

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
CLARA BOWMAN (et al.)

Case Number  
2016CV1401

## PROPERTY ADDRESS

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814

## REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u> | <u>CATEGORY</u>                 | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u> | <u>CREDIT</u> |
|-------------|---------------------------------|-------------|--------------|--------------|---------------|
| 02/22/2017  | Advance Fee                     | Advance Fee | 861044       | \$0.00       | \$1,350.00    |
| 02/22/2017  | Advertising Sale (Newspaper)    |             |              | \$15.00      | \$0.00        |
| 02/22/2017  | Advertising Sale Bills & Copies |             |              | \$17.50      | \$0.00        |
| 02/22/2017  | Crying Sale                     |             |              | \$10.00      | \$0.00        |
| 02/22/2017  | Docketing                       |             |              | \$15.00      | \$0.00        |
| 02/22/2017  | Levy                            |             |              | \$15.00      | \$0.00        |
| 02/22/2017  | Mailing Costs                   |             |              | \$60.00      | \$0.00        |
| 02/22/2017  | Posting Handbill                |             |              | \$15.00      | \$0.00        |
| 02/22/2017  | Press Enterprise Inc.           |             |              | \$1,036.77   | \$0.00        |
| 02/22/2017  | Sheriff Automation Fund         |             |              | \$50.00      | \$0.00        |
| 02/22/2017  | Web Posting                     |             |              | \$100.00     | \$0.00        |
| 04/26/2017  | Service                         |             |              | \$225.00     | \$0.00        |
| 04/26/2017  | Service Mileage                 |             |              | \$40.00      | \$0.00        |
| 04/26/2017  | Copies                          |             |              | \$7.50       | \$0.00        |
| 04/26/2017  | Notary Fee                      |             |              | \$15.00      | \$0.00        |
| 04/26/2017  | Tax Claim Search                |             |              | \$5.00       | \$0.00        |
| 04/26/2017  | Surcharge                       |             |              | \$160.00     | \$0.00        |
|             |                                 |             |              | \$1,786.77   | \$1,350.00    |

|                       |                    |
|-----------------------|--------------------|
| <b>TOTAL BALANCE:</b> | <b>\$ (436.77)</b> |
|-----------------------|--------------------|

87508

**KML LAW GROUP, P.C.**

SUITE 5000  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322 info@kmlawgroup.com

**FIRSTTRUST**

800.220.BANK / firsttrust.com

3-7380/2360

08/23/2017

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

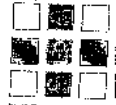
**\$ \*\*436.77**

**FOUR HUNDRED THIRTY-SIX AND 77/100**

DOLLARS

*Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815*

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



6.18

*[Signature]*  
AUTHORIZED SIGNATURE

MEMO: **161570 Bowman Bal Due**

⑈00875083⑈ ⑆23607380⑆ 80 00082795⑈

**KML Law Group, P.C**

**Attorneys at Law**

**Suite 5000**

**BNY Mellon Independence Center**

**701 Market Street**

**Philadelphia, Pennsylvania 19106-1532**

**WWW.KMLLAWGROUP.COM**

**FACSIMILE TRANSMISSION**

**DATE:** 6/15/2017

**TO:** Sheriff of Columbia County  
Real Estate Division

**FAX:** (570) 389- 5625

**PAGES (including cover sheet):** 1

**FROM:** Megan Jones, Post Sale

**PHONE:** (215) 825-6384

**FAX:** (267) 515-5608

**RE: Sheriff Cost Sheet Request – Stayed Sale**

---

Please provide a sheriff cost sheet for the following stayed sale.

1332 C Upper Raven Creek Road a/k/a 1332 B Upper Raven Creek Road, Benton PA 17814  
Docket # 2016-CV-1401

Thank you,

Megan Jones, Legal Administrative Support

Post Sale Department

215-825-6384

267-515-5608

mjones@kmlawgroup.com

*6-15-17 emailed*

This electronic mail message, and any attachments transmitted with it, contain confidential information, intended only for the named addressee(s). If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, you are hereby notified that any use, distribution, copying or disclosure of this communication is strictly prohibited. If you have received this email in error, please immediately notify the sender by reply email, and delete all copies of this communication from your computer and network. Thank you.

COLUMBIA COUNTY SHERIFF'S OFFICE  
PO BOX 380  
PH 570-389-5622 | FAX 570-389-5625  
www.sheriffofcolumbiacounty.com

# fax

TO: Rebecca Solarz, Esq.

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: April 26, 2017

RE: Bowman

CC:

☐ Urgent    ☐ For Review    ☐ Please Comment    ☐ Please Reply    ☐ Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$436.77.



PENNSYLVANIA AND NEW JERSEY  
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 825-6349  
FAX (215) 627-7734  
SALES@KMLLAWGROUP.COM  
April 21, 2017

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX 570-389-5625

RE: 161570FC: Sale Date: May 03, 2017  
BAYVIEW LOAN SERVICING, LLC

vs.


CLARA L. BOWMAN and HOWARD W. BOWMAN JR.  
Term No. 2016-CV-1401

Property address: 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter due to BK filed 4/19/2017; Chapter 13; BK number 17-01615- JJT. Please forward an updated cost sheet, summary of outstanding costs and return of any unused costs. Upon information received from the Plaintiff, the Plaintiff collected \$0.00 towards the debt since the writ of execution was issued in this matter. Thank you for your cooperation.

By copy of the letter, we are informing the Defendants that the sale scheduled date for May 03, 2017 has been cancelled at Plaintiff's request.

By:   
KML LAW GROUP, P.C.  
\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_\_ Alyk L. Oflazian Pa. ID 312912  
\_\_\_\_ Nora C. Viggiano Pa. ID 320864  
\_\_\_\_ Matthew K. Fissel Pa. ID 314567  
☒ Rebecca A. Solarz Pa. ID 315936  
Attorneys for Plaintiff

cc:  
CLARA L. BOWMAN  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814  
  
HOWARD W. BOWMAN JR.  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
BAYVIEW LOAN SERVICING LLC

vs.

**Defendant**  
CLARA BOWMAN  
HOWARD BOWMAN

**Attorney for the Plaintiff:**  
KML LAW GROUP, P.C.  
701 MARKET STREET  
PHILADELPHIA, PA 19106

**Sheriff's Sale Date:** Wednesday, May 3, 2017

**Writ of Execution No. :** 2016CV1401

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814

## Sheriff Costs

|                                 |            |
|---------------------------------|------------|
| Advertising Sale (Newspaper)    | \$15.00    |
| Advertising Sale Bills & Copies | \$17.50    |
| Crying Sale                     | \$10.00    |
| Docketing                       | \$15.00    |
| Levy                            | \$15.00    |
| Mailing Costs                   | \$60.00    |
| Posting Handbill                | \$15.00    |
| Press Enterprise Inc.           | \$1,036.77 |
| Prothonotary, Acknowledge Deed  | \$10.00    |
| Sheriff Automation Fund         | \$50.00    |
| Sheriff's Deed                  | \$35.00    |
| Solicitor Services              | \$100.00   |
| Transfer Tax Form               | \$25.00    |
| Web Posting                     | \$100.00   |
| Service                         | \$225.00   |
| Service Mileage                 | \$40.00    |
| Distribution Form               | \$25.00    |
| Copies                          | \$7.50     |
| Notary Fee                      | \$15.00    |
| Tax Claim Search                | \$5.00     |
| Surcharge                       | \$160.00   |

**Total Sheriff Costs** **\$1,981.77**

## Distribution Costs

|                |         |
|----------------|---------|
| Recording Fees | \$67.00 |
|----------------|---------|

**Total Distribution Costs** **\$67.00**

---

**Grand Total:** **\$2,048.77**

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

# SHERIFF'S SALE COST SHEET

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

|                                 |                  |
|---------------------------------|------------------|
| DOCKET/RETURN                   | \$15.00          |
| SERVICE PER DEF.                | \$ <u>225.00</u> |
| LEVY (PER PARCEL                | \$15.00          |
| MAILING COSTS                   | \$ <u>60.00</u>  |
| ADVERTISING SALE BILLS & COPIES | \$17.50          |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00          |
| MILEAGE                         | \$ <u>40.00</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>7.50</u>   |
| NOTARY                          | \$ <u>15.00</u>  |
| TOTAL ***** \$ <u>520.00</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                  | \$ | _____ |
| WATER 20                  | \$ | _____ |
| TOTAL ***** \$ <u>-0-</u> |    |       |

|                           |    |               |
|---------------------------|----|---------------|
| SURCHARGE FEE (DSTE)      | \$ | <u>160.00</u> |
| MISC. _____               | \$ | _____         |
| _____                     | \$ | _____         |
| TOTAL ***** \$ <u>-0-</u> |    |               |

TOTAL COSTS (OPENING BID) \$ 2048.77

5;17-612-0165

Law Offices of Paul McElrath

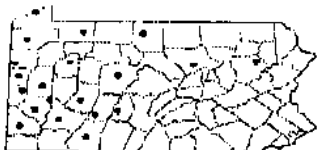
*ML*

McElrath Legal Holdings, LLC  
 Professional Office Building  
 432 Boulevard of the Allies  
 Pittsburgh, PA 15219  
 T: 412.765.3606  
 F: 412.765.1917  
 W: debt-be-gone.com



**Pennsylvania  
Locations:**

Beaver  
 Belle Vernon  
 Butler  
 Clarion  
 Clearfield  
 Coudersport  
 Duncansville  
 Erie  
 Greensburg  
 Indiana  
 Johnstown  
 Meadville  
 New Castle  
 Sharon  
 Somerset  
 Tarentum  
 Warren  
 Washington  
 White Oak  
 Williamsport  
 Wilkes-Barre



# FACSIMILE TRANSMISSION

**DELIVER TO:** Real Estate Division

**COMPANY:** Columbia County Sheriff Office

**FAX NO.:** 570-389-5625    **DATE:** April 19, 2017

**SENDER:** Law Offices of Paul McElrath/ Zeke Porter, Paralegal

**NO. OF PAGES:** 2 (Including Cover)

**RE: CLARA BOWMAN**

**MESSAGE:**

Attached please find the notice of bankruptcy filing for the above referenced Debtor

Property Address: 1332 C Upper Raven Creek Road Benton, PA 17814

Please cancel the Sheriff sale Scheduled for May 3, 2017.

If you have any questions please do not hesitate to contact our office.

**\*\*\* CONFIDENTIALITY NOTICE \*\*\***

The document(s) accompanying this facsimile transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this facsimile information is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone to arrange return of the original document(s).



United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**



A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 04/19/2017 at 10:40 AM and filed on 04/19/2017.

**Clara Bowman**

1332 C Upper Raven Creek Road  
Benton, PA 17814  
SSN / ITIN: xxx-xx-8787

The case was filed by the debtor's attorney:

**Paul W McElrath, Jr.**

McElrath Legal Holdings, LLC  
1641 Saw Mill Run Boulevard  
Pittsburgh, PA 15210  
412 765-3606

The case was assigned case number 5:17-bk-01615.

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

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

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

**Terrence S. Miller**  
**Clerk, U.S. Bankruptcy**  
**Court**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING LLC  
vs.  
CLARA BOWMAN (et al.)

Case Number  
2016CV1401

## SHERIFF'S RETURN OF SERVICE

03/27/2017 06:29 PM - DEPUTY MICHAEL TKACH, 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 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 28, 2017

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

NOTARY

Affirmed and subscribed to before me this

28TH day of MARCH, 2017



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/03/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 1332 C UPPER RAVEN CREEK ROAD  
BENTON, PA 17814

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge Posted Other

**Adult In Charge:**

**Relation:**

**Date:**

3/27/17

**Time:**

18:29

**Deputy:**

6

**Mileage:**

### Attorney / Originator:

**Name:** KML LAW GROUP, P.C.

**Phone:**

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Service Attempt Notes:

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

(POSTING)

2016CV1401

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

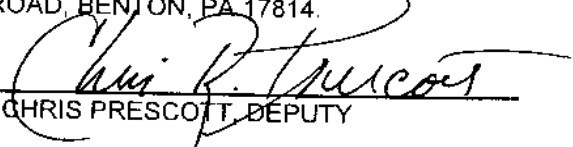


BAYVIEW LOAN SERVICING LLC  
vs.  
CLARA BOWMAN (et al.)

Case Number  
2016CV1401

## SHERIFF'S RETURN OF SERVICE

02/27/2017 10:50 AM - DEPUTY CHRIS PRESCOTT, 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: CLARA BOWMAN AT 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

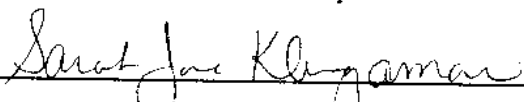
February 28, 2017

NOTARY

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES 02/14/2020

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2017



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING LLC  
vs.  
CLARA BOWMAN (et al.)

Case Number  
2016CV1401

## SHERIFF'S RETURN OF SERVICE

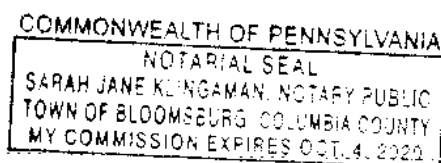
02/27/2017 10:50 AM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CLARA BOWMAN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HOWARD BOWMAN AT 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 28, 2017



NOTARY

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2017



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

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



71901140006000099476

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 21

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Shirley E. Lockard

Primary Address: 541 Camp Lavigne Road  
Benton, PA 17814

Phone: 570-925-6817

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 2/27/17

Time: 1105

Deputy: 8/3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

LOCKARD, SHIRLEY E.

2016CV1401

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 21

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CLARA BOWMAN

Primary Address: 1332 C UPPER RAVEN CREKK ROAD  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-27-17

Time: 1050 A.M.

Deputy: 8/3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BOWMAN, CLARA

2016CV1401

1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
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BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 21

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: HOWARD BOWMAN

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 1332 C UPPER RAVEN CREEK ROAD  
BENTON, PA 17814

Adult In Charge: CLARA BOWMAN

Phone: DOB:

Relation: WIFE

Alternate Address:

Date: 2/27/17 Time: 1050 AM

Phone:

Deputy: 8/3 Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

BOWMAN, HOWARD

2016CV1401

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814, NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 21

Warrant:

### Serve To:

Name: OCCUPANT

Primary Address: 1332 C UPPER RAVEN CREEK ROAD  
BENTON, PA 17814

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: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

Home Owner  
Occupied

OCCUPANT

2016CV1401

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814 NO EXPIRATION

**KML LAW GROUP, P.C.**  
SUITE 5000 BNY MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.KMLLAWGROUP.COM

March 24, 2017

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

**RE: No. 2016-CV-1401/2017-ED-21**  
**CLARA L. BOWMAN and HOWARD W. BOWMAN JR.**

Real Estate Division:

The above case may be sold on May 03, 2017. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

Richard DeLarso  
Legal Assistant

**IN THE COURT OF COMMON PLEAS OF Columbia  
COUNTY**

---

BAYVIEW LOAN SERVICING, LLC  
4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

CLARA L. BOWMAN  
HOWARD W. BOWMAN JR.,

**Mortgagor(s) and Record Owner(s)**

1332 C Upper Raven Creek Road A/K/A 1332  
B Upper Raven Creek Road  
Benton, PA 17814

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

**No.:** 2016-CV-1401/2017-ED-21

**DOCUMENT: AFFIDAVIT PURSUANT  
TO RULE 3129**

**CODE:**

**FILED ON BEHALF OF:**

BAYVIEW LOAN SERVICING, LLC

**ATTORNEY FOR PLAINTIFF:**

KML Law Group, P.C.  
Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322  
Firm State I.D. #23-217969

**KML LAW GROUP, P.C.**  
Suite 5000  
BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)

161570FC  
CF: 12/13/2016  
SD: 05/03/2017  
\$108,122.24

Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC  
4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

CLARA L. BOWMAN  
HOWARD W. BOWMAN JR.  
**Mortgagor(s) and  
Record Owner(s)**

1332 C Upper Raven Creek Road A/K/A 1332 B  
Upper Raven Creek Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401/2017-ED-21

**CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Richard DeLarso, an employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- ☐ ( ) Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ ( ) Certified mail by Sheriff's Office.
- ☐ ( ) Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(i) ).
- ☐ ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.
- ☐ ( ) Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

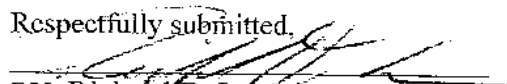
- ☐ ( ) Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- ☐ ( ) Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
- ☐ ( ) Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ ( ) Published in accordance with court order. Copy of publication attached.

Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. Copies of proofs of mailing attached.

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

DATED: March 24, 2017

Respectfully submitted,

  
BY: Richard DeLarso  
Legal Assistant  
KML Law Group, P.C.



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC; et seq.  
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2016-CV-1401

Sheriff's Sale Date: 5/3/2017

v.

CLARA L. BOWMAN, ET AL,  
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, JEFFREY CLOHESY, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served CLARA L. BOWMAN the above process on the 13 day of March, 2017, at 12:45 o'clock, P.M., at 1332 C UPPER RAVEN CREEK ROAD A/K/A 1332 B UPPER RAVEN CREEK ROAD BENTON, PA 17814, County of Columbia, Commonwealth of Pennsylvania;

Manner of Service:

- ☒ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found \*
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides \*
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof \*

\* Name: RACHEL BOWMAN

Relationship/Title/Position: DAUGHTER

Remarks: \_\_\_\_\_

Description: Approximate Age 21-25 Height 5'4 Weight 120 Race WHITE Sex FEMALE Hair BROWN

Military Status: ☒ No ☐ Yes Branch: \_\_\_\_\_

Commonwealth/State of Pa. )  
 ) SS.  
County of Berks )

Before me, the undersigned notary public, this day, personally, appeared Jeffrey Clohessy to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Jeffrey Clohessy  
(Signature of Affiant)

Subscribed and sworn to before me  
this 17 day of MAR, 20 17

File Number: J61570FC  
Case ID #: 4833229

Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Eric M. Afflerbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVCING, LLC; et seq.  
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2016-CV-1401

Sheriff's Sale Date: 5/3/2017

v.

CLARA L. BOWMAN, ET AL,  
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, JEFFREY CLOHESSY, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served HOWARD W. BOWMAN JR. the above process on the 13 day of March, 2017, at 12:45 o'clock, P.M., at 1332 C UPPER RAVEN CREEK ROAD A/K/A 1332 B UPPER RAVEN CREEK ROAD BENTON, PA 17814, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

- ☒ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found \*
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides \*
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof \*

\* Name: RACHEL BOWMAN

Relationship/Title/Position: DAUGHTER

Remarks: \_\_\_\_\_

Description: Approximate Age 21-25 Height 5'4 Weight 120 Race WHITE Sex FEMALE Hair BROWN

Military Status: ☒ No ☐ Yes Branch: \_\_\_\_\_

Commonwealth/State of Pa )  
) SS:  
County of Berks )

Before me, the undersigned notary public, this day, personally, appeared Jeffrey Clohessy to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Jeffrey Clohessy  
(Signature of Affiant)

File Number: 161570FC  
Case ID #: 4833229

Subscribed and sworn to before me  
this 17 day of Mar, 20 17

Notary Public  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Eric M. Afterbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017

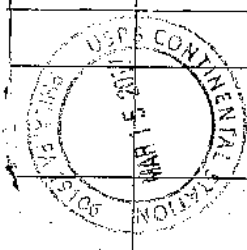
Name and Address of Sender  
**MIL LAW GROUP, P.C.**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1632**

Check type of mail or service;  
☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

Affix Stamp Here  
 (If issued as a  
 certificate of mailing,  
 or for additional copies  
 of this bill)  
 Postmark and  
 Date of Receipt

| Article Number                          | Addressee (Name, Street, City, State, & ZIP Code)   | Postage   | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD | DC Fee | SC Fee | SH Fee | RD Fee | RR Fee |
|---|---|---|-----------------|----------------------------|---------------|-------------------|--------|--------|--------|--------|--------|
| 1.                                      | PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY<br>651 Boas Street<br>Harrisburg, PA 17121  | PENNSYLVANIA HOUSING FINANCE AGENCY<br>211 North Front Street<br>P.O. Box 15530<br>Harrisburg, PA 17101 |                 |                            |               |                   |        |        |        |        |        |
| 2.                                      | PA DEPARTMENT OF REVENUE<br>BUREAU OF COMPLIANCE<br>P.O. BOX 281230<br>HARRISBURG, PA 17128-1230  | TENANTS/OCCUPANTS<br>1332 C Upper Raven Creek Road A/K/A 1332 B<br>Benton, PA 17814                     |                 |                            |               |                   |        |        |        |        |        |
| 3.                                      | DOMESTIC RELATIONS OF COLUMBIA COUNTY<br>PO Box 380<br>Bloomsburg, PA 17815   | Lirah Resources, LTD<br>701 East 2nd Avenue<br>Nixon, TX 78140  |                 |                            |               |                   |        |        |        |        |        |
| 4.                                      | PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432<br>P.O. Box 2676<br>Harrisburg, PA 17105-2676 | Citrus Energy Corporation<br>399 Perry Street<br>Suite 203<br>Castle Rock, CO 80104                     |                 |                            |               |                   |        |        |        |        |        |
| 5.                                      | LIRA RESOURCES, LTD.<br>701 East 2nd Avenue<br>Nixon, TX 78140  |   |                 |                            |               |                   |        |        |        |        |        |
| 6.                                      |   |   |                 |                            |               |                   |        |        |        |        |        |
| 7.                                      |   |   |                 |                            |               |                   |        |        |        |        |        |
| 8.                                      |   |   |                 |                            |               |                   |        |        |        |        |        |
| Total Number of Pieces Listed by Sender |   | Total Number of Pieces Received at Post Office  |                 |                            |               |                   |        |        |        |        |        |

U.S. POSTAGE PITNEY BOWES  
 ZIP 19106 \$ 004.40°  
 02 1W  
 0001391829 MAR 15 2017



See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)  
 Complete by Typewriter, Ink, or Ball Point Pen

161570FC Columbia County Sale Date: 05/03/2017

CLARA L. BOWMAN & HOWARD W. BOWMAN JR.



**KML LAW GROUP, P.C.**

Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC  
4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

CLARA L. BOWMAN  
HOWARD W. BOWMAN JR.  
**Mortgagor(s) and Record Owner(s)**

1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven  
Creek Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2016-CV-1401/2017-ED-21

**AFFIDAVIT PURSUANT TO RULE 3129**

BAYVIEW LOAN SERVICING, LLC, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, 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:

1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

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

CLARA L. BOWMAN  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

HOWARD W. BOWMAN JR.  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

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

CLARA L. BOWMAN  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

HOWARD W. BOWMAN JR.  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

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

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY  
651 Boas Street  
Harrisburg, PA 17121

PA DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
P.O. BOX 281230  
HARRISBURG, PA 17128-1230

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

LIRA RESOURCES, LTD.  
701 East 2nd Avenue  
Nixon, TX 78140

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

PENNSYLVANIA HOUSING FINANCE AGENCY  
211 North Front Street  
P.O. Box 15530  
Harrisburg, PA 17101

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

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

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.


TENANTS/OCCUPANTS  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

Lirah Resources, LTD  
701 East 2nd Avenue  
Nixon, TX 78140

Citrus Energy Corporation  
399 Perry Street  
Suite 203  
Castle Rock, CO 80104

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

DATED: March 24, 2017

  
KML Law Group, P.C.  
BY: Richard DeLarso  
Legal Assistant

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 21

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BENTON MUNICIPAL WATER & SEWER AUTHORITY

Primary Address: 590 EVERETT STREET  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KAT YANKOVICH

Relation: BORU SECRETARY

Date: 2/27/17

Time: 1030

Deputy: 8/3

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BENTON MUNICIPAL WATER & SEWER AUTHORITY

2016CV1401

590 EVERETT STREET, BENTON, PA 17814

NO EXPIRATION

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

Date: 02/27/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 26895

BOWMAN CLARA L & HOWARD W JR  
1336 UPPER RAVEN CREEK RD  
BENTON PA 17814

District: SUGARLOAF TWP  
Deed: 0265 -0400  
Location: 1336 UPPER RAVEN CREEK  
Parcel Id: 32 -10 -014-02,000

Assessment: 29,746

Balances as of 02/27/2017

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

By: Columbia County Sheriff Per: dm.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 21

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 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: DES MILLER

Relation: CLERK

Date: 2/07/17

Time: 0805

Deputy: 4

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |  |
|----------|--|--|--|--|--|--|
| Date:    |  |  |  |  |  |  |
| Time:    |  |  |  |  |  |  |
| Mileage: |  |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |  |

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV1401

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 21

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELLE JANITOR

Relation: CLERK

Date: 3/27/17

Time: 0816

Deputy: 4

Mileage:

### Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |  |
|----------|--|--|--|--|--|--|
| Date:    |  |  |  |  |  |  |
| Time:    |  |  |  |  |  |  |
| Mileage: |  |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |  |

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV1401 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 02/22/17

Account:

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

|                         |                      |
|-------------------------|----------------------|
| Ad ID:                  | 1099338              |
| Description:            | CLARA& HOWARD BOW-   |
| <b>MAN SHERIFF SALE</b> |                      |
| Run Dates:              | 04/12/17 to 04/26/17 |
| Class:                  | 2                    |
| Agate Lines:            | 189                  |
| Blind Box:              |                      |

|                      |                   |
|----------------------|-------------------|
| <b>Total Ad Cost</b> | <b>\$1,036.77</b> |
| <b>Amount Paid</b>   | <b>\$0.00</b>     |

|                           |                     |                    |                       |                    |
|---------------------------|---------------------|--------------------|-----------------------|--------------------|
| <u><b>Publication</b></u> | <u><b>Start</b></u> | <u><b>Stop</b></u> | <u><b>Inserts</b></u> | <u><b>Cost</b></u> |
| Press Enterprise          | 04/12/17            | 04/26/17           | 3                     | \$1,036.77         |

## SHERIFFS SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1401

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, MAY 03, 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, parcel and lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows, to-wit:  
BEGINNING at a stone corner located at the intersection of lands now or formerly of Harry M. Campbell and Stephen Hopkins, it being the northeast corner of the land here-in conveyed; and THENCE running along the Westerly line of land now or formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning, CONTAINING approximately 5.03 acres of land.  
Parcel#: 32-10-014-02,000

Property Address: 1332 Upper Raven Creek, Benton, PA 17814

PROPERTY ADDRESS: 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-10-014-02,000

Seized and taken into execution to be sold as the property of CLARA BOWMAN, HOWARD BOWMAN in suit of BAYVIEW LOAN SERVICING LLC.

**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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1401

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, MAY 03, 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, parcel and lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner located at the intersection of lands now or formerly of Marry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the Westerly line of land now or formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning. CONTAINING approximately 5.03 acres of land.

Parcel#: 32-10-014-02,000

Property Address: 1332 Upper Raven Creek, Benton, PA 17814

PROPERTY ADDRESS: 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-10-014-02,000

Seized and taken into execution to be sold as the property of CLARA BOWMAN, HOWARD BOWMAN in suit of BAYVIEW LOAN SERVICING LLC.

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**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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

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



PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC  
4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

CLARA L. BOWMAN  
HOWARD W. BOWMAN JR.  
**Mortgagor(s) and Record Owner(s)**  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven  
Creek Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2017-ED-21

No. 2016-CV-1401

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$108,122.24

Interest from 2/9/17 to

Date of Sale at 4.1250%

(Costs to be added)

By:

Nora C. Viggiano  
**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

☒ Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Matthew J. McClelland Pa. ID 319482

**Attorneys for Plaintiff**

FILED  
PROTHONOTARY  
JUL 13 2017  
COURTS OFFICE  
COLUMBIA, PA

WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

BAYVIEW LOAN SERVICING, LLC  
4425 Ponce Leon Blvd  
Coral Gables, FL 33146

vs.

CLARA L. BOWMAN  
HOWARD W. BOWMAN JR.  
1332 C Upper Raven Creek Road A/K/A 1332 B  
Upper Raven Creek Road  
Benton, PA 17814

In the Court of Common Pleas of  
Columbia County

No. 2016-CV-1401

2017 - ED - 21

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road Benton, PA 17814

See Exhibit "A" attached

AMOUNT DUE \$108,122.24

Interest From 2/9/17  
Through Date of Sale

(Costs to be added)

Dated: 02-15-17



Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy \_\_\_\_\_

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

No. 2016-CV-1401

IN THE COURT OF COMMON PLEAS

BAYVIEW LOAN SERVICING, LLC

vs.

CLARA L. BOWMAN and  
HOWARD W. BOWMAN JR.

Mortgagor(s)

1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven  
Creek Road Benton, PA 17814

WRIT OF EXECUTION  
(Mortgage Foreclosure)

|                  |              |
|------------------|--------------|
| REAL DEBT        |              |
| INTEREST from    | \$108,122.24 |
| COSTS PAID:      | \$           |
| PROTHY           | \$           |
| SHERIFF          | \$           |
| STATUTORY        | \$           |
| COSTS DUE PROTHY | \$           |

Office of Judicial Support  
Judg. Fee  
Cr.  
Sat.

KML Law Group, P.C.  
Attorney for Plaintiff

**KML Law Group, P.C.**  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

32-10-014-02,000

Sugarloaf Twp.

## REAL ESTATE OUTLINE

ED # 2017ED 21

DATE RECEIVED

2/15/17

DOCKET AND INDEX

2016 CV 1401

### CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

X

CHECK FOR \$1,350.00 OR                     

X

CK# 861044

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

SALE DATE

May 3<sup>rd</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

KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC  
4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

CLARA L. BOWMAN  
HOWARD W. BOWMAN JR.  
**(Mortgagor(s) and Record Owner(s))**  
1332 C Upper Raven Creek Road A/K/A 1332 B  
Upper Raven Creek Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401

**AFFIDAVIT PURSUANT TO RULE 3129**

BAYVIEW LOAN SERVICING, LLC, Plaintiff in the above action, by counsel, KML Law Group, 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:

1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

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

CLARA L. BOWMAN  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

HOWARD W. BOWMAN JR.  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

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

CLARA L. BOWMAN  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

HOWARD W. BOWMAN JR.  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

LIRA RESOURCES, LTD.  
701 East 2nd Avenue  
Nixon, TX 78140

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

PENNSYLVANIA HOUSING FINANCE AGENCY  
211 North Front Street  
P.O. Box 15530  
Harrisburg, PA 17101

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

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

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.

TENANTS/OCCUPANTS  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

Lirah Resources, LTD  
701 East 2nd Avenue  
Nixon, TX 78140

Citrus Energy Corporation  
399 Perry Street  
Suite 203  
Castle Rock, CO 80104

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. Section 4904 relating to unsworn falsification to authorities.

DATED: 2/8/17

By: Nora C. Viggiano  
**KML LAW GROUP, P.C.**

\_\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_\_ David Fein Pa. ID 82628  
\_\_\_\_ Thomas Puleo Pa. ID 27615  
\_\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_\_ Alyk L. Oflazian Pa. ID 312912  
\_\_\_\_ Matthew K. Fissel Pa. ID 314567  
\_\_\_\_ Rebecca A. Solarz Pa. ID 315936  
☒ Nora C. Viggiano Pa. ID 320864  
\_\_\_\_ Lauren B. Karl Pa. ID 88209  
\_\_\_\_ Matthew J. McClelland Pa. ID 319482  
**Attorneys for Plaintiff**

**KML Law Group, P.C.**  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC  
4425 Ponce Leon Blvd  
Coral Gables, FL 33146  
Plaintiff

vs.

CLARA L. BOWMAN  
HOWARD W. BOWMAN JR.  
**Mortgagor(s) and Record Owner(s)**

1332 C Upper Raven Creek Road A/K/A 1332 B Upper  
Raven Creek Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2016-CV-1401

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
USED FOR THAT PURPOSE.**

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

TO: BOWMAN, JR., HOWARD W.  
**HOWARD W. BOWMAN JR.**  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

Your house at 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road,  
Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on May 3<sup>rd</sup> 2017, at 9:00 AM,  
in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$108,122.24 obtained by  
BAYVIEW LOAN SERVICING, LLC against you.

**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 BAYVIEW LOAN SERVICING, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 161570FC). Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. 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 below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES NOT 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 bid price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
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 a 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 thirty (30) days from the date of the Sheriff's 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 the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house 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.

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street

Bloomsburg, PA 17815

717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186

Harrisburg, PA 17108

800-692-7375



KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC  
4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

CLARA L. BOWMAN  
HOWARD W. BOWMAN JR.  
**Mortgagor(s) and Record Owner(s)**  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper  
Raven Creek Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

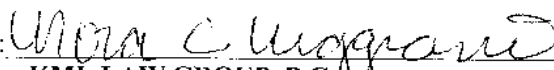
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2016-CV-1401

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By:



**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

☒ Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Matthew J. McClelland Pa. ID 319482

**Attorneys for Plaintiff**

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

BEGINNING at a stone corner located at the intersection of lands now or formerly of Marry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the Westerly line of land now of formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning. CONTAINING approximately 5.03 acres of land.

**Parcel#: 32-10-014-02,000**

**Property Address:** 1332 Upper Raven Creek, Benton, PA 17814

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC  
4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

CLARA L. BOWMAN  
HOWARD W. BOWMAN JR.  
**Mortgagor(s) and Record Owner(s)**

1332 C Upper Raven Creek Road A/K/A 1332 B Upper  
Raven Creek Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401

**WAIVER OF WATCHMAN**

**Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.**


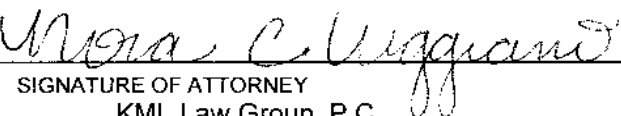
By:

*Nora C. Viggiano*  
**KML LAW GROUP, P.C.**

\_\_\_ Michael McKeever Pa. ID 56129  
\_\_\_ Lisa Lee Pa. ID 78020  
\_\_\_ David Fein Pa. ID 82628  
\_\_\_ Thomas Puleo Pa. ID 27615  
\_\_\_ Jill P. Jenkins Pa. ID 306588  
\_\_\_ Alyk L. Oflazian Pa. ID 312912  
\_\_\_ Matthew K. Fissel Pa. ID 314567  
\_\_\_ Rebecca A. Solarz Pa. ID 315936  
☒ Nora C. Viggiano Pa. ID 320864  
\_\_\_ Lauren B. Karl Pa. ID 88209  
\_\_\_ Matthew J. McClelland Pa. ID 319482

**Attorneys for Plaintiff**

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

|   |  |  |                          |
|---|--|--|--------------------------|
| <b>SHERIFF SERVICE INSTRUCTIONS</b>   |  |  |                          |
| PLAINTIFF/S/<br>BAYVIEW LOAN SERVICING, LLC   |  | COURT NUMBER<br>2016-CV-1401           |                          |
| DEFENDANT/S/<br>CLARA L. BOWMAN and HOWARD W. BOWMAN JR.  |  | TYPE OF WRIT OR COMPLAINT<br>EXECUTION |                          |
| <b>SERVE</b><br><br><b>AT</b>   | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE<br>CLARA L. BOWMAN & HOWARD W. BOWMAN JR.   |  |                          |
|   | ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)<br>1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814 |  |                          |
| SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:<br><br><b>PLEASE POST HANDBILL</b><br><br> |  |  |                          |
| SIGNATURE OF ATTORNEY<br>KML Law Group, P.C.  |  | TELEPHONE NUMBER<br>(215) 825-6344     | DATE<br>February 8, 2017 |
| ADDRESS OF ATTORNEY<br><br>KML Law Group, P.C.<br>Suite 5000 – Mellon Independence Center<br>701 Market Street<br>Philadelphia, PA 19106  |  |  |                          |

## Document Receipt

---

|         |       |                    |             |                   |                       |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 10000 | Carrier / service: | USPS Server | First-Class Mail® | 2/22/2017 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

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Ship to:

LIRAH RESOURCES LTD

701 EAST 2ND STREET

Tracking #: 71901140006000099490

Doc Ref #: 2017ED21

Postage 5.1300

NIXON TX 78140

## Document Receipt

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|         |       |                    |             |                   |                       |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 10000 | Carrier / service: | USPS Server | First-Class Mail® | 2/22/2017 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

## Ship to:

LIRAH RESOURCES LTD

701 EAST 2ND STREET

Tracking #: 71901140006000099490

Doc Ref #: 2017ED21

Postage 5.1300

NIXON TX 78140

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 9999 | Carrier / service: | USPS Server | First-Class Mail® | 2/22/2017 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000099483

Doc Ref #: 2017ED21

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 9998 | Carrier / service: | USPS Server | First-Class Mail® | 2/22/2017 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000099476

Doc Ref #: 2017ED21

Postage 5.1300

PHILADELPHIA PA 19107-4214



## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 9997 | Carrier / service: | USPS Server | First-Class Mail® | 2/22/2017 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000099469

Doc Ref #: 2017ED21

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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|         |      |                    |             |                   |                       |
|---------|------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 9996 | Carrier / service: | USPS Server | First-Class Mail® | 2/22/2017 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|-----------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000099452

Doc Ref #: 2017ED21

Postage 5.1300

HARRISBURG PA 17128

| Document Receipt      |      |                       |                      |                   |
|-----------------------|------|-----------------------|----------------------|-------------------|
| Trans #               | 9996 | Carrier / service:    | USPS Server          | First-Class Mail® |
|                       |      | 2/22/2017 12:00:00 AM |                      |                   |
| Ship to:              |      |                       |                      |                   |
| DEPARTMENT OF REVENUE |      | COMMONWEALTH OF PA    |                      |                   |
| DEPARTMENT 281230     |      | Tracking #:           | 71901140006000099452 |                   |
|                       |      | Doc Ref #:            | 2017ED21             |                   |
|                       |      | Postage               | 5.1300               |                   |
| HARRISBURG            | PA   | 17128                 |                      |                   |

## Document Receipt

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|         |       |                    |             |                   |                       |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 10001 | Carrier / service: | USPS Server | First-Class Mail® | 2/22/2017 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:

CITRUS ENERGY CORP

399 PERRY STREET

CASTLE ROCK CO 80104

Tracking #: 71901140006000099506

Doc Ref #: 2017ED21

Postage 5.1300

Document Receipt

|         |       |                    |             |                   |                       |
|---------|-------|--------------------|-------------|-------------------|-----------------------|
| Trans # | 10001 | Carrier / service: | USPS Server | First-Class Mail® | 2/22/2017 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|-----------------------|

Ship to:  
CITRUS ENERGY CORP  
399 PERRY STREET

|             |                      |
|-------------|----------------------|
| Tracking #: | 71901140006000099506 |
| Doc Ref #:  | 2017ED21             |
| Postage     | 5.1300               |

CASTLE ROCK CO 80104

## Document Receipt

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|         |       |                   |             |                   |                       |
|---------|-------|-------------------|-------------|-------------------|-----------------------|
| Trans # | 10001 | Carrier / service | USPS Server | First-Class Mail® | 2/22/2017 12:00:00 AM |
|---------|-------|-------------------|-------------|-------------------|-----------------------|

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Ship to:

CITRUS ENERGY CORP

399 PERRY STREET

Tracking #: 71901140006000099506

Doc Ref #: 2017ED21

Postage 5.1300

CASTLE ROCK CO 80104

KML LAW GROUP, P.C.  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322 info@kmlawgroup.com

**FIRSTTRUST**

800.220.BANK / firsttrust.com

3-7380/2360

02/09/2017

861044

PAY TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100**

*Sheriff's Office*

*PO Box 380*

*Bloomsburg PA, 17815*

MEMO 161570 Bowman

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

DOLLARS

- MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



*[Signature]*

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈00861044⑈ ⑆23607380⑆ 80 00082795⑈