure on the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Peggy Hartman a/k/a Peggy L. Hartman, shall be complete when Plaintiff or its counsel or agent has posted the property address located at 360 Bowers Lane, Berwick, PA 18603, and published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, *inter alia*, the Notice of Sheriff's Sale that requires personal service, shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted a copy of said subsequent

EXHIBIT B

pleadings and/or Notice on the most public part of the property located at: 360 Bowers Lane,  
Berwick, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:

13/ Gary E. Norton  
J.

MJU# 15020041 (HARTMAN)

EXHIBIT B

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

Federal National Mortgage Association  
Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER PEGGY HARTMAN A/K/A  
PEGGY L. HARTMAN

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-cv-783

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

**TO: Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations  
Claiming Right, Title or Interest from or under Peggy Hartman a/k/a Peggy L.  
Hartman  
360 Bowers Lane  
Berwick, PA 18603**

Your house (real estate) at **360 Bowers Lane, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on **9/7/2016 at 9:00 AM** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$34,777.25**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: **(856) 669-5400**.
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 notice on page two on how to obtain an attorney.)

**EXHIBIT B**

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.**

**EXHIBIT B**



Federal National Mortgage Association, et. al., Plaintiff(s)  
vs.  
Estate of Peggy Hartman aka Peggy L. Hartman, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 141853-0001

## AFFIDAVIT OF SERVICE -- Individual

**UDREN LAW OFFICES**  
Ms. Christine A. Perry  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620

Service of Process on:

—Unknown Heirs, Successors Assigns and All Persons,  
Firms or Associations Claiming Right, Title or Interest  
From or Under Peggy Hartman aka Peggy L. Hartman by  
posting

Court Case No. Columbia Co 2015-cv-783

State of: Pa ss.

County of: Berks

Name of Server: Denise Hinkle, undersigned, being duly sworn, deposes and says  
that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 8 day of August, 20 16, at 630 o'clock P.M

Place of Service: at 360 Bowers Lane in Berwick, PA 18603

Documents Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming  
Right, Title or Interest From or Under Peggy Hartman aka Peggy L. Hartman by posting

Person Served, and  
Method of Service:

☐ By personally delivering them into the hands of the person to be served.  
☒ By delivering them into the hands of \_\_\_\_\_, a person  
of suitable age, who verified, or who upon questioning stated, that he/she resides with  
Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right, Tit  
at the place of service, and whose relationship to the person is: b-1 posting

Description of Person  
Receiving Documents:

The person receiving documents is described as follows:

Sex \_\_\_\_: Skin Color \_\_\_\_: Hair Color \_\_\_\_: Facial Hair \_\_\_\_  
Approx. Age \_\_\_\_: Approx. Height \_\_\_\_: Approx. Weight \_\_\_\_

☐ To the best of my knowledge and belief, said person was not engaged in the US Military at  
the time of service.

Signature of Server: Undersigned declares under penalty of perjury  
that the foregoing is true and correct.

Denise Hinkle  
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

9 day of Aug, 20 16

Notary Public

(Commission Expires)

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Eric M. Aifterbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 16, 2017

EXHIBIT B

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
[www.udren.com](http://www.udren.com)

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

**September 1, 2016**

Sent via fax #(570)389-5625

**Columbia County Sheriff's Office**  
Attn: Real Estate

Re: **Federal National Mortgage Association**  
vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER PEGGY HARTMAN A/K/A PEGGY L. HARTMAN**

**Columbia County**  
Docket No.: **2015-cv-783**  
Premises: **360 Bowers Lane, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **09/07/2016** to **10/5/16**, on behalf of the Plaintiff.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **[SalesandBid@udren.com](mailto:SalesandBid@udren.com)**.

Sincerely,  
Udren Law Offices, P.C.  
**Jodie Boos**  
Foreclosure Specialist

**MJU#: 15020041 CASE#: 15020041-1**

## SHERIFF'S SALE COST SHEET

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

+ DOCKET/RETURN	\$15.00	
+ SERVICE PER DEF.	\$ <u>165.00</u>	
+ LEVY (PER PARCEL	\$15.00	
+ MAILING COSTS	\$ <u>24.00</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>5.50</u>	
- NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>401.00</u>

+ WEB POSTING	\$150.00	
+ PRESS ENTERPRISE INC.	\$ <del>367.15</del> <u>1069.35</u>	
- SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1319.35</u>

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1532.47</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>1532.47</u>	

- SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0</u>	

TOTAL COSTS (OPENING BID) \$ 3454.82

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

HSBC BANK USA, N.A.  
vs.  
HARTMAN, PEGGY

Case Number  
2015CV783

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 09/07/2016 AT 9:00 AM SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	360 BOWERS LANE BERWICK, PA 18603
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge <u>Posted</u> Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	08/03/16
<b>Time:</b>	14:50
<b>Deputy:</b>	#2
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
------------------------------------	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

(POSTING)

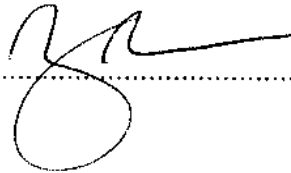
2015CV783

360 BOWERS LANE, BERWICK, PA 18603

NO EXPIRATION

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

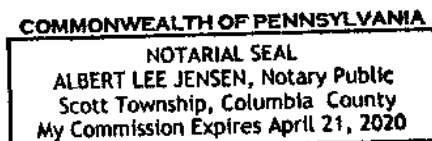
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 17, 24, 31, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 31 day of August, 2016

Albert Lee Jensen

(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.

.....

# 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 07/11/16

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: **(570) 389-5622**

Ad ID:	1079208
Description:	Hartman Sheriff Sale No
106 of 2016	
Run Dates:	08/17/16 to 08/17/16
Class:	2
Agate Lines:	195
Blind Box:	

<b>Total Ad Cost</b>	<b>\$363.45</b>
<b>Amount Paid</b>	<b>\$0.00</b>

<u><b>Publication</b></u>	<u><b>Start</b></u>	<u><b>Stop</b></u>	<u><b>Inserts</b></u>	<u><b>Cost</b></u>
Press Enterprise	08/17/16	08/17/16	1	\$363.45

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV783

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 07, 2016 AT 9:00 O'CLOCK A.M.**

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

ALL those certain lots, pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the westerly line of Walnut Street extension designated as Bowers Lane, at its intersection with the southerly line of Pearl Street; thence along the southerly line of Pearl Street in a westerly direction 94.5 feet, more or less, to the north-east corner of Lot No. 322, being other land of Delmar O. Fenstermaker and Dorothy D. Fenstermaker, his wife; thence in a southerly direction along the easterly line of Lot No. 322, 125 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 44 feet, more or less, to the easterly line of Walnut Street extension aforesaid; thence along the westerly line of Walnut Street extension in a northerly direction 139 feet, more or less, to the southerly line of Pearl Street, the place of beginning.

BEING KNOWN AS: 360 Bowers Lane, Berwick, PA 18603  
PROPERTY ID NO.: 04A-01-007-01

TITLE TO SAID PREMISES IS VESTED IN PEGGY L. HARTMAN BY DEED FROM EDWARD F. HARTMAN AND PEGGY L. HARTMAN, HIS WIFE DATED 02/21/1972 RECORDED 02/29/1972 IN DEED BOOK 255 PAGE 137.

PROPERTY ADDRESS: 360 BOWERS LANE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-01-007-01

Seized and taken into execution to be sold as the property of PEGGY HARTMAN in suit of HSBC BANK USA, N.A..

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

Attorney for the Plaintiff:  
UDREN LAW OFFICES, PC  
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

\$ 1,069,35

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

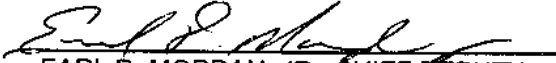


HSBC BANK USA, N.A.  
vs.  
PEGGY HARTMAN

Case Number  
2015CV783

## SHERIFF'S RETURN OF SERVICE

08/03/2016 02:50 PM - CHIEF DEPUTY EARL D. MORDAN, JR., 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 360 BOWERS LANE, BERWICK, PA 18603.

  
EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,

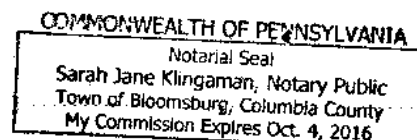
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

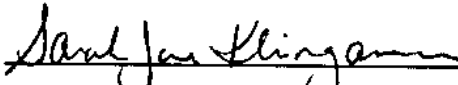
August 04, 2016

Affirmed and subscribed to before me this

NOTARY

4TH day of AUGUST, 2016





Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

by CountySuite Client, Inc. (c) 2010

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

REAL ESTATE TAX CERTIFICATION

Date: 07/12/2016

Fee: \$5.00

Cert. NO: 25100

HARTMAN PEGGY L  
360 BOWERS LANE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 0255 -0137  
Location: LOT 320-321  
Parcel Id: 04A-01 -077-01,000

Assessment: 14,665  
Balances as of 07/12/2016

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_ Per: \_\_\_\_\_





July 7, 2016

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

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

**VS.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER PEGGY HARTMAN A/K/A PEGGY L. HARTMAN**

**NO: 2015-CV-783**

**NO: 2016-ED-106**

Dear Timothy:

The amount due on the sewer account #103080 for the property located at 360 Bowers Lane, Berwick Pa through September 30, 2016 is \$1532.47. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

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

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



HSBC BANK USA, N.A.  
vs.  
HARTMAN, PEGGY

Case Number  
2015CV783

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 106

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-5-14

Time: 12:15

Deputy: 3

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2015CV783

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

HSBC BANK USA, N.A.  
vs.  
HARTMAN, PEGGY

Case Number  
2015CV783

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 106

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORIT

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kristy Hart

Relation: Clerk

Date: 7-5-16 Time: 12:35

Deputy: 3 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

BERWICK AREA JOINT SE

2015CV783

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

HSBC BANK USA, N.A.  
vs.  
HARTMAN, PEGGY

Case Number  
2015CV783

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice		<b>Zone:</b>	106
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	<b>Warrant:</b>	
<b>Notes:</b>	SALE DATE & TIME: 09/07/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

<b>Name:</b>	PEGGY HARTMAN	
<b>Primary Address:</b>	360 BOWERS LANE BERWICK, PA 18603	
<b>Phone:</b>		<b>DOB:</b>
<b>Alternate Address:</b>		
<b>Phone:</b>		

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	7-5-16	<b>Time:</b>	12:10
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	UDREN LAW OFFICES, PC	<b>Phone:</b>	
--------------	-----------------------	---------------	--

### Service Attempts:

<b>Date:</b>	7-5-16					
<b>Time:</b>	12:10					
<b>Mileage:</b>						
<b>Deputy:</b>	3					

### Service Attempt Notes:

1. House Vacant - Decoated per post office.
- 2.
- 3.
- 4.
- 5.
- 6.

HARTMAN, PEGGY

2015CV783

360 BOWERS LANE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

HSBC BANK USA, N.A.  
vs.  
HARTMAN, PEGGY

Case Number  
2015CV783

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 104

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 360 BOWERS LANE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 7-5-16

Time: 12:10

Deputy: 3

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- House Vacant
- 
- 
- 
- 
- 

OCCUPANT

2015CV783

360 BOWERS LANE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV783

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 07, 2016**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL those certain lots, pieces or parcels or land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the westerly line of Walnut Street extension designated as Bower's Lane, at its intersection with the southerly line of Pearl Street; thence along the southerly line of Pearl Street in a westerly direction 94.5 feet, more or less, to the northeast corner of Lot No. 322, being other land of Delmar O. Fenstermaker and Dorothy D. Fenstermaker, his wife; thence in a southerly direction along the easterly line of Lot No. 322, 125 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 44 feet, more or less, to the easterly line of Walnut Street extension aforesaid; thence along the westerly line of Walnut Street extension in a northerly direction 139 feet, more or less, to the southerly line of Pearl Street, the place of beginning.

BEING KNOWN AS: 360 Bowers Lane, Berwick, PA 18603

PROPERTY ID NO.: 04A-01-007-01

TITLE TO SAID PREMISES IS VESTED IN PEGGY L. HARTMAN BY DEED FROM EDWARD F. HARTMAN AND PEGGY L. HARTMAN, HIS WIFE DATED 02/21/1972 RECORDED 02/29/1972 IN DEED BOOK 255 PAGE 137.

PROPERTY ADDRESS: 360 BOWERS LANE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-01-007-01

---

Seized and taken into execution to be sold as the property of PEGGY HARTMAN in suit of HSBC BANK USA, N.A..

---

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

Attorney for the Plaintiff:  
UDREN LAW OFFICES, PC  
CHERRY HILL, NJ

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

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Federal National Mortgage Association  
Plaintiff

v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Unknown Heirs, Successors, Assigns and  
All Persons, Firms, or Associations  
Claiming Right, Title or Interest from or  
under Peggy Hartman a/k/a Peggy L.  
Hartman

MORTGAGE FORECLOSURE

NO. 2015-cv-783

Defendant(s)

2016-ED-106

**WRIT OF EXECUTION**

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:

360 Bowers Lane, Berwick, PA 18603

Amount due \$ 34,777.25

Interest From 6/22/2016 \$        \*  
to Date of Sale       

Ongoing Per Diem of \$1.83  
to actual date of sale including if sale is  
held at a later date

(Costs to be added)

\$ Bauman Silvette  
Prothonotary

By \_\_\_\_\_

Clerk

Date 06-23-16

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020

\*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

MJU#: 15020041 CASE#: 15020041-1

COURT OF COMMON PLEAS  
NO. 2015-cv-783

Federal National Mortgage Association

vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming  
Right, Title or Interest from or under Peggy Hartman a/k/a Peggy L. Hartman

WRIT OF EXECUTION

REAL DEBT \$ 34,777.25

Interest From 6/22/2016 \$        \*  
to Date of Sale         
Ongoing Per Diem of \$1.83  
to actual date of sale including if sale is held at a later date

COSTS PAID:

PROTHY \$                                 

SHERIFF \$                                 

STATUTORY \$                                 

COSTS DUE PROTHY. \$                                 

PREMISES TO BE SOLD:

360 Bowers Lane  
Berwick, PA 18603



Nicole LaBletta, Esquire  
PAID 202194

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
(856) 669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

\*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

Print \$ 130.00 pd  
Attachment \$ 25.00 pd  
Court \$ 25.00 pd  
Society \$ 10.00  
Sheriff                                 

more \$ 25.00 pd



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

HSBC BANK USA, N.A.  
vs.  
HARTMAN, PEGGY

Case Number  
2015CV783

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 106

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Karen Richender Le

Relation:

Clerk

Date:

6-26-16

Time:

2:00

Deputy:

4

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV783 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

HSBC BANK USA, N.A.  
vs.  
HARTMAN, PEGGY

Case Number  
2015CV783

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 104

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/07/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 6-26-16

Time: 2:55

Deputy: 4/

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV783

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

## REAL ESTATE OUTLINE

ED # 2016 ED106

DATE RECEIVED 6-22-16  
 DOCKET AND INDEX 2015 CV 783

## 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>93448</u>

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

SALE DATE Sept. 7<sup>th</sup> TIME 9.00  
 POSTING DATE \_\_\_\_\_  
 ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	_____
2 <sup>ND</sup> WEEK	_____
3 <sup>RD</sup> WEEK	_____

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
**pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**Federal National Mortgage Association**  
Plaintiff

v.

**Unknown Heirs, Successors, Assigns and All Persons, Firms, or**  
**Associations Claiming Right, Title or Interest from or under Peggy**  
**Hartman a/k/a Peggy L. Hartman**

Defendant(s)

COURT OF  
COMMON PLEAS  
CIVIL DIVISION  
**Columbia County**

MORTGAGE  
FORECLOSURE

NO. 2015-cv-783

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

2016-ED-106

**Federal National Mortgage Association**, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

**360 Bowers Lane, Berwick, PA 18603**

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

**Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or**  
**Interest from or under Peggy Hartman a/k/a Peggy L. Hartman**  
**360 Bowers Lane**  
**Berwick, PA 18603**

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

**Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or**  
**Interest from or under Peggy Hartman a/k/a Peggy L. Hartman**  
**360 Bowers Lane**  
**Berwick, PA 18603**

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

**Portfolio Recovery Associates, LLC**  
**C/O BLATT, HASENMILLER**  
**1835 MARKET STREET**  
**SUITE 501**  
**PHILADELPHIA, PA 19103**

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

**Federal National Mortgage Association**  
**14523 SW Milliken Way Suite 200**  
**Beaverton, OR 97005-2348**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - 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:

**Columbia County Domestic Relations Section**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue**

**Bureau of Compliance**

**PO Box 281230**

**Harrisburg, PA 17128-1230**

**Tenants/Occupants**

**360 Bowers Lane**

**Berwick, PA 18603**

**Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division**

**6th Floor, Strawberry Square, Dept. 280601**

**Harrisburg, PA 17128**

**Internal Revenue Service, Pittsburgh Office**

**W.S. Moorhead Federal Building**

**1000 Liberty Avenue, Room 704 - Advisory**

**Pittsburgh, PA 15222**

**Department of Public Welfare, TPL Casulty Unit, Estate Recovery Program**

**PO BOX 8486, Willow Oak Bldg.**

**Harrisburg, PA 17105-8486**

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:

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 6-21-16

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta  
Attorney for Plaintiff

MJU#: 15020041 CASE#: 15020041-1

Nicole LaBletta, Esquire

PAID 202194

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
*Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
www.udren.com

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(FID) 954-378-1757  
(FX) 954-378-1758

Sheriff of Columbia County  
**Courthouse**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

Re: **Federal National Mortgage Association**  
vs.  
**Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming**  
**Right, Title or Interest from or under Peggy Hartman a/k/a Peggy L. Hartman**  
  
**Columbia County C.C.P. No. 2015-cv-783**

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR**  
**ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY**  
**HARTMAN A/K/A PEGGY L. HARTMAN**  
**360 BOWERS LANE**  
**BERWICK, PA 18603**

**SPECIAL INSTRUCTIONS:**

Please then, **POST** the property with the Handbill at **360 Bowers Lane, Berwick, PA 18603.**

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
*Licensed: PA, NJ, IL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
www.udren.com

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

Prothonotary of **Columbia** County  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

Re: **Federal National Mortgage Association**  
vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY HARTMAN A/K/A PEGGY L.  
HARTMAN,**  
**Columbia County C.C.P. No. 2015-cv-783**  
**MJU#: 15020041 CASE#: 15020041-1**

Dear Sir or Madam:

Enclosed please find Affidavit of Non-Military Service for the above captioned matter.

I have also enclosed a copy of the Affidavit of Non-Military Service to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter.

Sincerely yours,

**Quinton Davenport**  
Foreclosure Specialist

MJU/

Enclosures

**MJU#: 15020041 CASE#: 15020041-1**

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

**Federal National Mortgage Association**  
Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER PEGGY  
HARTMAN A/K/A PEGGY L. HARTMAN,**  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-cv-783

2016-ED-106

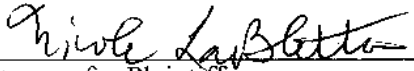
AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **PEGGY HARTMAN A/K/A PEGGY L. HARTMAN**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY HARTMAN A/K/A PEGGY L. HARTMAN**, to enable a search.

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

Dated: **June 21, 2016**

  
Attorney for Plaintiff

Nicole LaBletta, Esquire  
PAID 202194



**Status Report  
Pursuant to Servicemembers Civil Relief Act**Last Name: HARTMANFirst Name: PEGGYMiddle Name: L.Active Duty Status As Of: Jun-21-2016**EXHIBIT A**

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Shavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: <https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: V4ZAU026D3D8E90

**Status Report  
Pursuant to Servicemembers Civil Relief Act**Last Name: HARTMANFirst Name: PEGGY

Middle Name:

Active Duty Status As Of: Jun-21-2016**EXHIBIT A**

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

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Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

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Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: M412101613CC720

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Federal National Mortgage Association  
Plaintiff

v.

Unknown Heirs, Successors, Assigns and  
All Persons, Firms, or Associations  
Claiming Right, Title or Interest from or  
under Peggy Hartman a/k/a Peggy L.  
Hartman

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-cv-783

2016-ED-106

**CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91  
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta  
Attorney for Plaintiff

Nicole LaBletta, Esquire  
PAID 202194

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

[pleadings@udren.com](mailto:pleadings@udren.com)

**Federal National Mortgage Association**  
Plaintiff

v.

**Unknown Heirs, Successors, Assigns and  
All Persons, Firms, or Associations  
Claiming Right, Title or Interest from or  
under Peggy Hartman a/k/a Peggy L.  
Hartman**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-cv-783

2016-ED-1096

**AFFIDAVIT OF LAST KNOWN ADDRESS**  
**UNDER RULE 76**

The Defendant(s) last known address is as follows:

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY  
HARTMAN A/K/A PEGGY L. HARTMAN  
360 BOWERS LANE  
BERWICK, PA 18603**

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

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

Nicole LaBlede, Esq.  
PAID 202107

**ALL those certain lots, pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING** at a point in the westerly line of Walnut Street extension designated as Bower's Lane, at its intersection with the southerly line of Pearl Street; thence along the southerly line of Pearl Street in a westerly direction 94.5 feet, more or less, to the northeast corner of Lot No. 322, being other land of Delmar O. Fenstermaker and Dorothy D. Fenstermaker, his wife; thence in a southerly direction along the easterly line of Lot No. 322, 125 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 44 feet, more or less, to the easterly line of Walnut Street extension aforesaid; thence along the westerly line of Walnut Street extension in a northerly direction 139 feet, more or less, to the southerly line of Pearl Street, the place of beginning.

**BEING KNOWN AS: 360 Bowers Lane, Berwick, PA 18603**

**PROPERTY ID NO.: 04A-01-007-01**

**TITLE TO SAID PREMISES IS VESTED IN PEGGY L. HARTMAN BY DEED FROM EDWARD F. HARTMAN AND PEGGY L. HARTMAN, HIS WIFE DATED 02/21/1972 RECORDED 02/29/1972 IN DEED BOOK 255 PAGE 137.**

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

**Federal National Mortgage Association**  
Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM  
OR UNDER PEGGY HARTMAN A/K/A  
PEGGY L. HARTMAN**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-cv-783

2016-ED-106

**SHORT DESCRIPTION FOR ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**  
**COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS **360 Bowers Lane, Berwick, PA 18603**

PARCEL NUMBER: **04A-01-007-01**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

Nicole LaBletta, Esquire  
PAID 202194



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



71901140006000082768

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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## Document Receipt

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Trans #	8282	Carrier / service:	USPS Server	First-Class Mail®	6/28/2016 12:00:00 AM
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Ship to:

BLATT HASENMILLER LLC

PORTFOLIO RECOVERY  
ASSOC

1835 MARKET STREET

Tracking # 71901140006000082782

SUITE 501

Doc Ref #: 2016ED106

PHILADELPHIA PA 19103

Postage 5.1300

## Document Receipt

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Trans #	8280	Carrier / service:	USPS Server	First-Class Mail®	6/28/2016 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000082768

Doc Ref #: 2016ED106

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	8279	Carrier / service:	USPS Server	First-Class Mail®	6/28/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000082751

Doc Ref #: 2016ED106

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	8278	Carrier / service:	USPS Server	First-Class Mail®	6/28/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000082744

Doc Ref #: 2016ED106

Postage 5.1300

HARRISBURG PA 17128

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Federal National Mortgage Association  
Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER PEGGY HARTMAN A/K/A  
PEGGY L. HARTMAN  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-cv-783

2016-ED-106

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

**TO: Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations  
Claiming Right, Title or Interest from or under Peggy Hartman a/k/a Peggy L.  
Hartman  
360 Bowers Lane  
Berwick, PA 18603**

Your house (real estate) at **360 Bowers Lane, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on 9/7/16 at 9 at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$34,777.25**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 notice on page two on how to obtain an attorney.)

93668

UDREN LAW OFFICES, PC  
PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER 93668

AMOUNT \*\*\*\*\*1,350.00

DATE June 21, 2016

VOID AFTER 90 DAYS

Columbia County Sheriff  
Courthouse  
P.O. Box 380  
Bloomensburg, PA 17815

PAY  
TO THE  
ORDER  
OF

Hartman, 360 Bowers Lane, Berwick, PA 18603, Quinton Davenport HARTMAN

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

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