



**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**SHERIFF'S REAL ESTATE FINAL COST SHEET**

PNC BANK NA      VS      CURTIS & SHARON DODSON

NO. 176-2016 ED                      NO. 1476-2015                      JD

DATE/TIME OF SALE: April 5, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST)                      \$ 2503.08

POUNDAGE – 2% OF BID                      \$ 50.06

TRANSFER TAX – 2% OF FAIR MKT                      \$ —

MISC. COSTS                      \$ —

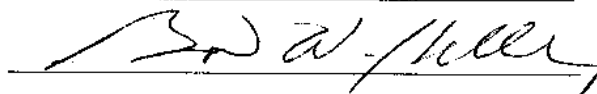
TOTAL AMOUNT NEEDED TO PURCHASE                      \$ 2553.14

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

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

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

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



TOTAL DUE:                      \$ 2553.14

LESS DEPOSIT:                      \$ 1350.00

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

TOTAL DUE IN 8 DAYS                      \$ 1203.14

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



101898

NUMBER  
101898

3-7568/2360

One Thousand Two Hundred Three and 14/100\*\*\*\*\*

DATE

AMOUNT

April 10, 2017

\*\*\*\*\*1,203.14

PAY  
TO THE  
ORDER  
OF

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

VOID AFTER 90 DAYS

RECEIVED  
FEB 10 2017  
SARAH JONES

Dodson, 46 HILLTOP RD, Berwick, PA 18603, Erika Jones

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

⑈ 101898⑈ ⑆ 236075689⑆ 95000??186⑈

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 212820  
Customer:  
SHERIFF

Invoice Date: 04/26/2017 3:00:19 PM  
Last Change:

RECEIPT  
Receipt By: WALK-IN

Reg/Drw ID: 0101  
By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201703207	BRIARCREEK
	Grantor - DODSON, CURTIS J		04/26/17 3:00:21 PM	TOWNSHIP
	Grantee - BAYVIEW LOAN SERVICING LLC			
	Consideration - \$255.14			
	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: 7772 - SHERIFF	\$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

**April 10, 2017**

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

RE: **Bayview Loan Servicing, LLC**  
vs.  
**CURTIS J. DODSON; SHARON I. DODSON;**  
Property: **46 HILLTOP RD, Berwick, PA 18603**  
County C.C.P. No.: **2015-CV-1476**  
Sheriff's Sale Date: **04/05/2017**

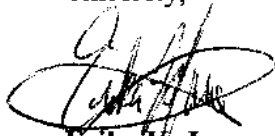
Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of, **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 PONCE DELEON BLVD, 5TH FLOOR, CORAL GABLES, FL 33146.**

Enclosed please find our check in the amount of **\$1,203.14** payable to the Sheriff of **Columbia** County. This check represents payment of the sheriff settlement costs, less previous deposit of **\$1,350.00**. Also 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,



**Erika W. Jones**  
**Legal Assistant**  
**(856) 669-5768**  
**[ejones@udren.com](mailto:ejones@udren.com)**

Enclosure

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**SHERIFF'S REAL ESTATE FINAL COST SHEET**

PNC BANK NA VS CURTIS &amp; SHARON DODSON

NO. 176-2016 ED

NO. 1476-2015

JD

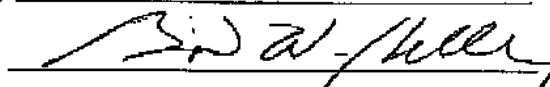
DATE/TIME OF SALE: April 5, 2017 @ 9:00 AMBID PRICE (INCLUDES COST) \$ 2503.08POUNDAGE - 2% OF BID \$ 50.06TRANSFER TAX - 2% OF FAIR MKT \$ —MISC. COSTS \$ —TOTAL AMOUNT NEEDED TO PURCHASE \$ 2553.14

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

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

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

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

TOTAL DUE: \$ 2553.14LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1203.14

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
SheriffEarl D. Mordan, Jr.  
Chief Deputy

**Plaintiff**  
PNC BANK, NATIONAL ASSOCIATION

vs.

**Defendant**  
CURTIS J DODSON  
SHARON DODSON

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

**Sheriff's Sale Date:** Wednesday, April 5, 2017  
**Writ of Execution No. :** 2015CV1476  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 46 HILLTOP ROAD, BERWICK, PA 18603

**Sheriff Costs**

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,167.09
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	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00
<b>Total Sheriff Costs</b>	<b>\$1,982.09</b>

**Municipal Costs**

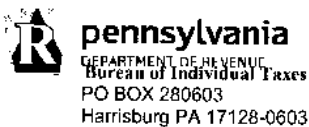
Sewer	\$453.99
<b>Total Municipal Costs</b>	<b>\$453.99</b>

**Distribution Costs**

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

**Grand Total:** **\$2,503.08**

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



# 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 / /2017	Grantee(s)/Lessee(s) Bayview Loan Servicing, LLC, a Delaware Limited Liability Company		Telephone Number: (856) 669-5400
Grantor(s)/Lessor(s) COLUMBIA COUNTY SHERIFF	Telephone Number: (570) 389-5622	Mailing Address 4425 PONCE DELEON BLVD., 5 <sup>TH</sup> FLOOR	
Mailing Address 35 W. MAIN STREET	City BLOOMSBURG	State PA	ZIP Code 17815
	City CORAL GABLES	State FL	ZIP Code 33146

**C. REAL ESTATE LOCATION**

Street Address 46 HILLTOP ROAD, BERWICK, PA 18603	City, Township, Borough BRIAR CREEK TOWNSHIP
County COLUMBIA	School District BERWICK AREA S.D.
	Tax Parcel Number 07 02C02000000

**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$1,982.09	2. Other Consideration + 0	3. Total Consideration = \$1,982.09
4. County Assessed Value \$46,007.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = \$169,765.83

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

1a. Amount of Exemption Claimed \$169,765.83	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

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



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

pleadings@udren.com

Bayview Loan Servicing, LLC  
Plaintiff

v.

CURTIS J. DODSON, SHARON I. DODSON,  
Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

**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: 3-8-17

UDREN LAW OFFICES, P.C.

BY: ELIZABETH L. WASSALL, ESQ.  
Attorneys for Plaintiff PA ID 77788

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

**ATTORNEY FOR PLAINTIFF**

**pleadings@udren.com**

**Bayview Loan Servicing, LLC**  
Plaintiff

v.

**Curtis J. Dodson  
Sharon I. Dodson**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

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

Bayview Loan Servicing, LLC, 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:

**46 HILLTOP RD, Berwick, PA 18603**

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

**Curtis J. Dodson  
3813 Old Hanover Road  
Westminster, MD 21158-2133**

**Sharon I. Dodson  
3813 Old Hanover Road  
Westminster, MD 21158-2133**

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

**Curtis J. Dodson  
3813 Old Hanover Road  
Westminster, MD 21158-2133**

**Sharon I. Dodson  
3813 Old Hanover Road  
Westminster, MD 21158-2133**

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

**Chase Bank USA, N.A.  
201 North Walnut Street  
Wilmington, DE 19801**

**Chase Bank USA, N.A.  
c/o DAVID J. APOTHAKE, Esq.  
520 FELLOWSHIP ROAD C306  
MOUNT LAUREL, NJ 08054**

**BB&T Financial FSB, successor to BB&T Bankcard Corporation  
c/o Kodak Law Offices, PC  
407 N. Front Street  
Harrisburg, PA 17101-1221**

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

**Bayview Loan Servicing, LLC  
4425 Ponce DeLeon Blvd  
5th Floor  
Coral Gables, FL 33146**

**The Secretary of Housing & Urban Development  
451 7<sup>th</sup> Street, SW  
Washington, DC 20410**

**National City Mortgage a division of National City Bank  
3232 Newmark Drive  
Miamisburg, OH 45342**

**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  
46 HILLTOP RD  
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: \_\_\_\_\_

3-8-17

UDREN LAW OFFICES, P.C.

BY: \_\_\_\_\_

Attorney for Plaintiff

**MJU#: 15090307 CASE#: 15090307-1**

**ELIZABETH L WASSALL, ESC  
PA ID 77788**

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

**ATTORNEY FOR PLAINTIFF**

**Bayview Loan Servicing, LLC**  
Plaintiff

v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

**CURTIS J. DODSON; SHARON I. DODSON;**  
MORTGAGE FORECLOSURE

Defendant(s)

NO. 2015-CV-1476

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

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

**OWNER(S): CURTIS J. DODSON; SHARON I. DODSON;**

**PROPERTY: 46 HILLTOP RD, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on 02/01/2017 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#: 15090307 CASE#: 15090307-1**

**EXHIBIT A**

Name and Address of Sender

**Jodie Boos**  
**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 Regis.)

Act Value Insured Value

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

Remarks  
Ret. Del. Fee

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  
46 Hilltop Rd.  
Berwick, PA 18603

The Secretary of Housing and Urban Development  
451 7th Street S.W.  
Washington, DC 20410

BB&T Financial FSB, successor to BB&T Bankcard Corporation  
C/o Robert D. Kodak ID#18041  
Kodak Law Offices PC  
407 N. Front Street, Floor #3  
Harrisburg, PA 17108

National City Mortgage a division of National City Bank  
3232 Newmark Drive  
Miami, OH 45342

Chase Bank USA, N.A.  
C/o David J. Apothaker ID#38423  
Apothaker Scian PC  
520 Fellowship Road #C306  
Mt. Laurel, NJ 08054

Chase Bank USA, N.A.  
201 North Walnut Street  
Wilmington, Delaware 19801

Total number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

PS Form 3877, February 1994

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

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500,000 per piece subject to a limit of \$25,000 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.

ZIP 08003  
02 1W  
0001404438  
JAN 25 2017

U.S. POSTAGE PITNEY BOWES

005.430

JAN 25 2017

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

Bayview Loan Servicing, LLC

Plaintiff

v.

CURTIS J. DODSON; SHARON I.  
DODSON;

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2015-CV-1476

**PRAECIPE TO FILE PROOF OF SERVICE**

TO THE PROTHONOTARY:

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

Date:

3-8-17

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff  
ELIZABETH L. WASSALL, ESQ.  
PA ID 77788

EXHIBIT B

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

ATTORNEY FOR PLAINTIFF

Bayview Loan Servicing, LLC  
Plaintiff

v.

CURTIS J DODSON, SHARON I  
DODSON

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

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

**TO: Curtis J. Dodson**  
**3813 Old Hanover Road**  
**Westminster, MD 21158-2133**

Your house (real estate) at **46 HILLTOP RD, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on **4/5/17 at 9:00 A.M.** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$179,531.11**, 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 P**

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

Bayview Loan Servicing, LLC  
Plaintiff

v.

CURTIS J DODSON, SHARON I  
DODSON

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

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

TO: Sharon I. Dodson  
3813 Old Hanover Road  
Westminster, MD 21158-2133

Your house (real estate) at **46 HILLTOP RD, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on **4/5/17 at 9:00 A.M.** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$179,531.11**, 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**

Bayview Loan Servicing, LLC, et. al., Plaintiff(s)  
vs.  
Curtis J. Dodson, 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 #: 144448-0001

## AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

**UDREN LAW OFFICES**

Ms. Jodie L. Boos

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003-3620

~Curtis J. Dodson

Court Case No. Columbia Co 2015-CV-1476

State of: Maryland ss.

County of: Howard

Name of Server: Bernard Schobert, 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 15 day of February, 20 17, at 1:45 o'clock PM

Place of Service: at 3813 Old Hanover Road, in Westminster, MD 21158-2133

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Curtis J. Dodson

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 Sharon I Dodson, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Curtis J. Dodson at the place of service, and whose relationship to the person is: Wife

Description of Person Receiving Documents: The person receiving documents is described as follows:  
Sex F; Skin Color White; Hair Color Gray/Blk; Facial Hair \_\_\_\_\_  
Approx. Age 50-55; Approx. Height 5'4"; Approx. Weight 200  
☐ 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. Subscribed and sworn to before me this \_\_\_\_\_ day of February, 20 17  
[Signature]  
Signature of Server  
APS International, Ltd.

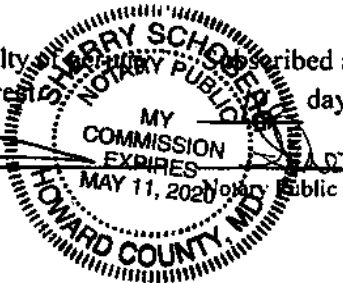


EXHIBIT B

Bayview Loan Servicing, LLC, et. al., Plaintiff(s)  
vs.  
Curtis J. Dodson, 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 #: 144448-0001

## AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Sharon I Dodson

Court Case No. Columbia Co 2015-CV-1476

### UDREN LAW OFFICES

Ms. Jodie L. Boos

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003-3620

State of: Maryland, ss.

County of: Howard

Name of Server:

Bernard Schoenberg, 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 15 day of February, 20 17, at 1:45 o'clock PM

Place of Service: at 3813 Old Hanover Road, in Westminster, MD 21158-2133

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Sharon I Dodson

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 Sharon I Dodson at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person Receiving Documents:

The person receiving documents is described as follows:

Sex F; Skin Color White; Hair Color Gray/Blk; Facial Hair \_\_\_\_\_  
Approx. Age 50-55; Approx. Height 5'4"; Approx. Weight 200

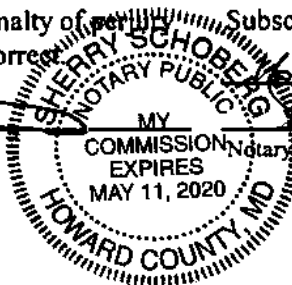
☐ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server:

Undersigned declares under penalty of perjury that the foregoing is true and correct. Subscribed and sworn to before me this \_\_\_\_\_ day of February, 20 17

Bernard Schoenberg  
Signature of Server

APS International, Ltd.



(Commission Expires)

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

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

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

Re: **Bayview Loan Servicing, LLC**

vs.

**CURTIS J. DODSON**  
**SHARON I. DODSON**

**Columbia County C.C.P. No. 2015-CV-1476**  
**MJU#: 15090307 CASE#: 15090307-1**

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](mailto:pleadings@udren.com)

**Bayview Loan Servicing, LLC**  
Plaintiff

v.

**CURTIS J. DODSON  
SHARON I. DODSON**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

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

MORTGAGE FORECLOSURE

**NO. 2015-CV-1476**

**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:

2-8-17

BY:

Nicole LaBietta  
Attorney for Plaintiff

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

**MJU#: 15090307 CASE#: 15090307-1**

Nicole LaBietta, 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)

ATTORNEY FOR PLAINTIFF

Bayview Loan Servicing, LLC  
Plaintiff  
v.

CURTIS J. DODSON  
SHARON I. DODSON

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

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

The Sheriff's Sale scheduled for **02/01/2017** at **09:00 AM** in the above-captioned matter  
has been continued until **4/5/17** at **9:00 A.M.**.

Date:

2-8-17

BY: Nicole LaBletta  
Attorney for Plaintiff

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

MJU#: 15090307 CASE#: 15090307-1

Nicole LaBletta, Esquire  
PAID 202194



Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark L. Udren, Esq.  
Berkshire, 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](http://www.udren.com)

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

**January 27, 2017**

Sent via fax #(570)389-5625

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

Re: **Bayview Loan Servicing, LLC**  
vs.  
**CURTIS J. DODSON**  
**SHARON I. DODSON**

**Columbia County**  
Docket No.: **2015-CV-1476**  
Premises: **46 HILLTOP RD, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **02/01/2017** to **4/5/17**, 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#: 15090307 CASE#: 15090307-1**

## Boos, Jodie

---

**From:** Fax@hosted.voipnetworks.com  
**Sent:** Friday, January 27, 2017 11:41 AM  
**To:** Boos, Jodie  
**Subject:** GoldFax Status (User: JBOOS)

### \*\*\*\*\* GOLDFAX STATUS \*\*\*\*\*

From: Jodie Boos - Udren Law Offices, P.C.

\*GoldFax Message

Computer: GOLDFAXTEST

Printer: GFAX\_SEND/GFAXSEND009

Subject:

-----  
\*\* Fax Sent \*\*

Phone Number: 1-570-389-5625

To: Columbia County Real Estate Department

Company: Columbia County Sheriffs Office Pages sent: 1

Sent: 1/27/2017 11:40:04 AM

Elapsed Phone Time: 0 00:00:27.820

-----  
Totals:

1 Fax Attempted.

1 Fax Successful.

# SHERIFF'S SALE COST SHEET

VS.  
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>48.00</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>15.00</u>	
TOTAL *****		\$ <u>430.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1167.09</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1417.09</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>453.99</u>
WATER	20	\$ _____
TOTAL *****		\$ <u>453.99</u>

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

TOTAL COSTS (OPENING BID) \$ 2503.08

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

REAL ESTATE TAX CERTIFICATION

Date: 01/24/2017

Fee: \$5.00

Cert. NO: 26179

DODSON CURTIS J & SHARON I  
145 PACES WAY  
FAYETTEVILLE GA 32015

District: BRIARCREEK TWP  
Deed: 20080 -5209  
Location: 46 HILLTOP RD  
Parcel Id:07 -02C-020-00,000

Assessment: 46,007

Balances as of 01/24/2017

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

COLUMBIA COUNTY SHERIFF

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
CURTIS J DODSON (et al.)

Case Number  
2015CV1476

## SHERIFF'S RETURN OF SERVICE

12/29/2016 10:28 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 46 HILLTOP ROAD, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

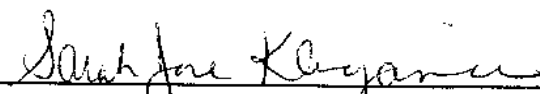
December 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2016

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT-4, 2020



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
DODSON, CURTIS J (et al.)

Case Number  
2015CV1476

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 46 HILLTOP ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

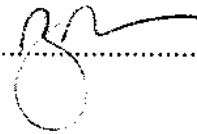
2015CV1476

46 HILLTOP ROAD, BERWICK, PA 18603

NO EXPIRATION

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

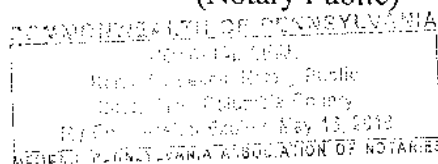
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 11, 18, 25, 2017 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 25<sup>th</sup> day of January, 2017...

Karen M. Beach

(Notary Public)



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



November 17, 2016

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

**BAYVIEW LOAN SERVICING, LLC**

**VS.**

**CURTIS J. DODSON, SHARON I. DODSON**

**NO: 2015-CV-1476**

**NO: 2016-ED-176**

Dear Timothy:

The amount due on the sewer account #201340 for the property located at 46 Hilltop Road, Berwick Pa through March 31, 2017 is \$453.99.

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

PNC BANK, NATIONAL ASSOCIATION  
vs.  
DODSON, CURTIS J (et al.)

Case Number  
2015CV1476

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 174

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 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: LIZ Whitnight

Relation: Clerk

Date: 11-10-16

Time: 0900

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

2015CV1476

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
DODSON, CURTIS J (et al.)

Case Number  
2015CV1476

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 176

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richenderfer

Relation: Clerk

Date: 11-10-16

Time: 9:05

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 2015CV1476 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
DODSON, CURTIS J (et al.)

Case Number  
2015CV1476

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 174

Warrant:

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Secretary

Date: 11-9-16 Time: 15:24

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. \_\_\_\_\_

BERWICK SEWER AUTHORITY

2015CV1476

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
DODSON, CURTIS J (et al.)

Case Number  
2015CV1476

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 176

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 46 HILLTOP ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 11-9-16

Time: 15:15

Deputy: 3

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

OCCUPANT

2015CV1476

46 HILLTOP ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
DODSON, CURTIS J (et al.)

Case Number  
2015CV1476

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 176

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road  
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 11-9-16

Time: 13:09

Deputy: 5

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

ROTHERY, JOAN M.

2015CV1476

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV1476

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, FEBRUARY 01, 2017**  
**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 lot, piece, or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Easterly side of Hill Top Road at the Southwesterly corner of Lot No. 119, being land of Rodgers; THENCE along the Southerly line of Lot No. 119; South 67 degrees 35 minutes East

150.00 feet to a point on the Westerly line of Davenport; THENCE along the Westerly line of Davenport, South 22 degrees 10 minutes West 128.49 feet to a point in the Northerly line of Gradus; THENCE along the Northerly line of said Gradus, North 67 degrees 35 minutes West 150.00 feet to a point in the Easterly line of Hill Top Road; THENCE along the Easterly line of said Hill Top Road, North 22 degrees 10 minutes

East 130.00 feet more or less, to the place of BEGINNING.

BEING Lot No. 118 and part of Lot No. 117 upon which is erected a single family dwelling house.

SUBJECT TO RESTRICTIONS, RESERVATIONS, QUALIFICATIONS, AND PROVISIONS AS CONTAINED IN PRIOR DEEDS IN CHAIN OF TITLE.

BEING KNOWN AS: 46 HILLTOP RD, Berwick, PA 18603

PROPERTY ID NO.: 07 02C02000

TITLE TO SAID PREMISES IS VESTED IN CURTIS J. DODSON AND SHARON I. DODSON, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM CRAIG A. CRISMAN AND SUSAN J. CRISMAN, HIS WIFE DATED 05/15/2008 RECORDED 05/30/2008 IN DEED BOOK Inst#200805209

PROPERTY ADDRESS: 46 HILLTOP ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 0702C02000

---

Seized and taken into execution to be sold as the property of CURTIS J DODSON, SHARON DODSON in suit of PNC 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 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

Bayview Loan Servicing, LLC  
Plaintiff

v.

Curtis J. Dodson  
Sharon I. Dodson

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

2016-ED-176

**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:

**46 HILLTOP RD, Berwick, PA 18603**

Amount due

**\$ 179,531.11**

Interest From 11/2/2016  
to Date of Sale

\$ \_\_\_\_\_ \*

*Ongoing Monthly Interest Accrual of \$770.99  
to actual date of sale including if sale is  
held at a later date*

(Costs to be added)

\$ \_\_\_\_\_  
*Prothonotary*

By Barbara N. Wumett 188  
*Clerk*

Date November 2, 2016

**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#: 15090307 CASE#: 15090307-1**

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

**ATTORNEY FOR PLAINTIFF**

**Bayview Loan Servicing, LLC**  
Plaintiff

v.

**Curtis J. Dodson**  
**Sharon I. Dodson**

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

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

2016-ED-176

Bayview Loan Servicing, LLC, 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 Praeipe for the Writ of Execution was filed, the following information concerning the real property located at:

**46 HILLTOP RD, Berwick, PA 18603**

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

**Curtis J. Dodson**  
**145 PACES WAY**  
**FAYETTEVILLE, GA 30215-0000**

**Sharon I. Dodson**  
**145 PACES WAY**  
**FAYETTEVILLE, GA 30215-0000**

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

**Curtis J. Dodson**  
**145 PACES WAY**  
**FAYETTEVILLE, GA 30215-0000**

**Sharon I. Dodson**  
**145 PACES WAY**  
**FAYETTEVILLE, GA 30215-0000**

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

**Chase Bank USA, N.A.**  
**Address to Follow**

**BB&T Financial FSB, successor to BB&T Bankcard Corporation**  
**Address to Follow**



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

**Bayview Loan Servicing, LLC**  
**4425 Ponce DeLeon Blvd**  
**5th Floor**  
**Coral Gables, FL 33146**

**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**  
**46 HILLTOP RD**  
**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: 11/1/16

UDREN LAW OFFICES, P.C.

BY: [Signature]  
Attorney for Plaintiff

**MJU#: 15090307 CASE#: 15090307-1**

**Morris A. Scott, Esquire**  
**PA ID# 83587**

07 02 C 02000

Briar Creek

46 Hill Top Road

REAL ESTATE OUTLINE

ED # 2016 ED176

DATE RECEIVED 11-2-2016  
DOCKET AND INDEX 2015 CV 1476

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>97463</u>

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

SALE DATE Feb. 1<sup>st</sup>, 17 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

**Bayview Loan Servicing, LLC**  
Plaintiff

v.

**CURTIS J. DODSON**  
**SHARON I. DODSON**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

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

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

2016-ED-176

**SHORT DESCRIPTION FOR ADVERTISING**


ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF BRIAR CREEK,**  
**COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS **46 HILLTOP RD, Berwick, PA 18603**

PARCEL NUMBER: **07 02C02000**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

**Morris A. Scott, Esquire**  
**PA ID# 83587**

**ALL THAT CERTAIN** lot, piece, or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the Easterly side of Hill Top Road at the Southwesterly corner of Lot No. 119, being land of Rodgers;

**THENCE** along the Southerly line of Lot No. 119, South 67 degrees 35 minutes East 150.00 feet to a point on the Westerly line of Davenport;

**THENCE** along the Westerly line of Davenport, South 22 degrees 10 minutes West 128.49 feet to a point in the Northerly line of Gradus;

**THENCE** along the Northerly line of said Gradus, North 67 degrees 35 minutes West 150.00 feet to a point in the Easterly line of Hill Top Road;

**THENCE** along the Easterly line of said Hill Top Road, North 22 degrees 10 minutes East 130.00 feet more or less, to the place of **BEGINNING**.

**BEING** Lot No. 118 and part of Lot No. 117 upon which is erected a single family dwelling house.

**SUBJECT TO RESTRICTIONS, RESERVATIONS, QUALIFICATIONS, AND PROVISIONS AS CONTAINED IN PRIOR DEEDS IN CHAIN OF TITLE.**

**BEING KNOWN AS: 46 HILLTOP RD, Berwick, PA 18603**

**PROPERTY ID NO.: 07 02C02000**

**TITLE TO SAID PREMISES IS VESTED IN CURTIS J. DODSON AND SHARON I. DODSON, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM CRAIG A. CRISMAN AND SUSAN J. CRISMAN, HIS WIFE DATED 05/15/2008 RECORDED 05/30/2008 IN DEED BOOK Inst#200805209.**

**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**

**Bayview Loan Servicing, LLC**  
Plaintiff

v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

**Curtis J. Dodson  
Sharon I. Dodson**

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

2016-ED-176

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

Bayview Loan Servicing, LLC, 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:

**46 HILLTOP RD, Berwick, PA 18603**

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

**Curtis J. Dodson  
145 PACES WAY  
FAYETTEVILLE, GA 30215-0000**

**Sharon I. Dodson  
145 PACES WAY  
FAYETTEVILLE, GA 30215-0000**

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

**Curtis J. Dodson  
145 PACES WAY  
FAYETTEVILLE, GA 30215-0000**

**Sharon I. Dodson  
145 PACES WAY  
FAYETTEVILLE, GA 30215-0000**

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

**Chase Bank USA, N.A.  
Address to Follow**

**BB&T Financial FSB, successor to BB&T Bankcard Corporation  
Address to Follow**

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

**Bayview Loan Servicing, LLC**  
**4425 Ponce DeLeon Blvd**  
**5th Floor**  
**Coral Gables, FL 33146**

**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**  
**46 HILLTOP RD**  
**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: 11/1/10

UDREN LAW OFFICES, P.C.

BY: [Signature]  
Attorney for Plaintiff

**MJU#: 15090307 CASE#: 15090307-1**

**Morris A. Scott, Esquire**  
**PA ID# 83587**

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

Bayview Loan Servicing, LLC  
Plaintiff

v.

Curtis J. Dodson  
Sharon I. Dodson

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

2016-ED-176


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:   
Attorney for Plaintiff

Morris A. Scott, Esquire  
PA ID# 83587

FILED  
PROTHONOTARY  
2016 NOV - 21 A 11:53  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

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

pleadings@udren.com

**Bayview Loan Servicing, LLC**  
Plaintiff

v.

**Curtis J. Dodson  
Sharon I. Dodson**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

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

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

2016-ED-176

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

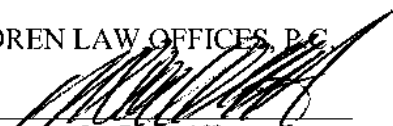
The Defendant(s) last known address is as follows:

**CURTIS J. DODSON  
145 PACES WAY  
FAYETTEVILLE, GA 30215-0000**

**SHARON I. DODSON  
145 PACES WAY  
FAYETTEVILLE, GA 30215-0000**

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

**Morris A. Scott, Esquire  
PA ID# 83587**



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

pleadings@udren.com

**Bayview Loan Servicing, LLC**  
Plaintiff

v.

**CURTIS J. DODSON; SHARON I.**  
**DODSON;**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

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

MORTGAGE FORECLOSURE

NO. **2015-CV-1476**

2016-ED-176

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or 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.

Date: \_\_\_\_\_

11/11/16

UDREN LAW OFFICES, P.C.

\_\_\_\_\_  
Attorney for Plaintiff

Morris A. Scott, Esquire  
PA ID# 83587

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: **Bayview Loan Servicing, LLC**  
vs.  
**CURTIS J. DODSON, SHARON I. DODSON,**  
**Columbia County C.C.P. No. 2015-CV-1476**  
**MJU#: 15090307 CASE#: 15090307-1**

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

FILED  
PROTHONOTARY  
2016 NOV - 21 A 11: 52  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**MJU#: 15090307 CASE#: 15090307-1**

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

Bayview Loan Servicing, LLC  
Plaintiff

v.

CURTIS J. DODSON, SHARON I. DODSON,  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1476

2016-ED-176

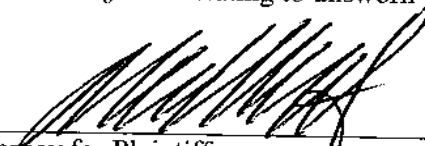
AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **CURTIS J. DODSON, SHARON I. DODSON**, 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) to enable a search.

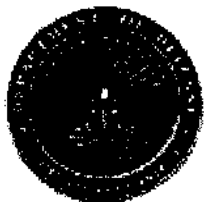
This statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Dated: **November 1, 2016**

  
Attorney for Plaintiff

**Morris A. Scott, Esquire**  
**PA ID# 83587**

FILED  
PROTHONOTARY  
2016 NOV - 21 A 11: 52  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**Last Name: DODSONFirst Name: SHARONMiddle Name: I.Active Duty Status As Of: Nov-01-2016**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. Snavelly-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](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). 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"

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## Coverage Under the SCRA is Broader in Some Cases

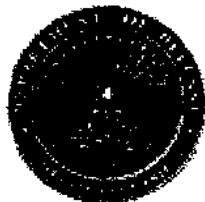
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Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended 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: 52Q39E31O4BFC50**

**Status Report  
Pursuant to Servicemembers Civil Relief Act**Last Name: DODSONFirst Name: CURTISMiddle Name: J.Active Duty Status As Of: Nov-01-2016**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
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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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## More information on "Active Duty Status"

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## 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).

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Certificate ID: M25CBE01M497H40

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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Cherry Hill, NJ 08003  
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(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

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

Re: **Bayview Loan Servicing, LLC**  
vs.  
**CURTIS J. DODSON, SHARON L. DODSON,**  
**Columbia County C.C.P. No. 2015-CV-1476**  
**MJU#: 15090307 CASE#: 15090307-1**

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

FILED  
PROTHONOTARY  
2016 NOV - 21 A 11: 52  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**MJU#: 15090307 CASE#: 15090307-1**



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

Bayview Loan Servicing, LLC  
Plaintiff

v.

CURTIS J. DODSON, SHARON I. DODSON,  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1476 2016-ED-176

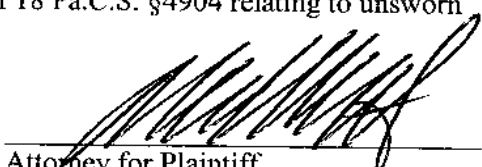
AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

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Dated: **November 1, 2016**

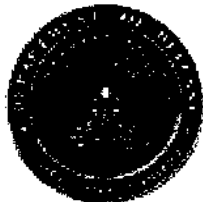
  
Attorney for Plaintiff

Morris A. Scott, Esquire  
PA ID# 83587

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2016 NOV - 21 A 11: 52

FILED  
PROTHONOTARY

**Status Report  
Pursuant to Servicemembers Civil Relief Act**Last Name: DODSONFirst Name: SHARONMiddle Name: I.Active Duty Status As Of: Nov-01-2016**EXHIBIT A**

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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This response reflects the individuals' active duty status based on the Active Duty Status Date			

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Certificate ID: 52Q39E31O4BFC50

**Status Report  
Pursuant to Servicemembers Civil Relief Act**Last Name: DODSONFirst Name: CURTISMiddle Name: J.Active Duty Status As Of: Nov-01-2016**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
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Certificate ID: M25CBE01M497H40

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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Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
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Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

COPY

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

Re: **Bayview Loan Servicing, LLC**  
vs.  
**Curtis J. Dodson**  
**Sharon I. Dodson**

**Columbia County C.C.P. No. 2015-CV-1476**

Please be informed that our office will be using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,

**Quinton Davenport**  
Foreclosure Specialist

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

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

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Florida Office  
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Suite 5100  
Fort Lauderdale, FL 33309  
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Sheriff of Columbia County  
**Courthouse**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

Re: **Bayview Loan Servicing, LLC**  
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Thank you,

**Quinton Davenport**  
Foreclosure Specialist

Document Receipt

Trans #	9274	Carrier / service:	USPS Server	First-Class Mail®	11/4/2016 12:00:00 AM
Ship to:					
SHARON I. DODSON					
145 PACES WAY					
FAYETTEVILLE GA 30215					
			Tracking #:	71901140006000092705	
			Doc Ref #:	2016ED176	
			Postage	5.1300	



## Document Receipt

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Trans #	9274	Carrier / service:	USPS Server	First-Class Mail®	11/4/2016 12:00:00 AM
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Ship to:

SHARON I. DODSON

145 PACESWAY

Tracking #: 71901140006000092705

Doc Ref #: 2016ED176

Postage 5.1300

FAYETTEVILLE GA 30215

## Document Receipt

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Trans #	9273	Carrier / service:	USPS Server	First-Class Mail®	11/4/2016 12:00:00 AM
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Ship to:

CURTIS DODSON

145 PACES WAY

FAYETTEVILLE GA 30215

Tracking #: 71901140006000092699

Doc Ref #: 2016ED176

Postage 5.1300

## Document Receipt

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Trans #	9273	Carrier / service:	USPS Server	First-Class Mail®	11/4/2016 12:00:00 AM
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Ship to:

CURTIS DODSON

145 PACES WAY

FAYETTEVILLE GA 30215

Tracking #: 71901140006000092699

Doc Ref #: 2016ED176

Postage 5.1300

## Document Receipt

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Trans #	9271	Carrier / service:	USPS Server	First-Class Mail®	11/4/2016 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000092675

Doc Ref #: 2016ED176

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	9270	Carrier / service:	USPS Server	First-Class Mail®	11/4/2016 12:00:00 AM
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Ship to

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000092668

Doc Ref #: 2016ED176

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	9270	Carrier / service:	USPS Server	First-Class Mail®	11/4/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000092668

Doc Ref #: 2016ED176

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	9269	Carrier / service:	USPS Server	First-Class Mail®	11/4/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000092651

Doc Ref #: 2016ED176

Postage 5.1300

HARRISBURG PA 17128

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



71901140006000092675

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



71901140006000093726

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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177

**UDREN LAW OFFICES, PC**

PA OPERATING ACCOUNT

111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

3 7568/2360

NUMBER  
97463

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

DATE

November 01, 2016

AMOUNT

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

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

VOID AFTER 90 DAYS

Dodson, 46 HILLTOP RD, Berwick, PA 18603, Quinton Davenport DODSON

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

⑈097463⑈ ⑆236075689⑆ 9500077186⑈