Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION vs.
ANNA C RELYVELD (et al.)

Case Number 2016CV755

PROPERTY ADDRESS

705 MARKET STREET, BENTON, PA 17814

#### **REAL ESTATE SALE REQUEST LEDGER**

DATE	CATEGORY	MEMO	СНК #	DEBIT	CREDIT
08/22/2016	Advance Fee	Advance Fee	14052606	S0.00	\$1,350.00
08/22/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/22/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/22/2016	Crying Sale			\$10.00	\$0.00
08/22/2016	Docketing			\$15.00	\$0.00
08/22/2016	Levy			\$15.00	\$0.00
08/22/2016	Mailing Costs			\$24.00	\$0.00
08/22/2016	Posting Handbill			\$15.00	\$0.00
08/22/2016	Press Enterprise Inc.			\$1,118.22	\$0.00
08/22/2016	Sheriff Automation Fund			\$50.00	\$0.00
08/22/2016	Web Posting			\$100.00	\$0.00
11/02/2016	Service			\$165.00	\$0.00
11/02/2016	Service Mileage			\$40.00	\$0.00
11/02/2016	Copies			\$5.50	\$0.00
11/02/2016	Notary Fee			\$15.00	\$0.00
11/02/2016	Tax Claim Search			\$5.00	\$0.00
11/02/2016	Surcharge			\$120.00	\$0.00

\$1,730.22 \$1,350.00

TOTAL BALANCE: \$(380.22)

Printed: 11/9/2016 3:52:07PM

Shapiro & DeNardo, LLC General Business Account 3600 Horizon Drive, Suite 150 King Of Prussia, PA 19406 (610) 278-6800

MB Financial Bank 1 CHICAGO, ILLINOIS 60602 2-173-710

16-053112,RELYVELD

14059801

DATE 2/23/2017

AMOUNT \*\*\*380.22

PAY

Three Hundred Eighty and 22/100\*\*\*\*\*\*

VOID AFTER 90 DAYS

TO THE ORDER

OF

SHERIFF OF COLUMBIA COUNTY P.O. BOX 380 BLOOMSBURG, PA 17815

#14059B01# #071001737# 693B5258#

#### SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150 King of Prussia, PA 19406 Tel: (610) 278-6800 Fax: (610) 278-9980

Office of the Sheriff of Columbia County Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815

Attn: Real Estate Deputy

#### GERALD M. SHAPIRO ++++ DAVID S. KREISMAN \*\* CHRISTOPHER A. DENARDO \*

- · Licensed in Pennsylvania and New Jersey -+ Licensed in Pennsylvania and New York
- -++ Licensed in Pennsylvania and Texas +-++ Licensed in Illinois and Florida
- \* Licensed in Pennsylvania Only \*\* Licensed in Illinois Only

PA Attorneys KRISTEN D. LITTLE + Managing Attorney - PA KEVIN S. FRANKEL + REGINATIOLLOWAY ++ DANIEL T. LUTZ +++ SARAH K. McCAFFERY + LESUIE J. RASE \* ALISON H. TULIO + KATHERINE M. WOLF +

RE: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG

Mortgage-Backed Notes, Series 2015-3AG vs. Edward Relyveld a/k/a Edward S.

Relyveld and Anna C. Relyveld Docket No.: 2016-CV-0000755-MF

Property Address: 705 Market Street, Benton, PA 17814

S&D File No.: 16-053112 Sale Date: November 9, 2016

Dear Real Estate Deputy:

Kindly stay the sale scheduled for the above-referenced case due to the filing of a BK Chapter #13 Bankruptcy Filing by Edward Relyveld a/k/a Edward S. Relyveld and Anna C. Relyveld. No monies were received.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Cory Mackanich Foreclosure Department

cc: Edward Relyveld a/k/a Edward S. Relyveld

705 Market Street Benton, PA 17814

Anna C. Relyveld 705 Market Street Benton, PA 17814 Karen M. Relyveld 705 Market Street Benton, PA 17814

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant

ANNA C RELYVELD EDWARD S RELYVELD KAREN M RELYVELD

<del>--</del>

Attorney for the Plaintiff: SHAPIRO & DENARDO 3600 HORIZON DRIVE

SUITE 150

KING OF PRUSSIA, PA 19406

Sheriff's Sale Date:

Wednesday, November 9, 2016

Writ of Execution No.: 2016CV755

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 705 MARKET STREET, BENTON, PA 17814

#### **Sheriff Costs**

Total Sheriff Costs  Total Distribution Costs	\$15.00 \$5.00 \$120.00 <b>\$1,925.22</b> \$67.00 <b>\$67.00</b>
Total Sheriff Costs	\$5.00 \$120.00 <b>\$1,925.22</b>
Total Sheriff Costs	\$5.00 \$120.00
Total Sheriff Costs	\$5.00 \$120.00
	\$5.00
	\$5.00
	\$5.50
	\$25.00
	\$40.00
	\$165.00
	\$100.00
	\$25.00
	\$100.00
	\$35.00
	\$50.00
	\$10.00
·	\$1,118.22
	\$15.00
• •	\$24.00
•	\$15.00
	\$15.00
	\$10.00
	\$15.00 \$17.50

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

US BA	NK NA	VS	ANNA, EI	WARD &	KAREN RELYVELD
NO.	137-2016	ED	NO.	755-2016	JD
DATE/	TIME OF SALE:	NOVEMBER	9, 2016 @ 9:	00 AM	
BID PR	ICE (INCLUDES	COST)	\$		
POUNI	DAGE – 2% OF B	ID	\$		
TRANS	SFER TAX – 2% (	OF FAIR MKT	\$		
MISC.	COSTS		\$		
TOTAL	. AMOUNT NEEI	DED TO PURCH	IASE		\$
	IASER(S):				
NAME	S(S) ON DEED;_				
PURCF	IASER(S) SIGNA	TURE(S):			
	ТО	TAL DUE:			\$
	LES	SS DEPOSIT:			\$
	DO	WN PAYMENT	:		\$
	TO	TAL DUE IN 8 I	DAYS		\$

#### SHERIFF'S SALE COST SHEET

	7.7	VS		• · · · · · · · · · · · · · · · · · · ·	
NO	ED NO.	JD	DATE/TIM	E OF SALE_	
DOCKE	ET/RETURN		\$15.00		
	CE PER DEF.	\$	165,00		
	PER PARCEL		\$15.00		
,	NG COSTS		\$24700		
	TISING SALE BILLS &		\$17.50		
	TISING SALE (NEWSPA		\$15.00		
MILEA	•	,	40,00		
	IG HANDBILL		\$15.00		
	G/ADJOURN SALE		\$10.00		
	F'S DEED		\$35.00		
	FER TAX FORM		\$25.00		
	BUTION FORM		\$25.00		
COPIES			ૹ૿ૺ૽ૼઽ૾ૺ૾		
NOTAR			15,00		
110,1711	TOTAL ***	Ψ*********	*****	\$ 422,00	
	101111			Ψ 1001	
WEB PO	OSTING	5	8150.00		
PRESS	ENTERPRISE INC.	\$	1118,22		
	TODIO OFBINODO		3 00 00		
	TOTAL ***	******	******	s/368,22	
рроти	ONOTADY (MOTADY)		£10.00		
	ONOTARY (NOTARY) DER OF DEEDS	<b>c</b>	\$10,00 67,00		
KECOK			******	\$ 77,00	
	TOTAL			\$ / <i>µ</i> \	-
REAL E	STATE TAXES:				
I	BORO, TWP & COUNTY	20\$			
5	SCHOOL DIST.	20\$			
I		20 \$	$S^{i}\infty$	^	
	TOTAL ***	******	******	\$ 5,00	
MINIO	IPAL FEES DUE:				
-	<del>-</del> '	20 Ф			
		20 \$			
'	VATER	20\$	*****	d	
	101AL ***	****	*****	\$	
SURCH	ARGE FEE (DSTE)			\$ 170,00	
MISC.		\$		+ <u> </u>	
		\$			
<del></del>	TOTAL ***	·*******	******	\$	
					(1992,22
	TOTAL CO	STS (OPEN	IING BID)		\$1110,00

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 October 19, 26 and November 2, 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.

all of the allegations in the foregoing statement as to time, place, and character of publication are true.
P. C.
Sworn and subscribed to before me this day of Notwern 141) 20 Ka
Sworn and subscribed to before me this 2nd day of November 20.16.  Haren M. Beach  (Notary Public)
COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL  Karen M. Beach, Notary Public  Scott Twp., Columbia County  My Commission Expires May 13, 2018  MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
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.

#### United States Bankruptcy Court Middle District of Pennsylvania

#### Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 10/31/2016 at 6:51 PM and filed on 10/31/2016.

#### Edward S Relyveld

PO Box 636 Benton, PA 17814 SSN / ITIN: xxx-xx-3392 aka Ed Relyveld aka Edward Relyveld

#### Karen M Relyveld

PO Box 636 Benton, PA 17814 SSN / ITIN: xxx-xx-8500

The case was filed by the debtor's attorney:

The bankruptcy trustee is:

#### Robert Spielman 29 East Main Street

Bloomsburg, PA 17815-1485

570 380-1072

Charles J DeHart, III (Trustee)

8125 Adams Drive, Suite A Hummelstown, PA 17036

717 566-6097

The case was assigned case number 5:16-bk-04502-RNO to Judge Robert N Opel.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: http://ecf.pamb.uscourts.gov/ You must first register at this web site: http://pacer.psc.uscourts.gov/ There is no registration fce. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

#### **TELECOPY COVER SHEET**

#### ROBERT SPIELMAN

#### ATTORNEY AT LAW A PROFESSIONAL CORPORATION

29 EAST MAIN STREET SUITE DIBLOOMSBURG PA 17815 . 14 SPRUCE AVENUE WILKES BARRE, PA 18705-2214

If there is a problem with transmission or if all pages are not received, please call 570-380-1072 for retransmission.

TO: Columbia County Sheriff

FAX#:570-389-5625

FROM: Robert Spielman

DATE: October 31, 2016

RE: Edward Relyveld 2016-CV-0000755

Number of pages including this cover page: 2

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is PRIVILEGED, CONFIDENTIAL and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original to us by mail without making a copy. Thank you.

#### Comments:

Notice of Bankruptcy Case filing for Chapter 13 Petition filed to case no:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION vs.
ANNA C RELYVELD (et al.)

Case Number 2016CV755

#### SHERIFF'S RETURN OF SERVICE

10:11 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KAREN RELYVELD THE DAUGHTER IN LAW, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANNA C RELYVELD AT 705 MARKET STREET, BENTON, PA 17814.

KEVIN DENT, DEPUTY

SO ANSWERS.

August 23, 2016

23RD

day of

AUGUST

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMORWEALTH OF PENSYLVANIA

Notarial Seal
Sarah Jane Kiingaman, Notary Public
Town of Bioomsberg, -Columbia County
My Commission Expires Oct. 4, 2016

Affirmed and subscribed to before me this

2016

Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION vs.
ANNA C RELYVELD (et al.)

Case Number 2016CV755

#### SHERIFF'S RETURN OF SERVICE

10/05/2016 04:43 PM - DEPUTY KEVIN DENT, 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 705 MARKET STREET, BENTON, PA 17814.

KEVIN DENT, DEPUTY

SO ANSWERS.

October 06, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
MISTY CHAPMAN
Notary Public
BLOOMSBURG TOWN, COLUMBIA COUNTY
My Commission Expires Jun 8, 2020

Affirmed and subscribed to before me this

6TH day of

OCTOBER

2016

Mory Chapman

Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION vs.
ANNA C RELYVELD (et al.)

Case Number 2016CV755

#### SHERIFF'S RETURN OF SERVICE

08/23/2016 10:11 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KAREN RELYVELD HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR EDWARD S RELYVELD AT 705 MARKET STREET, BENTON, PA 17814.

KEVIN DENT, DEPUTY

SO ANSWERS.

August 23, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

CCMMONWEALTH OF PEWNSYLVANIA

Notarial Seal

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

Affirmed and subscribed to before me this

23RD day of

AUGUST

2016

Such Jane Kluzaman

Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

**NOTARY** 

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	C NATIONAL ASSOCIATION  D, ANNA C (et al.)				Number 6CV755	
Service De	SERVICE CO	OVER SHI	EET			(POSTING)
Category: Manner: Notes:	Real Estate Sale - Posting - Sale Bill  < Not Specified >  SALE DATE & TIME: 11/09/2016 AT 9:00 AM SHERIFF'S SALE BILL	Expires:		Zone: Warrant:		G)
Serve To: Name: Primary Address: Phone:	(POSTING)  705 MARKET STREET BENTON, PA 17814  DOB:	Final Servi Served: Adult In Charge: Relation:	Personally Adul	t In Charge	Posted Other	2016CV755
Alternate Address: Phone:		Date: Deputy:	10/5/14	Time: Mileage:	1643	705 M
Attorney / Name:	Originator: SHAPIRO & DENARDO	Phone:				705 MARKET S1
Service Att Date: Time: Mileage: Deputy: Service Att 1. 2.	tempt Notes:					STREET, BENTON, PA 17814
3. 4. 5.						NO EXPIRATION

#### SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150 King of Prussia, PA 19406 Tel: (610) 278-6800 Fax: (610) 278-9980 GERALD M. SHAPIRO +++ DAVID S. KREISMAN \*\* CHRISTOPHER A. DENARDO \*

+ Licensed in Pennsylvania and New Jersev ++ Licensed in Pennsylvania and New York +++ Licensed in Illinois and Florida

Licensed in Pennsylvania Only

\*\* Licensed in Illinois Only

PA Attorneys KRISTEN D. LITTLE + Managing Attorney - PA **KEVIN S. FRANKEL+** REGINA HOLLOWAY ++ SARAH K. McCAFFERY + LESLIE J. RASE \* ALISON H. TULIO + KATHERINE M. WOLF +

Columbia Couty Clerk 35 West Main Street P.O. Box 380 Bloomsburg, PA 17815

RE: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG

Mortgage-Backed Notes, Series 2015-3AG vs. Edward Relyveld a/k/a Edward S.

Relyveld and Anna C. Relyveld Docket No.: 2016-CV-0000755-MF

Property Address: 705 Market Street, Benton, PA 17814

S&D File No.: 16-053112 Sale Date: November 9, 2016

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Grace Beatrice Legal Assistant

S&D # 16-053112 **Enclosures** 

Columbia County Sheriff cc: 35 West Main Street

Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447 KRISTEN D. LITTLE, PA I.D. NO. 79992 KEVIN S. FRANKEL, PA I.D. NO. 318323 REGINA HOLLOWAY, PA I.D. NO. 318334 DANIEL T. LUTZ, PA I.D. NO. 318144 SARAH K. McCAFFERY, PA I.D. NO. 311728 LESLIE J. RASE, PA I.D. NO. 58365 ALISON H. TULIO, PA I.D. NO. 87075 KATHERINE M. WOLF, PA I.D. NO. 314307 3600 HORIZON DRIVE, SUITE 150 KING OF PRUSSIA, PA 19406 TELEPHONE: (610)278-6800 S&D FILE NO. 16-053112

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG PLAINTIFF VS.

Edward Relyveld a/k/a Edward S. Relyveld and Anna C. Relyveld DEFENDANTS

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO:2016-CV-0000755-MF

#### CERTIFICATION OF NOTICE TO LIENHOLDERS PURSUANT TO PA R.C.P 3129.2 (C) (2)

I, Grace Beatrice, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on September 30, 2016, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Date: 10/04/2016

By:

SHAPIRO & DENARDO, LLC

Grace Beatrice Legal Assistant



Parcel Airlift U.S. POSTAGEN PITNEY BOWES 2 1 1 406 \$ 001.440 000 1387362 SEP 30 2016 Special Handling Fee Certificate of Mailing — Firm (Domestic)

TOTAL NO. TOTAL NO. Of Pieces Listed by Sender Of Pieces Received at Post Office Postmark with Dat Postage (Name, Street, City, State, and ZiP Code<sup>11)</sup>) Postmaster, per (name of receiving employee) Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815 PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230 Tenant or Occupant 705 Market Street Benton, PA 17814 Karen M Relyveld 705 Market Street Benton, PA 17814 16-053112 GB | | | 9 | | | | PS Form 3665, May 2015 PSN 7530-17-000-5549 Columbia **USPS Tracking Number** Finn-spacific Identifier Shapiro & DeNardo, LLC 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406 Name and Address of Sender

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION vs.
ANNA C RELYVELD (et al.)

Case Number 2016CV755

#### SHERIFF'S RETURN OF SERVICE

08/23/2016 10:11 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: KAREN M RELYVELD AT 705 MARKET STREET, BENTON, PA 17814.

KEVIN DENT, DEPUTY

SO ANSWERS,

August 23, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

							ODMMONWEALTH OF PEVNSYLVANIA  Notarial Seal	
					NOTARY		Sarah Jane Klingarnan, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016	
Affirme	ed and subs	scribed to befo	re me this			,	0 .	
:	23RD	day of	AUGUST	,	2016		and land Klingame	س.

Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA)19406

presidential and recom-

#### SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150 King of Prussia, PA 19406 Tel: (610) 278-6800 Fax; (610) 278-9980

### GERALD M. SHAPIRO +++ DAVID S. KREISMAN \*\* CHRISTOPHER A. DENARDO \*

- + Licensed in Pennsylvania and New Jersey ++ Licensed in Pennsylvania and New
- York
  +++ Licensed in Illinois and Florida
- \* Licensed in Pennsylvania Only \*\* Licensed in Illinois Only

PA Attorneys
KRISTEN D. LITTLE +
Managing Attorney - PA
KEVIN S. FRANKEL +
REGINA HOLLOWAY ++
SARAH K. McCAFFERY +
LESLIE J. RASE \*
ALISON H. TULIO +
KATHERINE M., WOLF +

Columbia Couty Clerk 35 West Main Street P.O. Box 380 Bloomsburg, PA 17815



RE:

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG

Mortgage-Backed Notes, Series 2015-3AG vs. Edward Relyveld a/k/a Edward S.

Relyveld and Anna C. Relyveld Docket No.: 2016-CV-0000755-MF

Property Address: 705 Market Street, Benton, PA 17814

S&D File No.: 16-053112 Sale Date: November 9, 2016

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,

Cory Mackanich Legal Assistant

S&D # 16-053112 Enclosures

cc: Columbia County Sheriff

35 West Main Street Bloomsburg, PA 17815 SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.
78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
REGINA HOLLOWAY, PA I.D. NO. 318334
DANIEL T. LUTZ, PA I.D. NO. 318144
SARAH K. McCAFFERY, PA I.D. NO. 311728
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 16-053112

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG PLAINTIFF VS. Edward Relyveld a/k/a Edward S. Relyveld and Anna C. Relyveld DEFENDANTS COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

SHAPIRO & DENARDO LLO

NO:2016-CV-0000755-MF

#### <u>CERTIFICATION OF NOTICE TO LIENHOLDERS</u> <u>PURSUANT TO PA R.C.P 3129,2 (C) (2)</u>

I, Cory Mackanich, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on September 13, 2016, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

onanco a pervando, esc
By: Call 1
Cory Mackanich Legal Assistant



VICE &	ilin	estic)	THE THE PERSON OF THE PERSON O	e terms uniformorement in terms	- LLOSS	
Name and Address of Sender Shapiro & DeNardo, L.C. 3600 Horzon Drive, Suite 150	TOTAL NO.  of Preces Listed by Sender Of Preces Received at Post Office  4	Affix Stamp Here Postmark with Date of Receipt	e of Receipt	80	US F SEVORYPHAYRONIS	Well-St.
King of Prussia, PA 19406	Postmaster, per (name of receiving-employee)				ZEP 164076 \$ 0001.440	<b>9</b> 9
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	Karen M. Belyveld 705 Markel Street Senton, PA 17814		17.4			
	Tenant or Occupant 705 Market Street Benfon, PA 17814				:	
	PA Department of Revenue Bureau of Compliance PO. Box 281230 Harrisburg PA 17128-1230					
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PS Form 3665, May 2015 PSN 7530-17-000-5549		Marine				

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Date: 08/29/2016 Cert. NO: 25538

RELYVELD EDWARD S & ANNA C P O BOX 636 BENTON PA 17814

District: BENTON BORO Deed: 0532 -1105 Location: 705 707 MARKET ST Parcel Id:02 -04 -110-00,000

Assessment: 20,946

Balances as of 08/29/2016

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

#### **COLUMBIA COUNTY SHERIFF**

ву:_	 Per:	

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION  D. ANNA C (et al.)				Number 6CV755	
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Serve To:		Final Servi	ce:			201
Name:	EDWARD S RELYVELD	Served:	Personally Ad	ult In Charge	Posted Other	. ISC
Primary Address:	705 MARKET STREET BENTON, PA 17814	Adult in Charge:	KAREN	RELYUE	CD	2016CV755
Phone:	DOB:	Relation:	wiee		oraci, maaac, maac ii	3
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NATIONAL ASSOCIATION				Number
RELYVEL	D, ANNA C (et al.)			2016	6CV755
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Name:	ANNA C RELYVELD	Served:	Personally · A	Adult In Charge	Posted · Other
Primary Address:	705 MARKET STREET BENTON, PA 17814	Adult in Charge:		RELYVELD	
Phone:	DOB:	Relation:	DAUGHT	ER IN LAW	
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RELYVELD, ANNA

2016CV75

705 MARKET STREET, BENTON, PA 17814

NO EXPIRA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	D, ANNA C (et al.)					Number 6CV755	
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Name:	KAREN M RELYVELD		Served:	Personally: Ad	ult In Charge	Posted Other	
Primary Address:	705 MARKET STREET BENTON, PA 17814		Adult in Charge:				
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION  O, ANNA C (et al.)					Number 6CV755
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2016CV755

705 MARKET STREET, BENTON, PA 17814

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATIO D, ANNA C (et al.)	DN				Number 6CV755
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Serve To:			Final Servi			
Name:	Carolyn S. Remley		Served:	Personally Adu	ılt İn Charge	Posted Other
Primary Address:	PO Box 270 Benton, PA 17814		Adult In Charge:			
Phone:	570-925-2432	DOB:	Relation:	· · · · · · · · · · · · · · · · · · ·		. sharkarara - saaaa saccar - sha aa <sup>s</sup>
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION  O, ANNA C (et al.)						Number 6CV755
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Primary Address:	150 COLLEY STREET BENTON, PA 17814	Adult Charg		PATTI	LAG	BONTE	
Phone:	DOB:	Relation	on:	CODE	EN	ORC EM	wT
Alternate Address:	3RD STREET BENTON, PA 17814	Date:		8/23/16	) )	Time:	/0/7
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**BENTON MUNICIPAL WATE** 

2016CV/50

150 COLLEY STREET, BENTON, PA 17814

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	( NATIONAL ASSOCI	ATION				e Number	
RELYVELI	D, ANNA C (et al.)				201	6CV755	
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Serve To:			Final Serv	and the second s			
Name:	Columbia County 1	Tax Office	Served:	Personally Adu	lt Lo Charge	Posted Other	
Primary Address:	PO Box 380 Bloomsburg, PA 17	7815	Adult In Charge:	Ciz whi	tingst		
Phone:	570-389-5649	DOB:	Relation:	C	lexi		
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Attorney /	Originator:						
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COLUMBIA COUNTY TAX (

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION  D, ANNA C (et al.)				Number 6CV755
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Serve To:		Final Servi	ce:		
Name:	Domestic Relations Office of Columbia Cou	Served:			Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	Kaven	Richena Clerk	leefer
Phone:	DOB:	Relation:	Language	Clerk	
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DOMESTIC RELATIONS OF

2016CV755

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

Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 178 (5



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2016CV755

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, NOVEMBER 09, 2016 AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE AND PARCEL OF LAND situate in Benton Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner on the northerly line of a public road leading to Rohrsburg and at the southwest corner of land now or formerly of Mrs. Martin Kessler; RUNNING THENCE along the northerly line of said public road South 66 degrees 18 minutes West, 60 feet, more or less, to a stake corner set in line of land now or formerly of Herbert Davis; THENCE along the line of land now or formerly of said Davis, North 28 degrees 48 minutes West, 64.5 feet to a stone corner; THENCE continuing along the same, North 62 degrees 15 minutes West, 189 feet, more or less, to the easterly line of West Creek; RUNNING THENCE along the easterly line of said creek, North 17 degrees 57 minutes East, 56 feet, more or less, to a stake corner set in the southerly line of land now or formerly of the aforesaid Mrs. Martin Kessler; RUNNING THENCE along the southerly line of land now or formerly of said Kessler, South 60 degrees 18 minutes East, 237.5 feet, more or less, to a stake corner; THENCE continuing along the same, South 28 degrees 48 minutes East, 64.5 feet to a stake corner set in the westerly line of the aforesaid public road, the place of BEGINNING. BEING THE SAME PREMISES which Doyle Terry Stout and Denise A. Stout, his wife, by Deed dated 6/29/1998 and recorded 7/1/1998 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 693, Page 22, granted and conveyed unto Edward S. Relyveld and Anna C. Relyveld, son and mother, as Joint Tenants with right of survivorship.

PROPERTY ADDRESS: 705 MARKET STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-04-10900000

Seized and taken into execution to be sold as the property of ANNA C RELYVELD, EDWARD S RELYVELD, KAREN M RELYVELD in suit of U.S. BANK NATIONAL ASSOCIATION.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton 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: SHAPIRO & DENARDO KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

#### COMMONWEALTH OF PENNSYLVANIA COUNTY OF COLUMBIA

SS

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG PLAINTIFF

No: 2016-CV-0000755-MF

2016-ED-137

VS.

WRIT OF EXECUTION:

Edward Relyveld a/k/a Edward S. Relyveld and Anna C. Relyveld DEFENDANTS

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

705 Market Street, Benton, PA 17814 See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due Interest from July 21, 2016 to

\$86,199.16

Costs to be Added

Seal of Court

Date: 3819-16

PROTHONOTAR'

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

Deputy Prothonotary

# No: 2016-CV-0000755-MF

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG

5

Edward Relyveld a/k/a Edward S. Relyveld 705 Market Street Benton, PA 17814

Anna C. Relyveld 705 Market Street Benton, PA 17814 Sarah K. McCaffery Elgafre

WRIT OF EXECUTION

# (MORTGAGE FORECLOSURE)

Sarah K. McCaffery, Esquire, Attorney SHAPIRO & DeNARDO, LLC 3600 HORIZON DRIVE, SUITE 150 KING OF PRUSSIA, PA 19406

#### REAL ESTATE OUTLINE

ED# 3016 ED 137

DATE RECEIVED 8-19-20	014	
DOCKET AND INDEX 20	14 CV 755	
CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	X	
COPY OF DESCRIPTION	$\overline{X}$	
WHEREABOUTS OF LKA	$\overline{\chi}$	
NON-MILITARY AFFIDAVIT	X	
NOTICES OF SHERIFF SALE	X	
WAIVER OF WATCHMAN	X	
AFFIDAVIT OF LIENS LIST	<del></del>	
CHECK FOR \$1,350.00 OR	X	CK# 14052604
**IF ANY OF ABOVE IS MISSIN	G DO NOT PRO	CEED**
SALE DATE	Nov. 9m	_TIME_9:00
POSTING DATE		· · ·
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	
	2 <sup>ND</sup> WEEK	
	3 <sup>RD</sup> WEEK	

SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

KRISTEN D. LITTLE, PA I.D. NO. 79992

KEVIN S. FRANKEL, PA I.D. NO. 318323

REGINA HOLLOWAY, PA I.D. NO. 318334

SARAH K. McCAFFERY, PA I.D. NO. 311728

LESLIE J. RASE, PA I.D. NO. 58365

ALISON H. TULIO, PA I.D. NO. 87075

KATHERINE M. WOLF, PA I.D. NO. 314307

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610)278-6800

S&D FILE NO. 16-053112

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG

PLAINTIFF

VS.

Edward Relyveld a/k/a Edward S. Relyveld

and Anna C. Relyveld

**DEFENDANTS** 

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

CASE NO, 2016-CV-0000755-MF

2016-ED-137

#### **AFFIDAVIT PURSUANT TO RULE 3129.1**

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG, Plaintiff in the above action, sets forth, as of the date the praccipe for the writ of execution was filed, the following information concerning the real property located at 705 Market Street, Benton, PA 17814.

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

Edward Relyveld a/k/a Edward S. Relyveld 705 Market Street Benton, PA 17814

Anna C. Relyveld 705 Market Street Benton, PÅ 17814

2. Name and address of Defendants in the judgment:

Edward Relyveld a/k/a Edward S. Relyveld 705 Market Street Benton, PA 17814

Anna C. Relyveld 705 Market Street Benton, PA 17814 3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd. Coppell, TX 75019

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

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG, Plaintiff c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd.
Coppell, TX 75019

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

PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230

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 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT 705 Market Street Benton, PA 17814

Karen M. Relyveld 705 Market Street Benton, PA 17814 I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

BY:

Sarah K. McCaffery, Eso

16-053112

# SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW A PENNSYLVANIA (JIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150 King of Prussia, PA 19406 Fel: (610) 278-6800 Fex: (610) 278-99

Tel: (610) 278-6800 Fax: (610) 278-9980

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815 Attn: Real Estate Deputy

# GERALD M. SHAPIRO +++ DAVID S. KREISMAN \*\* CHRISTOPHER A. DENARDO \*

- Licensed in Pennsylvania and New Jersey
   Licensed in Pennsylvania and New York
  --+ Licensed in Illinois and Florida
- \* Licensed in Pennsylvania Only \*\* Licensed in Illinois Only

PA Attorneys
KRISTEN D. LITTLE +
Managing Attorney - PA
KEVIN S. FRANKEL +
REGINA HOLLOWAY ++
SARAH K. McCAFFERY +
LESLIE J. RASE \*
ALISON H. TULJO +
KATHERINE M. WOLF +

RE: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG

Mortgage-Backed Notes, Series 2015-3AG vs. Edward Relyvold a/k/a Edward S.

Relyveld and Anna C. Relyveld Docket No.: 2016-CV-0000755-MF

Property Address: 705 Market Street, Benton, PA 17814

S&D File No.: 16-053112

#### Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the \_\_\_\_\_\_ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit of \$1,350.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale.
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Thank you for your cooperation in this matter.

Very truly yours, Haley Ashby Legal Assistant Enclosures

# SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150 King of Prussia, PA 19406 Tel: (610) 278-6800 Fax: (610) 278-9980

\* Licensed in Pennsylvania Only

GERALD M. SHAPIRO +++

+4 + Licensed in Illinois and Florida

CHRISTOPHER A, DENARDO \*

· Licensed in Pennsylvania and New Jersey -+ Licensed in Pennsylvania and New York

DAVID S. KREISMAN \*\*

\*\* Licensed in Illinois Only

PA Attorneys KRISTEN D. LITTLE + Managing Attorney - PA KEVIN S. FRANKEL + REGINA HOLLOWAY ++ SARAH K. McCAFFERY + LESLIE J. RASE \* ALISON II. TULIO + KATHERINE M. WOLF +

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815

RE: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG

Mortgage-Backed Notes, Series 2015-3AG vs. Edward Relyveld a/k/a Edward S.

Relyveld and Anna C. Relyveld Docket No.: 2016-CV-0000755-MF

Property Address: 705 Market Street, Benton, PA 17814

S&D File No.: 16-053112

#### Sir/Madam:

Please serve the NOTICE OF SALE and POST THE HANDBILL upon the following Defendants at the addresses provided:

Edward Relyveld a/k/a Edward S, Relyveld, 705 Market Street, Benton, PA 17814 Anna C. Relyveld, 705 Market Street, Benton, PA 17814

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Haley Ashby Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
REGINA HOLLOWAY, PA I.D. NO. 318334
SARAH K. McCAFFERY, PA I.D. NO. 311728
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 16-053112

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG PLAINTIFF VS. Edward Relyveld a/k/a Edward S. Relyveld and Anna C. Relyveld DEFENDANTS COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO:2016-CV-0000755-MF

2016-ED-137

SHAPIRO & DeNARDO, LLC

#### CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd. Coppell, TX 75019

and that the last known addresses of the judgment debtors (Defendants) are:

Edward Relyveld a/k/a Edward S. Relyveld 705 Market Street Benton, PA 17814

Anna C. Relyveld 705 Market Street Benton, PA 17814

Date: BY: Sarah K. McCAFFERY, #60
Attorneys for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
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3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 16-053112

U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG PLAINTIFF VS. Edward Relyveld a/k/a Edward S. Relyveld and Anna C. Relyveld

**DEFENDANTS** 

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

NO:2016-CV-0000755-MF

2016-ED-137

CITADIDA O D MADDA ATA

### CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

	FHA - Tenant Occupied or Vacant
	Commercial
	As a result of a Complaint in Assumpsit
	That the Plaintiff has complied in all respects with Section 403 of the Mortgage
X	Assistance Act including but not limited to:

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

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

Date:	2118116	BY: Walm Laff
<i></i>	() ( · · · · · · · · · · · · · · · · · ·	Attorneys for Plaintiff

SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

KRISTEN D. LITTLE. PA I.D. NO. 79992

KEVIN S. FRANKEL, PA I.D. NO. 318323

REGINA HOLLOWAY, PA I.D. NO. 318334

SARAH K. McCAFFERY, PA I.D. NO. 311728

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ALISON H. TULIO, PA I.D. NO. 87075

KATHERINE M. WOLF, PA I.D. NO. 314307

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610)278-6800

S&D FILE NO. 16-053112

U.S. Bank National Association as Indenture

Trustee for CIM Trust 2015-3AG Mortgage-

Backed Notes, Series 2015-3AG

8950 Cypress Waters Blvd

Coppell, Texas 75019

**PLAINTIFF** 

VS.

Edward Relyveld a/k/a Edward S. Relyveld

Anna C. Relyveld

DEFENDANT(S)

STATE OF: Pennsylvania COUNTY OF: Montgomery

COURT OF COMMON PLEAS COLUMBIA COUNTY

2016-CV-0000755-MF

2016-ED-137

## AFFIDAVIT OF NON-MILITARY SERVICE

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendants Edward Relyveld a/k/a Edward S. Relyveld and Anna C. Relyveld are not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. §3931.

SHAPIRO & DeNARDO, LLC

Date: 8/18/16

BY:

REGINA M. HOLLOWAY, ESQ.

Sworn to and subscribed

before me this \0

day 2016.

Notary Public

COMMONWEALTH OF PENNSYLVANIA MOTARIAL SEAL

Denise L. Semetti, Notary Public Upper Medior, Twp., Montgomery County

My Commission Expires July 22, 2018 MEMBER, PENNSY VANIA ASSOCIATION OF HOTARIES WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Sarah K. McCaffery, Esquire, Attorney for Plaintiff

ALL THAT CERTAIN PIECE AND PARCEL OF LAND situate in Benton Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner on the northerly line of a public road leading to Rohrsburg and at the southwest corner of land now or formerly of Mrs. Martin Kessler;

RUNNING THENCE along the northerly line of said public road South 66 degrees 18 minutes West, 60 feet, more or less, to a stake corner set in line of land now or formerly of Herbert Davis;

THENCE along the line of land now or formerly of said Davis, North 28 degrees 48 minutes West, 64.5 feet to a stone corner;

THENCE continuing along the same, North 62 degrees 15 minutes West, 189 feet, more or less, to the easterly line of West Creek;

RUNNING THENCE along the casterly line of said creek, North 17 degrees 57 minutes East, 56 feet, more or less, to a stake corner set in the southerly line of land now or formerly of the aforesaid Mrs. Martin Kessler; RUNNING THENCE along the southerly line of land now or formerly of said Kessler, South 60 degrees 18 minutes East, 237.5 feet, more or less, to a stake corner;

THENCE continuing along the same, South 28 degrees 48 minutes East, 64.5 feet to a stake corner set in the westerly line of the aforesaid public road, the place of BEGINNING.

BEING THE SAME PREMISES which Doyle Terry Stout and Denise A. Stout, his wife, by Deed dated 6/29/1998 and recorded 7/1/1998 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 693, Page 22, granted and conveyed unto Edward S. Relyveld and Anna C. Relyveld, son and mother, as Joint Tenants with right of survivorship.



Shapiro & De	·, ····	SHERIFF OF COLUMBI	A COUNTY hashby	14052606 CHECK DATE: 8/18/2016
REFERENCE	INVOICE DATE	GROSS AMOUNT	DISCOUNT TAKEN	NET AMOUNT PAID
PA18936579	8/18/2016		0.00	1,350.00
<u> </u>				
	TOTAL >		0.00	4.550.50

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HARRISBURG PA 17128

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DEPARTMENT 281230

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HARRISBURG PA 17128

General Business Account 3600 Horizon Drive, Suite 150 King Of Prussia, PA 19406 (610) 278-6800 Shapiro & DeNardo, LLC

2-173-710 MB Financial Bank CHICAGO, ILLINOIS 60602

16-053112,RELYVELD

DATE

14052606

PAY

ORDER 3H1 01

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

SHERIFF OF COLUMBIA COUNTY P.O. BOX 380 BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS

AMOUNT 8/18/2016 \*\*\*1,350.00