

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

PROPERTY ADDRESS
1626 FAIRVIEW AVENUE, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
09/26/2016	Advance Fee	Advance Fee	96328	\$0.00	\$1,350.00
09/26/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/26/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/26/2016	Crying Sale			\$10.00	\$0.00
09/26/2016	Docketing			\$15.00	\$0.00
09/26/2016	Levy			\$15.00	\$0.00
09/26/2016	Mailing Costs			\$42.00	\$0.00
09/26/2016	Posting Handbill			\$15.00	\$0.00
09/26/2016	Press Enterprise Inc.			\$1,036.77	\$0.00
09/26/2016	Sheriff Automation Fund			\$50.00	\$0.00
09/26/2016	Web Posting			\$100.00	\$0.00
01/25/2017	Service			\$210.00	\$0.00
01/25/2017	Service Mileage			\$24.00	\$0.00
01/25/2017	Copies			\$7.00	\$0.00
01/25/2017	Notary Fee			\$25.00	\$0.00
01/25/2017	Tax Claim Search			\$5.00	\$0.00
01/25/2017	Surcharge			\$150.00	\$0.00
				\$1,737.27	\$1,350.00

TOTAL BALANCE: \$(387.27)

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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



3-7568/2360

NUMBER
101191

101191

Three Hundred Eighty-Seven and 27/100*****

DATE

March 16, 2017

AMOUNT

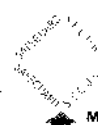
*****387.27

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

Korus/Yoder, 1626 Fairview Avenue, Borough of Berwick, PA 18603, 34568204, Korus/Yoder/yb



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

⑈ 101191⑈ ⑆ 236075689⑆ 9500077186⑈

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

UDREN LAW OFFICES, P.C.

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

Sent via fax # (570)389-5625

Columbia County Sheriff's Office
Attn.: Real Estate

Re: **The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4**

vs.

BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER

BRYAN YODER, KNOWN HEIR OF EARL E. YODER

ALFONSO P. KORUS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARL E. YODER

Columbia County

Docket No.: 2015-CV-1416

Premises: 1626 Fairview Avenue, Borough of Berwick, PA 18603

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for **02/01/2017**, on behalf of the Plaintiff.

Sale is stayed for the following reason:

Defendant(s) Alfonso Korus filed Bankruptcy Chapter 7 on 4/25/16 in the Middle District of PA (Wilkes-Barre) Case no. 16-01777.

Amount collected in consideration of stay: **00.00**

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

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

MJU#: 13030090 CASE#: 13030090-1

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

THE BANK OF NEW YORK VS EARL YODER & ALFONSO KORUS

NO. 156-2016 ED NO. 1416-2015 JD

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

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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

REAL ESTATE TAX CERTIFICATION

Date: 01/26/2017

Fee: \$5.00

Cert. NO: 26199

YODER EARL E
ALFONSO P KORUS
1626 FAIRVIEW AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 0437 -0018
Location: 1626 FAIRVIEW AVE
Parcel Id:04D-05 -075-01,000

Assessment: 46,796

Balances as of 01/26/2017

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

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</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>7.00</u>	
NOTARY	\$ <u>25.00</u>	
TOTAL *****		\$ <u>480.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1286.77</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>(5.00)</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>216.00</u>	
WATER 20	\$	
TOTAL *****		\$ <u>216.00</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2214.77

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

SHERIFF'S RETURN OF SERVICE

12/29/2016 10:10 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 1626 FAIRVIEW AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

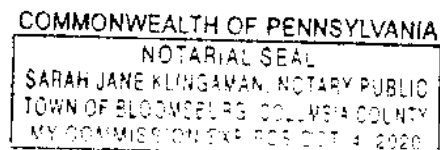

TIMOTHY T. CHAMBERLAIN, SHERIFF

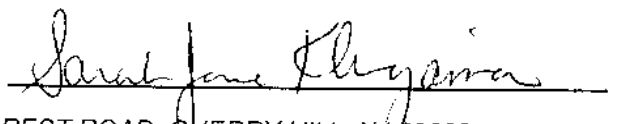
December 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2016

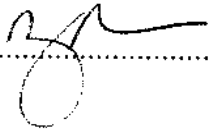




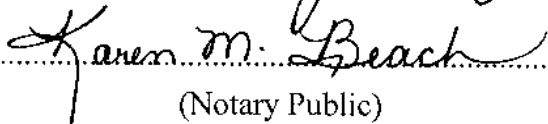
Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

T
C T

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 25th day of January, 2017.....

.....

(Notary Public)

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA
Karen M. Beach, Notary Public
My Comm. Expires August 13, 2018
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.

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

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: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12-29-16

Time:

10:00

Deputy:

41

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)

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK

vs.

UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

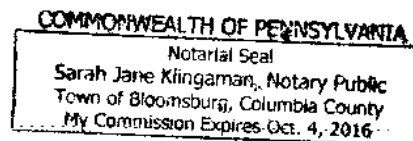
SHERIFF'S RETURN OF SERVICE

09/29/2016 08:58 AM - DEPUTY MICHAEL BEYER, 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 ALFONSO KORUS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRENDA BERLIN AT 1626 FAIRVIEW AVENUE, BERWICK, PA 18603.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 29, 2016



NOTARY

Affirmed and subscribed to before me this

29TH day of SEPTEMBER 2016

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



THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

SHERIFF'S RETURN OF SERVICE

09/29/2016 08:58 AM - DEPUTY RAYMOND TONKINSON, 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: ALFONSO KORUS AT 1626 FAIRVIEW AVENUE, BERWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

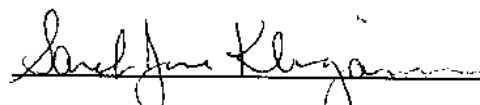
September 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of SEPTEMBER, 2016

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2015



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

THE BANK OF NEW YORK

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UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

SHERIFF'S RETURN OF SERVICE

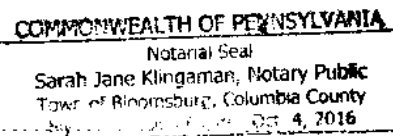
09/29/2016 08:58 AM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ALFONSO KORUS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRYAN YODER AT 1626 FAIRVIEW AVENUE, BERWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 29, 2016



NOTARY

Affirmed and subscribed to before me this

29TH day of SEPTEMBER, 2016

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



October 14, 2016

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

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 2002-4, MORTGAGE – BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-4

VS.

ALFONSO P. KORUS BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER, BRYAN YODER, KNOWN HEIR OF EARL E. YODER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARL E. YODER

NO: 2015-CV-1416

Dear Timothy:

The amount due on the sewer account #116863 for the property located at 1626 Fairview Avenue, Berwick Pa through March 31, 2017 is \$216.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", is written over a horizontal line.

Kelly Morris

Hearing Impaired 711 Authority Clerk

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2016

BILL NO.
6772

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	46,796	10.491	481.12	490.94	540.03
SINKING		1	45.86	46.80	51.48
FIRE		1.25	57.33	58.50	61.43
LIGHT		1.75	80.25	81.89	85.98
BORO RE		11.1	509.05	519.44	545.41
The discount & penalty have been calculated for your convenience			1,173.61 April 30 If paid on or before	1,197.57 June 30 If paid on or before	1,284.33 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

YODER EARL E
ALFONSO P KORUS
1626 FAIRVIEW AVENUE
BERWICK PA 18603

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

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04D-05 -075-01,000			
1626 FAIRVIEW AVE			
.4151 Acres			
		Land	7,232
		Buildings	39,564
Total Assessment			46,796

This tax returned to courthouse on:
January 1, 2017

FILE COPY

Connie C. Gingher

2016 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District+A185
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442 Email: jimcon@pa.metrocast.net

Taxes are due and payment is requested from:

014547 C04
YODER EARL E
ALFONSO P KORUS
1626 FAIRVIEW AVE
BERWICK, PA 18603-2513

Bill Date: 7/1/2016

Bill #: 4396

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04D05 07501000

Prop. Type

Property Location and Description:
1626 FAIRVIEW AVE
.415

Assessment:
L= 7,232
B= 39,564
T= 46,796

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	2,069.79
HOMESTEAD EXCLUSION	(4,228.00)	(187.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	1,845.13
If Paid By 10/31/2016	FACE Amount	1,882.79
If Paid After 10/31/2016	10% Penalty Amount	2,071.07

Connie C. Gingher

Last Day to Pay: 12/31/2016

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours:
Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Homestead/Farmstead Applied

These taxes are paid for 2016

Connie

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

154

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: BRYAN YODER

Primary Address: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

9-29-16

Time:

0858

Deputy:

7

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

YODER, BRYAN

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone:

154

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 Whitelright

Relation:

Clerk

Date:

9-29-16

Time:

9:15

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

2015CV1416

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
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SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 154

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 Co.

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: Miranda Church

Relation: Clerk

Date: 9-29-16 Time: 9:17

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 2015CV1416 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

THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

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SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

154

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: 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: clerk

Date: 9-29-11

Time: 0909

Deputy: 7

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

2015CV1416

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

156

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: ALFONSO KORUS

Primary Address: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Alfonso Korus

Relation:

Def

Date:

9-29-16

Time:

0858

Deputy:

7

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

KORUS, ALFONSO

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

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:

154

Expires:

Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Alfonso Rojas

Relation:

Date: 9-29-16

Time: 0858

Deputy: 7

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

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: 154

Warrant:

Serve To:

Name: UNKNOWN HEIRS TO EARL E. YODER

Primary Address: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Alfonso Horns

Relation:

Date: 9-29-16 Time: 0858

Deputy: 7 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

UNKNOWN HEIRS TO EARL

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 156

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: BRENDA BERLIN

Primary Address: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Alfonso 150243

Relation:

Date: 9-29-16

Time: 0858

Deputy: 7

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERLIN, BRENDA

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

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:

156

Warrant:

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Connie Gingham

Relation:

Date:

9-29-16

Time:

0948

Deputy:

7

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2015CV1416

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK
vs.
UNKNOWN HEIRS TO EARL E. YODER (et al.)

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 154

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: NORTH PENN LEGAL SERIVES

Primary Address: 168 EAST FIFTH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Marble

Relation: Clerk

Date: 9-28-16 Time: 10:30

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. _____

NORTH PENN LEGAL SERI

2015CV1416

168 EAST FIFTH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV1416

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 PIECE OF PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SPRING GARDEN AVENUE AT THE CORNER OF LOT NO. 42;
THENCE ALONG SPRING GARDEN AVENUE IN AN EASTERLY DIRECTION FORTY-FIVE (45) FEET TO THE CORNER OF LOT NO. 44; THENCE ALONG SAID LOT IN A SOUTHERLY DIRECTION ONE HUNDRED SEVENTY-FIVE FEET (175) TO A FIFTEEN (15) FOOT WIDE ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION FORTY-FIVE (45) FEET TO LOT NO. 43 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK
BEING KNOWN AS: 1626 Fairview Avenue, Borough of Berwick, PA 18603
PROPERTY ID NO.: 4D-5-75-1
TITLE TO SAID PREMISES IS VESTED IN Earl E. Yoder and Alfonso P. Korus, as joint tenants with the right of survivorship BY DEED FROM John Horek and Julia Horek, his wife DATED 07/22/1989 RECORDED 09/11/1989 IN DEED BOOK 437 PAGE 18.
PROPERTY ADDRESS: 1626 FAIRVIEW AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 4D-5-75-1

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS TO EARL E. YODER, BRYAN YODER, BRENDA BERLIN, ALFONSO KORUS in suit of THE BANK OF NEW YORK.

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

REAL ESTATE OUTLINE

ED # 2016 ED 156

DATE RECEIVED 2016 Sept. 23rd
DOCKET AND INDEX 2015 CV 1416

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>96328</u>

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

SALE DATE Feb. 1st 2017 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

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

ATTORNEY FOR PLAINTIFF

**The Bank of New York Mellon, f/k/a The
Bank of New York as successor to
JPMorgan Chase Bank, National
Association, as Indenture Trustee for the
registered holders of ABFS Mortgage Loan
Trust 2002-4, Mortgage-Backed Pass-
Through Certificates, Series 2002-4
Plaintiff**

v.

**Brenda Berlin, Known Heir of Earl E.
Yoder
Bryan Yoder, Known Heir of Earl E.
Yoder
Alfonso P. Korus
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
under Earl E. Yoder**

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2016 - ED - 156

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

The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4, 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:

1626 Fairview Avenue, Borough of Berwick, PA 18603

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

**Alfonso P. Korus
c/o North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815**

**Alfonso P. Korus
1548 Spring Garden Avenue
Berwick, PA 18603**

**Alfonso P. Korus
1626 Fairview Ave
Berwick, PA 18603**

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

Brenda Berlin, Known Heir of Earl E. Yoder
1626 Fairview Ave
Berwick, PA 18603

Bryan Yoder, Known Heir of Earl E. Yoder
1626 Fairview Ave
Berwick, PA 18603

Bryan Yoder, Known Heir of Earl E. Yoder
1620 Elberton Rd
Lexington, GA 30648

Alfonso P. Korus
c/o North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815

Alfonso P. Korus
1548 Spring Garden Avenue
Berwick, PA 18603

Alfonso P. Korus
1626 Fairview Ave
Berwick, PA 18603

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder
1626 Fairview Ave
Berwick, PA 18603

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

Jr Lien Holders - None

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

The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

Resource One Consumer Discount Co., Inc.
2300 E. Lincoln Hwy Ste 609
Langhorne, PA 19047

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

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

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

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

\ **Tenants/Occupants**
1626 Fairview Avenue
Borough of 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: 09 22 18

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

MJU#: 13030090 CASE#: 13030090-1

J. Eric Kishbaugh, Esquire
PA ID 33078

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

The Bank of New York Mellon, f/k/a The
Bank of New York as successor to
JPMorgan Chase Bank, National
Association, as Indenture Trustee for the
registered holders of ABFS Mortgage Loan
Trust 2002-4, Mortgage-Backed Pass-
Through Certificates, Series 2002-4
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

v.

2016-ED-156

Brenda Berlin, Known Heir of Earl E.
Yoder
Bryan Yoder, Known Heir of Earl E.
Yoder
Alfonso P. Korus
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
under Earl E. Yoder

Defendant(s)


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
J. Eric Kishbaugh, Esquire
PA ID 33078

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

**The Bank of New York Mellon, f/k/a The
Bank of New York as successor to
JPMorgan Chase Bank, National
Association, as Indenture Trustee for the
registered holders of ABFS Mortgage Loan
Trust 2002-4, Mortgage-Backed Pass-
Through Certificates, Series 2002-4**
Plaintiff

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

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

v.

**BRENDA BERLIN, KNOWN HEIR OF
EARL E. YODER
BRYAN YODER, KNOWN HEIR OF
EARL E. YODER
ALFONSO P. KORUS
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER EARL E. YODER**

Defendant(s)

SHORT DESCRIPTION FOR ADVERTISING


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

BEING KNOWN AS 1626 Fairview Avenue, Borough of Berwick, PA 18603

PARCEL NUMBER: 4D-5-75-1

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff
J. Eric Kishbaugh, Esquire
PA ID 33078

**ALL THAT CERTAIN PIECE OF PARCEL OF LAND LYING AND BEING SITUATE
IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF
PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT :**

**BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SPRING GARDEN
AVENUE AT THE CORNER OF LOT NO. 42; THENCE ALONG SPRING GARDEN
AVENUE IN AN EASTERLY DIRECTION FORTY-FIVE (45) FEET TO THE CORNER
OF LOT NO. 44; THENCE ALONG SAID LOT IN A SOUTHERLY DIRECTION ONE
HUNDRED SEVENTY-FIVE FEET (175) TO A FIFTEEN (15) FOOT WIDE ALLEY;
THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION FORTY-FIVE (45)
FEET TO LOT NO. 43 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S
ADDITION TO WEST BERWICK**

BEING KNOWN AS: 1626 Fairview Avenue, Borough of Berwick, PA 18603

PROPERTY ID NO.: 4D-5-75-1

**TITLE TO SAID PREMISES IS VESTED IN Earl E. Yoder and Alfonso P. Korus, as joint
tenants with the right of survivorship BY DEED FROM John Horek and Julia Horek, his
wife DATED 07/22/1989 RECORDED 09/11/1989 IN DEED BOOK 437 PAGE 18.**

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

UDREN LAW OFFICES, P.C.

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

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

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

Re: **The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4**
vs.
Brenda Berlin, Known Heir of Earl E. Yoder
Bryan Yoder, Known Heir of Earl E. Yoder
Alfonso P. Korus
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder

Columbia County C.C.P. No. 2015-CV-1416

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. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

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

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

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

Re: **The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4 vs.
Brenda Berlin, Known Heir of Earl E. Yoder
Bryan Yoder, Known Heir of Earl E. Yoder
Alfonso P. Korus
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder**

Columbia County C.C.P. No. 2015-CV-1416

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

Document Receipt				
Trans #	8985	Carrier / service:	USPS Server	First-Class Mail®
9/27/2016 12:00:00 AM				
Ship to:				
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE		
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000089811	
		Doc Ref #:	2016ED156	
		Postage	5.1300	
PHILADELPHIA PA 19106				

Document Receipt				
Trans #	8985	Carrier / service:	USPS Server	First-Class Mail®
9/27/2016 12:00:00 AM				
Ship to:				
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE		
600 ARCH STREET ROOM 3259		Tracking #: 71901140006000089811		
		Doc Ref #: 2016ED156		
		Postage 5.1300		
PHILADELPHIA PA 19106				

Document Receipt

Trans #	8986	Carrier / service:	USPS Server	First-Class Mail®	9/27/2016 12:00:00 AM
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Ship to:

BRYAN YODER

1620 ELBERTON ROAD

Tracking #: 71901140006000089828

Doc Ref #: 2016ED156

Postage 5.1300

LEXINGTON GA 30648

Document Receipt

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PHILADELPHIA	PA	19107-4214		

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



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US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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DEPARTMENT 281230

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HARRISBURG PA 17128

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



NUMBER
96328

3-7568/2360

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

DATE
September 21, 2016

AMOUNT
*****1,350.00

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

Korus/Yoder, 1626 Fairview Avenue, Borough of Berwick, PA 18603, Quinton Davenport YODER

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



3-7568/2360

NUMBER
96328

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

DATE
September 21, 2016

AMOUNT
*****1,350.00

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

SAFE 2360 J
ST. LOUIS, MO

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