

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
KERRI L COMSTOCK

Case Number  
2014CV62

PROPERTY ADDRESS  
241 MARTZ STREET, BERWICK, PA 18603

## 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	26833	\$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			\$72.00	\$0.00
02/22/2017	Posting Handbill			\$15.00	\$0.00
02/22/2017	Press Enterprise Inc.			\$1,101.93	\$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			\$255.00	\$0.00
04/26/2017	Service Mileage			\$24.00	\$0.00
04/26/2017	Copies			\$8.50	\$0.00
04/26/2017	Notary Fee			\$10.00	\$0.00
04/26/2017	Tax Claim Search			\$5.00	\$0.00
04/26/2017	Surcharge			\$180.00	\$0.00
				\$1,893.93	\$1,350.00
TOTAL BALANCE:				\$(543.93)	

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

# fax

TO: McCabe, Weisberg & Conway FROM: Sheriff Timothy Chamberlain  
FAX: PAGES: 2  
PHONE: DATE: September 6, 2017  
RE: 241 Martz Street Berwick CC:

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

I received our stay, attached is a cost sheet showing a balance  
due of \$543.93

## TX RESULT REPORT

NAME :  
TEL :  
DATE : SEP.06.2017 08:36

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
3947	TX	001	912157901274	SEP.06	08:35	002	00h00min41s	ECM	OK

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

# fax

TO: McCabe, Weisberg & Conway FROM: Sheriff Timothy Chamberlain

---

FAX: PAGES: 2

---

PHONE: DATE: September 6, 2017

---

RE: 241 Martz Street Berwick CC:

---

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

I received our stay, attached is a cost sheet showing a balance  
due of \$543.93

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 2S06  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX (855) 843-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

September 5, 2017

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC vs. Kerri L. Comstock  
Columbia; C.C.P; No. 2014-cv-62  
Premises: 241 Martz Street, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **September 6, 2017** Sheriff's Sale. I am requesting at this time that you stay this sale. Defendant filed a Chapter 13 bankruptcy on April 28, 2017 in the MIDDLE District of PA., under # 17-bk-01792-JJT.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Heath Summers, Legal Assistant

/hs

**SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625**  
**SHERIFF'S OFFICE-RECEIVED BY:**

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

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

NATIONSTAR MORTGAGE LLC VS KERRI COMSTOCK

NO. 23-2017 ED NO. 62-2014 JD

DATE/TIME OF SALE: *Sept 6*, 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 \$ \_\_\_\_\_

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

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FAX (215) 790-1274

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1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

July 31, 2017

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC vs. Kerri L. Comstock  
Columbia County; C.C.P; No. 2014-cv-62  
Premises: 241 Martz Street, Berwick, PA 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **August 2, 2017** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **September 6, 2017** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Naquiesha Harris, Legal Assistant

/NH

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JACOB M. OTTLEY, ESQUIRE - ID # 319404  
LAUREN M. MOYER, ESQUIRE - ID 320589

123 South Broad Street, Suite 1400  
Philadelphia, PA 19109  
(215) 790-1010

Nationstar Mortgage LLC,	Columbia County
Plaintiff,	Court of Common Pleas
v.	Number: 2014-cv-62
Kerri L. Comstock,	
Defendant.	

**Notice of the Date of Continued Sheriff's Sale**

The Sheriff's Sale scheduled for **August 2, 2017** at 09:00 A.M. in the above-captioned matter has been continued until **September 6, 2017** at 09:00 A.M.

**Certificate of Filing**

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

**Certification of Service**

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Kerri L. Comstock  
241 Martz Street  
Berwick, PA 18603

Date: 7/31/17

**McCABE, WEISBERG & CONWAY, P.C.**

BY: Margaret Gairo  
☒ Margaret Gairo, Esq.      ☐ Andrew L. Markowitz, Esq.  
☐ Heidi R. Spivak, Esq.      ☐ Christine L. Graham, Esq.  
☐ Brian T. LaManna, Esq.      ☐ Ann E. Swartz, Esq.  
☐ Joseph F. Riga, Esq.      ☐ Joseph I. Foley, Esq.  
☐ Celine P. DerKrikorian, Esq.      ☐ Jacob M. Ottley, Esq.  
☐ Lauren M. Moyer, Esq.  
Attorneys for Plaintiff

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

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FOULKSTONE PLAZA  
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FAX 855-425-1980

July 31, 2017

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC vs. Kerri L. Comstock  
Columbia County; C.C.P; No. 2014-cv-62  
Premises: 241 Martz Street, Berwick, PA 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **August 2, 2017** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **September 6, 2017** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Naquiesha Harris, Legal Assistant

/NH

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

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SUITE 102  
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FOULKSTONE PLAZA  
WILMINGTON, DE 19804  
(302) 409-3520  
FAX 855-425-1980

May 2, 2017

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC vs. Kerri L. Comstock  
Columbia County; C.C.P.; No. 2014-cv-62  
Premises: 241 Martz Street, Berwick, PA 18603

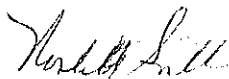
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **May 3, 2017** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **August 2, 2017** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

  
Novlett A. Smith, Legal Assistant

/nas

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

## TELECOPY COVER SHEET

**ROBERT SPIELMAN**ATTORNEY AT LAW  
A PROFESSIONAL CORPORATION

29 EAST MAIN STREET SUITE D BLOOMSBURG PA 17815 • 14 SPRUCE AVENUE WILKES BARRE PA 18705-2214

---

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

---

TO: Columbia County Sheriff

FAX #: 570-389-5625

FROM: Robert Spielman

DATE: May 1, 2017

RE: Keri L McMillan Case # 5:17-bk-01792

Number of pages including this cover page: 2

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

## Comments:

Notice of Bankruptcy Case filing for Chapter 13 Petition filed  
to case no 5:17-bk-01792. Sheriff sale scheduled for Property Address 241 Martz  
Street, Berwick, PA 18603

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 04/28/2017 at 4:03 PM and filed on 04/28/2017.



**Kerri L McMillan**  
241 Martz St  
Berwick, PA 18603  
SSN / ITIN: xxx-xx-3115

The case was filed by the debtor's attorney: The bankruptcy trustee is:

**Robert Spielman**  
14 Spruce Ave  
Plains Township, PA 18705-2214  
570 380-1072

**Charles J DeHart, III (Trustee)**  
8125 Adams Drive, Suite A  
Hummelstown, PA 17036  
717 566-6097

The case was assigned case number 5:17-bk-01792-JJT to Judge John J. Thomas.

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

U.S. Bankruptcy Court  
Middle District of Pennsylvania  
Notice of Bankruptcy Case Filing

The following transaction was received from Robert Spielman entered on 4/28/2017 at 4:03 PM EDT and filed on 4/28/2017

Case Name: Kerri L McMillan

Case Number: 5:17-bk-01792

Document Number: 1

Docket Text:

Chapter 13 Voluntary Petition. Filing fee due in the amount of \$ 310.00 filed by Robert Spielman on behalf of Kerri L McMillan. (Spielman, Robert)

The following document(s) are associated with this transaction:

Document description: Main Document

Original filename:

Petitioner0.pdf

Electronic document Stamp:

[STAMP bkecfStamp\_ID=1009835235 [Date=4/28/2017] [FileNumber=14146829-0] [ba734438c77d2f99bd7327f31b6a4e4fc6001aeab4549a99a5a65a5e3a483b3becbd61955e1d39ab67108ff93a5d9fbc049725c4488f7f1f33db02b94de51688]]

<table>

Document description:Main Document

Original filename:Petitioner0.pdf

Electronic document Stamp:

[STAMP bkecfStamp\_ID=1009835235 [Date=4/28/2017] [FileNumber=14146829-0] [ba734438c77d2f99bd7327f31b6a4e4fc6001aeab4549a99a5a65a5e3a483b3becbd61955e1d39ab67108ff93a5d9fbc049725c4488f7f1f33db02b94de51688]]

5:17-bk-01792 Notice will be electronically mailed to:

Robert Spielman on behalf of Debtor Kerri L McMillan  
bobspielman@yahoo.com, rssecty@yahoo.com

United States Trustee  
ustpreion03.ha.ecf@usdoj.gov

5:17-bk-01792 Notice will not be electronically mailed to:

**TELECOPY COVER SHEET****ROBERT SPIELMAN**

---

ATTORNEY AT LAW  
A PROFESSIONAL CORPORATION

---

29 EAST MAIN STREET SUITE D BLOOMSBURG PA 17815-1804 • 14 SPRUCE AVENUE WILKES BARRE PA 18705-2214  
TELEPHONE 570-824-7784 • FAX 570-784-3429

---

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---

TO: Timothy Chamberlain  
Columbia County Sheriff

FAX No. 570 389 5625

FROM: Robert Spielman

DATE: April 28, 2017

SUBJECT:

Number of pages including this cover page: 2

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

Comments:

Notice of Bankruptcy Filing for Kerri L McMillan -

NationStar Mortgage v McMillan - think the number is still 2014 CV 62 - Scheduled for sale on 5/2/17

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.00</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>8.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>542.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1101.93</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1351.93</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>

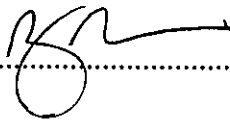
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2155.93

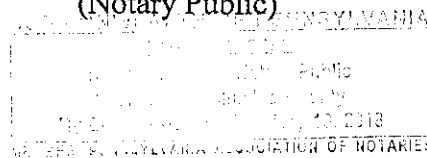
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } S<sup>c</sup>

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 April 12, 19, 26, 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 26<sup>th</sup> day of April 2017.....

.....  
(Notary Public)



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

.....

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
KERRI L COMSTOCK

Case Number  
2014CV62

## SHERIFF'S RETURN OF SERVICE

03/27/2017 05:32 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 241 MARTZ STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

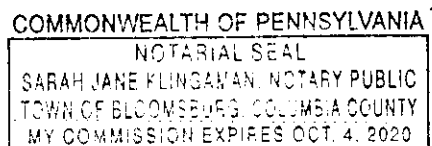
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 28, 2017

NOTARY

Affirmed and subscribed to before me this

28TH day of MARCH, 2017



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
COMSTOCK, KERRI L

Case Number  
2014CV62

## 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)

**Final Service:**

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

**Primary Address:** 241 MARTZ STREET  
BERWICK, PA 18603

**Adult In Charge:**

**Phone:** **DOB:**

**Relation:**

**Alternate Address:**

**Date:** 3-27-17 **Time:** 17:32

**Phone:**

**Deputy:** 6 **Mileage:**

**Attorney / Originator:**

**Name:** MCCABE, WEISBERG & CONWAY PC

**Phone:** 215-790-1010

**Service Attempts:**

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

**Service Attempt Notes:**

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

2014CV62

2014CV62

241 MARTZ STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
KERRI L COMSTOCK

Case Number  
2014CV62

## SHERIFF'S RETURN OF SERVICE

02/24/2017 12:50 PM - DEPUTY SCOTT MAYERNICK, 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 JIM MCMILLAN HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR KERRI L COMSTOCK AT 241 MARTZ STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 27, 2017

NOTARY

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

Affirmed and subscribed to before me this

27TH day of FEBRUARY, 2017

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

**Tax Notice** 2017 County & Municipality

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  
03/01/2017BILL NO.  
3096

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,973	11.285	198.77	202.83	223.11
SINKING		.35	6.16	6.29	6.92
FIRE		1.25	22.02	22.47	23.59
LIGHT		1.25	22.02	22.47	23.59
BORO RE		14.1	248.35	253.42	266.09
The discount & penalty have been calculated for your convenience			497.32	507.48	543.30
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

COLE ROBERT P  
1241 FERRIS AVE  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04D-08 -279-00,000  
1241 FERRIS AVE  
.1653 Acres Land 2,880  
Buildings 15,093  
Total Assessment 17,973

This tax returned  
to courthouse on:  
January 1, 2018

FILE COPY

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

**Tax Notice** 2017 County & Municipality

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  
03/01/2017BILL NO.  
6219

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,535	11.285	193.92	197.88	217.67
SINKING		.35	6.02	6.14	6.75
FIRE		1.25	21.48	21.92	23.02
LIGHT		1.25	21.48	21.92	23.02
BORO RE		14.1	242.30	247.24	259.60
The discount & penalty have been calculated for your convenience			485.20	495.10	530.06
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

STOUT DELORES M  
KERRI L COMSTOCK  
P O BOX 1081  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04A-01 -009-00,000  
241 MARTZ ST  
.2663 Acres Land 4,640  
Buildings 12,895  
Total Assessment 17,535

This tax returned  
to courthouse on:  
January 1, 2018

FILE COPY

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

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
 MARGARET GAIRO, ESQUIRE - ID # 34419  
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
 ANN E. SWARTZ, ESQUIRE - ID # 201926  
 JOSEPH F. FIGA, ESQUIRE - ID # 57716  
 JOSEPH L. FOLEY, ESQUIRE - ID # 314675  
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
 Philadelphia, Pennsylvania 19109  
 (215) 790-1010

**CIVIL ACTION LAW**

Nationstar Mortgage LLC

v.

Kerri L. Comstock

COURT OF COMMON PLEAS  
 COLUMBIA COUNTY

Number 2014-cv-62

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

Kerri L. Comstock  
 241 Martz Street  
 Berwick, Pennsylvania 18603

Your house (real estate) at **241 Martz Street, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on May 3<sup>rd</sup> 2017 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$68,785.23 obtained by Nationstar Mortgage LLC against the above premises.

**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 canceled if you pay to Nationstar Mortgage LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice 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 TAKE PLACE**

**KML Law Group, P.C.**

Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

WILMINGTON TRUST, NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY  
AS TRUSTEE FOR MFRA TRUST 2014-2, C/O  
MFRESIDENTIAL ASSETS I LLC  
350 Park Avenue, 20th FL  
New York, NY 10022-0000

Plaintiff

vs.

ROBERT P. COLE  
Mortgagor(s) and Record Owner(s)  
1241 Ferris Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2014-CV-1656

**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: COLE, ROBERT P.  
**ROBERT P. COLE**  
1241 Ferris Avenue  
Berwick, PA 18603

Your house at 1241 Ferris Avenue, Berwick, PA 18603 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 \$83,984.50 obtained by WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, C/O MFRESIDENTIAL ASSETS I 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 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, C/O MFRESIDENTIAL ASSETS I 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 162845FC). 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  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760 or 877-515-7079  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375



February 28, 2017

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

**NATIONSTAR MORTGAGE, LLC**

**VS.**

**KERRI L. COMSTOCK**

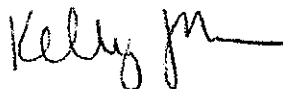
**NO: 2014-CV-62**

Dear Timothy:

The amount due on the sewer account #100160 for the property located at 241 Martz Street, Berwick Pa through June 30, 2017 is \$463.30.

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

Sincerely,



Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

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

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
COMSTOCK, KERRI L

Case Number  
2014CV62

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:** 23

**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:** KERRI L COMSTOCK

**Primary Address:** 241 MARTZ STREET  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:** Jim McMillan

**Relation:** Husband

**Date:** 2-21-17 **Time:** 12:50

**Deputy:** 3 **Mileage:**

### Attorney / Originator:

**Name:** MCCABE, WEISBERG & CONWAY PC

**Phone:** 215-790-1010

### Service Attempts:

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

### Service Attempt Notes:

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

COMSTOCK, KERRI L

2014CV62

241 MARTZ STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
COMSTOCK, KERRI L

Case Number  
2014CV62

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:** 23

**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:** 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:**

**Relation:**

**Date:** 2-24-17

**Time:** 13:00

**Deputy:** 3

**Mileage:**

### Attorney / Originator:

**Name:** MCCABE, WEISBERG & CONWAY PC

**Phone:** 215-790-1010

### Service Attempts:

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

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2014CV62

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
COMSTOCK, KERRI L

Case Number  
2014CV62

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 23

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: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 2-24-17 Time: 11:30

Deputy: 3 Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BERWICK AREA JOINT SE

2014CV62

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 02/27/2017

Fee: \$5.00

Cert. NO: 26897

STOUT DELORES M  
KERRI L COMSTOCK  
P O BOX 1081  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20041 -1077  
Location: 241 MARTZ ST  
Parcel Id: 04A-01 -009-00,000

Assessment: 17,535  
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.

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
FAX (914) 636-8901

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 2S06  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

March 30, 2017

Prothonotary's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Re: Nationstar Mortgage LLC vs. Kerri L. Comstock  
Columbia County, No. 2014-cv-62  
Premises: 241 Martz Street, Berwick, PA 18603

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on May 3, 2017.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Daniel DellaPenna, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/DDP

cc: Office of the Sheriff/Real Estate Division

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
 MARGARET GAIRO, ESQUIRE - ID # 34419  
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
 ANN E. SWARTZ, ESQUIRE - ID # 201926  
 JOSEPH F. RIGA, ESQUIRE - ID # 57716  
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109  
 (215) 790-1010

Nationstar Mortgage LLC,

Plaintiff,

v.

Kerri L. Comstock,

Defendant.

Columbia County  
 Court of Common Pleas

Number: 2014-cv-62

**AFFIDAVIT OF SERVICE**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 30th day of March, 2017, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 30<sup>th</sup> DAY

OF April, 20 17

NOTARY PUBLIC

DATE: 4/20/17

McCABE, WEISBERG &amp; CONWAY, P.C.

BY:

☐ Terrence J. McCabe, Esq.☐ Andrew L. Markowitz, Esq.☐ Christine L. Graham, Esq.☐ Ann E. Swartz, Esq.☐ Joseph I. Foley, Esq.☒ Jacob M. Ottley, Esq.☐ Margaret Gairo, Esq.☐ Heidi R. Spivak, Esq.☐ Brian T. LaManna, Esq.☐ Joseph F. Riga, Esq.☐ Celine P. DerKrikorian, Esq.

Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 BARBARA J. MOYER, NOTARY PUBLIC  
 CITY OF PHILADELPHIA, PHILADELPHIA COUNTY  
 MY COMMISSION EXPIRES JAN. 12, 2018

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Nationstar Mortgage LLC,	Columbia County
Plaintiff,	Court of Common Pleas
v.	
Kerri L. Comstock,	Number: 2014-cv-62
Defendant.	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 241 Martz Street, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

## 1. Name and address of Owner or Reputed Owner

Name	Address
Kerri L. Comstock	241 Martz Street Berwick, PA 18603

## 2. Name and address of Defendant in the judgment:

Name	Address
Kerri L. Comstock	241 Martz Street Berwick, Pennsylvania 18603

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

Name	Address
Plaintiff herein	

First National Bank of Berwick	111 West Front Street Berwick, PA 8603
--------------------------------	---

First National Bank of Berwick c/o Beth L. Sindaco, Esquire	17 Carey Avenue Wilkes-Barre, PA 18702
--	---

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

Name	Address
------	---------

Plaintiff herein	
------------------	--

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

Name	Address
------	---------

None	
------	--

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

Name	Address
------	---------

Fairview Estates Associates	R R 2 Box 181 Turbotville, PA 17772-9739
-----------------------------	---

Fairview Estates, LLP	3905 N Front St Harrisburg, PA 17110
-----------------------	---

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:

Name	Address
------	---------

Tenants/Occupants	241 Martz Street Berwick, Pennsylvania 18603
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
---------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
---	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
---	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America  
c/o Atty General of the United  
States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

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

Date: 4/18/17

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input checked="" type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Brian T. LaManna, Esq.
<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Celine P. DerKrikorian, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

Nationstar Mortgage LLC v. Kerri L. Comstock  
Columbia County; Number: 2014-cv-62

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Nationstar Mortgage LLC,  Plaintiff,  v.  Kerri L. Comstock,  Defendant.	Columbia County Court of Common Pleas   Number: 2014-cv-62
--	--

DATE: March 30, 2017

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNERS: Kerri L. Comstock

PROPERTY: 241 Martz Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$68,785.23

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **May 3, 2017 at 9:00 a.m.** in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

*This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
COMSTOCK, KERRI L

Case Number  
2014CV62

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice

**Zone:** 23

**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:** 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:** MICHELLE SALTOR

**Relation:** CLEUL

**Date:** 0/07/17 **Time:** 0814

**Deputy:** 4 **Mileage:**

### Attorney / Originator:

**Name:** MCCABE, WEISBERG & CONWAY PC

**Phone:** 215-790-1010

### Service Attempts:

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

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV62 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
COMSTOCK, KERRI L

Case Number  
2014CV62

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 23

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: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DEB MILLER

Relation: CLERK

Date: 2/27/17

Time: 0805

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2014CV62

PO BOX 380, BLOOMSBURG, PA 17815

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: 1099319  
Description: KERRI L COMSTOCK  
**SHERIFF SALE**  
Run Dates: 04/12/17 to 04/26/17  
Class: 2  
Agate Lines: 201  
Blind Box:

**Total Ad Cost \$1,101.93**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/12/17	04/26/17	3	\$1,101.93

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV62

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 those two (2) certain town lots, pieces and parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of Lot No. 49 on the Northerly side of Martz Avenue; thence along line of said lot North Nineteen (19) degrees West One Hundred and Forty-five (145) feet to an alley; thence along same North Seventy-one (71) degrees East Eighty (80) feet to line of Lot No. 46; thence along same South Nineteen (19) degrees East One Hundred and Forty-five (145) feet to Martz Avenue; thence along same South Seventy-one (71) degrees West Eighty (80) feet to the place of beginning. The above premises being Lots No. 47 and No. 48 on the plan of Fairview Terrace, and BEING KNOWN AS: 241 MARTZ STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D.#: 04A-01-009

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING  
BEING THE SAME PREMISES WHICH

Melissa K. Titman McLaughlin, executrix of the last will and testament of Raymond L. Titman, Sr. a/k/a Raymond L. Titman by deed dated September 16, 2004 and recorded September 24, 2004 in Instrument Number 200411077, granted and conveyed unto Delores N. Stout and Kerri L. Comstock. The said Delores N. Stout died on December 25, 2010 thereby vesting title in Kerri L. Comstock by operation of law.

PROPERTY ADDRESS: 241 MARTZ STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-01-009

Seized and taken into execution to be sold as the property of KERRI L COMSTOCK in suit of NATIONSTAR MORTGAGE 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:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV62

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 those two (2) certain town lots, pieces and parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of Lot No. 49 on the Northerly side of Martz Avenue; thence along line of said lot North Nineteen (19) degrees West One Hundred and Forty-five (145) feet to an alley; thence along same North Seventy-one (71) degrees East Eighty (80) feet to line of Lot No. 46; thence along same South Nineteen (19) degrees East One Hundred and Forty-Five (145) feet to Martz Avenue; thence along same South Seventy-one (71) degrees West Eighty (80) feet to the place of beginning.

The above premises being Lots No. 47 and No. 48 on the plan of Fairview Terrace, and

BEING KNOWN AS: 241 MARTZ STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D.#: 04A-01-009

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

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PROPERTY ADDRESS: 241 MARTZ STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-01-009

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Seized and taken into execution to be sold as the property of KERRI L COMSTOCK in suit of NATIONSTAR MORTGAGE LLC.

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Attorney for the Plaintiff:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

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

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 and Rule 3257

Nationstar Mortgage LLC

Plaintiff

v.

Kerri L. Comstock

Defendant

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2017 Term 23 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2014-cv-62 Term \_\_\_\_\_ J.D.

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 241 Martz Street, Berwick, Pennsylvania 18603

Amount Due \$ 68,785.23

Interest from 01/31/17 to DATE OF SALE \$

plus \$11.31 per diem thereafter

(Costs to be added)

Total \$

Dated: Feb 17, 2017  
(SEAL)

Barbara N. Jurek / 18  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: Stephen A. Avey Deputy

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

## LEGAL DESCRIPTION

**ALL** those two (2) certain town lots, pieces and parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

**BEGINNING** at the Southeast corner of Lot No. 49 on the Northerly side of Martz Avenue; thence along line of said lot North Nineteen (19°) degrees West One Hundred and Forty-five (145) feet to an alley; thence along same North Seventy-one (71°) degrees East Eighty (80) feet to line of Lot No. 46; thence along same South Nineteen (19°) degrees East One Hundred and Forty-five (145) feet to Martz Avenue; thence along same South Seventy-one (71°) degrees West Eighty (80) feet to the place of beginning.

The above premises being Lots No. 47 and No. 48 on the plan of Fairview Terrace, and

BEING KNOWN AS: 241 MARTZ STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04A-01-009

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

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REAL DEBT: \$68,785.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KERRI L. COMSTOCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

04A-01-009

Bwk Boro

## REAL ESTATE OUTLINE

ED # 2017E0 23

DATE RECEIVED 2-17-17  
DOCKET AND INDEX 2014 CV 62

### 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>268633</u>

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

SALE DATE May 5<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

Nationstar Mortgage LLC

v.

Kerri L. Comstock

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2014-cv-62

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

Kerri L. Comstock  
241 Martz Street  
Berwick, Pennsylvania 18603

Your house (real estate) at 241 Martz Street, Berwick, Pennsylvania 18603 is scheduled to be sold at Sheriff's Sale on May 3<sup>rd</sup> 2017 at 9.00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$68,785.23 obtained by Nationstar Mortgage LLC against the above premises.

**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 canceled if you pay to Nationstar Mortgage LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice 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 TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE  
Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760**

**ASSOCIATION DE LICENCIADOS  
Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760**

## LEGAL DESCRIPTION

**ALL** those two (2) certain town lots, pieces and parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

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The above premises being Lots No. 47 and No. 48 on the plan of Fairview Terrace, and

BEING KNOWN AS 241 MARTZ STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04A-01-009

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REAL DEBT: \$68,785.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KERRI L. COMSTOCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG & CONWAY, P.C.****Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARGARET GAIRO, ESQUIRE - ID # 34419  
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HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Nationstar Mortgage LLC

Plaintiff

v.

Kerri L. Comstock

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2014-cv-62

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 241 Martz Street, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
Kerri L. McMillan aka Kerri L. Comstock	241 Martz Street Berwick, Pennsylvania 18603

2. Name and address of Defendant in the judgment:

Name	Address
Kerri L. Comstock	241 Martz Street Berwick, Pennsylvania 18603

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

Name	Address
Plaintiff herein	
First National Bank of Berwick	111 West Front Street Berwick, Pennsylvania 18603

First National Bank of Berwick c/o Beth L. Sindaco, Esquire	17 Carey Avenue Wilkes-Barre, Pennsylvania 18702
--	---

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

None

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

Name	Address
------	---------

None

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:

Name	Address
------	---------

Tenants/Occupants	241 Martz Street Berwick, Pennsylvania 18603
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

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

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

PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
--	---

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
---	---

United States of America

Internal Revenue Service  
Technical Support Group  
William Green Federal Building  
Room 3259  
600 Arch Street  
Philadelphia, PA 19106

Domestic Relations of Columbia  
County

11 West Main Street  
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse  
35 West Main Street  
Basement Level  
Bloomsburg, PA 17815

Commonwealth of PA  
Department of Revenue

Bureau of Compliance  
Department 280946  
Harrisburg, PA 17128-0946  
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503

United States of America c/o  
Att: General of the United States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Att: General of the United States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

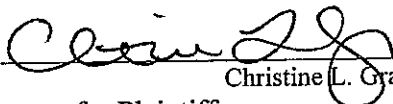
Address

None

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.

2/7/17  
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:   
Christine L. Graham, Esq.  
Attorneys for Plaintiff

## LEGAL DESCRIPTION

**ALL** those two (2) certain town lots, pieces and parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania; bounded and described as follows:

**BEGINNING** at the Southeast corner of Lot No. 49 on the Northerly side of Martz Avenue; thence along line of said lot North Nineteen (19°) degrees West One Hundred and Forty-five (145) feet to an alley; thence along same North Seventy-one (71°) degrees East Eighty (80) feet to line of Lot No. 46; thence along same South Nineteen (19°) degrees East One Hundred and Forty-five (145) feet to Martz Avenue; thence along same South Seventy-one (71°) degrees West Eighty (80) feet to the place of beginning.

The above premises being Lots No. 47 and No. 48 on the plan of Fairview Terrace, and

BEING KNOWN AS 241 MARTZ STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04A-01-009

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Melissa K. Titman McLaughlin, executrix of the last will and testament of Raymond L. Titman, Sr. a/k/a Raymond L. Titman by deed dated September 16, 2004 and recorded September 24, 2004 in Instrument Number 200411077, granted and conveyed unto Delores M. Stout and Kerri L. Comstock. The said Delores M. Stout died on December 25, 2010 thereby vesting title in Kerri L. Comstock by operation of law.

REAL DEBT: \$68,785.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KERRI L. COMSTOCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

No. 2017 Term 23 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2014-cv-62 Term \_\_\_\_\_ J.D.

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA**

Nationstar Mortgage LLC

v.

Kerri L. Comstock

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

---

**Costs**

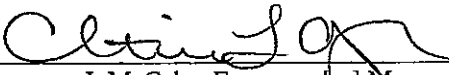
Pro. Pd.

Judg. Fee

Cr.

Sat.

**McCABE, WEISBERG & CONWAY, P.C.**

BY:   

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input checked="" type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Brian T. LaManna, Esq.
<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Celine P. DerKrikorian, Esq.
<input type="checkbox"/> Jacob M. Otley, Esq.	

Attorneys for Plaintiff

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KERRI L. COMSTOCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 TO 3183 and Rule 3257**

Nationstar Mortgage LLC

Plaintiff

v.

Kerri L. Comstock

Defendant

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

No. 2017 Term 23 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2014-cv-62 Term \_\_\_\_\_ J.D.

**WRIT OF EXECUTION  
MORTGAGE FORECLOSURE**

**Commonwealth of Pennsylvania:**

**County of Columbia**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 241 Martz Street, Berwick, Pennsylvania 18603

Amount Due \$ 68,785.23

Interest from 01/31/17 to DATE OF SALE \$

\_\_\_\_\_ plus \$11.31 per diem thereafter

(Costs to be added)

Total \$

Dated: Feb. 17, 2017  
(SEAL)

Barbara N. Juretti IS  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: Stephen J. Juretti Deputy

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

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Kerri L. Comstock

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**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

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**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

☐ Terrence J. McCabe, Esq.

☐ Andrew L. Markowitz, Esq.

☒ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Jacob M. Ottley, Esq.

Attorneys for Plaintiff

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☐ Brian T. LaManna, Esq.

☐ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

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**P.R.C.P. 3180 TO 3183 and Rule 3257**

Nationstar Mortgage LLC

Plaintiff

v.

Kerri L. Comstock

Defendant

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No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2014-cv-62 Term \_\_\_\_\_ J.D.

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(Costs to be added)

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(SEAL)

Barbara N. Jurek 185  
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123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARGARET GAIR, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. FIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JACOB M. GITTLE, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

Nationstar Mortgage LLC

v.

Kerri L. Comstock

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2014-cv-62

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

Kerri L. Comstock  
241 Martz Street  
Berwick, Pennsylvania 18603

Your house (real estate) at **241 Martz Street, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on May 3<sup>rd</sup> 2017 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$68,785.23 obtained by Nationstar Mortgage LLC against the above premises.

**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 canceled if you pay to Nationstar Mortgage LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice 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 TAKE PLACE**

## LEGAL DESCRIPTION

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McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**Attorneys for Plaintiff**

I hereby certify that this Affidavit was  
filed with the court on

\_\_\_\_\_  
(Date)

By: \_\_\_\_\_  
(Attorney Signature)

\_\_\_\_\_  
(Attorney Printed Name)

McCabe, Weisberg & Conway, P.C.

Nationstar Mortgage LLC  
Plaintiff

v.

Kerri L. Comstock  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2014-cv-62

2017 - CV - 23

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Kerri L. Comstock, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, *et seq.*; and that the Defendant, Kerri L. Comstock, is over eighteen (18) years of age, and resides as follows:

Kerri L. Comstock,  
241 Martz Street  
Berwick, Pennsylvania 18603

SWORN AND SUBSCRIBED

BEFORE ME THIS 7<sup>th</sup> DAY

OF February, 2017

Kelli K. Keller  
NOTARY PUBLIC

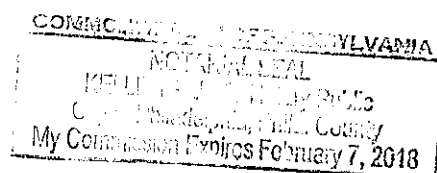
Date: 2/7/17

**McCABE, WEISBERG & CONWAY, P.C.**

BY: Celine P. DerKrikorian

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input checked="" type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Brian T. LaManna, Esq.
<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
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Attorneys for Plaintiff



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(215) 790-1010

**Attorneys for Plaintiff**

I hereby certify that this Affidavit was  
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\_\_\_\_\_  
(Date)

By: \_\_\_\_\_  
(Attorney Signature)

\_\_\_\_\_  
(Attorney Printed Name)

McCabe, Weisberg & Conway, P.C.

Nationstar Mortgage LLC  
Plaintiff

v.

Kerri L. Comstock  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2014-cv-62

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Kerri L. Comstock, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, *et seq.*; and that the Defendant, Kerri L. Comstock, is over eighteen (18) years of age, and resides as follows:

Kerri L. Comstock,  
241 Martz Street  
Berwick, Pennsylvania 18603

SWORN AND SUBSCRIBED

BEFORE ME THIS 7<sup>th</sup> DAY

OF February, 2017

Kellie Keller  
NOTARY PUBLIC

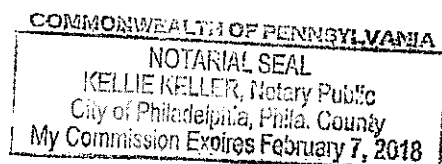
Date: 2/7/17

**McCABE, WEISBERG & CONWAY, P.C.**

BY: Celine P. Derkrikorian

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input checked="" type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Brian T. LaManna, Esq.
<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Celine P. Derkrikorian, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff



## LEGAL DESCRIPTION

**ALL** those two (2) certain town lots, pieces and parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

**BEGINNING** at the Southeast corner of Lot No. 49 on the Northerly side of Martz Avenue; thence along line of said lot North Nineteen (19°) degrees West One Hundred and Forty-five (145) feet to an alley; thence along same North Seventy-one (71°) degrees East Eighty (80) feet to line of Lot No. 46; thence along same South Nineteen (19°) degrees East One Hundred and Forty-five (145) feet to Martz Avenue; thence along same South Seventy-one (71°) degrees West Eighty (80) feet to the place of beginning.

The above premises being Lots No. 47 and No. 48 on the plan of Fairview Terrace, and

BEING KNOWN AS 241 MARTZ STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04A-01-009

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Melissa K. Titman M. Laughlin, executrix of the last will and testament of Raymond L. Titman, Sr. a/k/a Raymond L. Titman by deed dated September 16, 2004 and recorded September 24, 2004 in Instrument Number 200411077, granted and conveyed unto Delores M. Stout and Kerri L. Comstock. The said Delores M. Stout died on December 25, 2010 thereby vesting title in Kerri L. Comstock by operation of law.

REAL DEBT: \$68,785.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KERRI L. COMSTOCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 2S09  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX (855) 845-2584

SUITE 102  
1407 FOULK ROAD  
FOULKSTONE PLAZA  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

February 6, 2017

Sheriff's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC vs. Kerri L. Comstock  
Columbia County, Number 2014-cv-62  
Premises: 241 Martz Street, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

Please serve the Notice of Sale upon Defendant(s) as follows:

- Kerri L. Comstock, 241 Martz Street, Berwick, PA 18603

Very truly yours,

Seth Hamrick, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/sh  
Enclosures

### **SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, and being known as 241 Martz Street, Berwick, Pennsylvania 18603.

TAX MAP AND PARCEL NUMBER:04A-01-009

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$68,785.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kerri L. Comstock

McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Nationstar Mortgage LLC  
Plaintiff  
v.  
Kerri L. Comstock  
Defendant

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2014-cv-62

TO: Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

**INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:

**241 Martz Street, Berwick, Pennsylvania 18603**  
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Kerri L. Comstock  
241 Martz Street  
Berwick, Pennsylvania 18603

**WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

2/7/17  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input checked="" type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Brian T. LaManna, Esq.
<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Celine P. DerKrikorian, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

## LEGAL DESCRIPTION

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BEING THE SAME PREMISES WHICH

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REAL DEBT: \$68,785.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KERRI L. COMSTOCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
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**CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673**  
**JACOB M. OTTLEY, ESQUIRE - ID # 319404**

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Nationstar Mortgage LLC  
Plaintiff

v.

Kerri L. Comstock  
Defendant

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2014-cv-62

TO: Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
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Kerri L. Comstock  
241 Martz Street  
Berwick, Pennsylvania 18603

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Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

2/7/17  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
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<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Celine P. DerKrikorian, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

**LEGAL DESCRIPTION**

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REAL DEBT: \$68,785.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KERRI L. COMSTOCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109



Status Report  
Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]

Birth Date:

Last Name: COMSTOCK

First Name: KERRI

Middle Name: L.

Active Duty Status As Of: Feb-07-2017

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

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

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

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

*Mary M. Snavelly-Dixon*

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite C4E25  
Arlington, VA 22350

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: GBG3FBA3Z49B900



**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]

Birth Date:

Last Name: STOUTFirst Name: DELORESMiddle Name: M.Active Duty Status As Of: Feb-07-2017

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

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
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This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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

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Certificate ID: NB948343749BJ20

## LEGAL DESCRIPTION

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TAX I.D. #: 04A-01-009

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BEING THE SAME PREMISES WHICH

Melissa K. Titman M:Laughlin, executrix of the last will and testament of Raymond L. Titman, Sr. a/k/a Raymond L. Titman by deed dated September 16, 2004 and recorded September 24, 2004 in Instrument Number 200411077, granted and conveyed unto Delores M. Stout and Kerri L. Comstock. The said Delores M. Stout died on December 25, 2010 thereby vesting title in Kerri L. Comstock by operation of law.

REAL DEBT: \$68,785.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KERRI L. COMSTOCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

## Document Receipt

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Trans #	9994	Carrier / service:	USPS Server	First-Class Mail®	2/22/2017 12:00:00 AM
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Ship to:

U.S. DEPT OF JUSTICE ROOM 4400

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000099438

Doc Ref #: 2017ED23

Postage 5.1300

WASHINGTON DC 20530

## Document Receipt

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Trans #	9994	Carrier / service:	USPS Server	First-Class Mail®	2/22/2017 12:00:00 AM
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Ship to:

U.S. DEPT OF JUSTICE ROOM 4400

950 PENNSYLVANIA AVE NW

WASHINGTON DC 20530

Tracking #: 71901140006000099438

Doc Ref #: 2017ED23

Postage 5.1300

## Document Receipt

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Trans #	9993	Carrier / service:	USPS Server	First-Class Mail®	2/22/2017 12:00:00 AM
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Ship to:

U.S. DEPT OF JUSTICE ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000099421

Doc Ref #: 2017ED23

Postage 5.1300

WASHINGTON DC 20530

## Document Receipt

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Trans #	9993	Carrier / service:	USPS Server	First-Class Mail®	2/22/2017 12:00:00 AM
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Ship to:

U.S. DEPT OF JUSTICE ROOM 5111

950 PENNSYLVANIA AVE NW

Tracking #: 71901140006000099421

Doc Ref #: 2017ED23

Postage 5.1300

WASHINGTON DC 20530

## Document Receipt

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Trans #	9992	Carrier / service:	USPS Server	First-Class Mail®	2/22/2017 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

MIDDLE DISTRICT OF PA

235 N WASHINGTON AVE

SCRANTON PA 18503

Tracking #: 71901140006000099414

Doc Ref #: 2017ED23

Postage 5.1300

Document Receipt

Trans #	9991	Carrier / service:	USPS Server	First-Class Mail®	2/22/2017 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #:	71901140006000099407		
		Doc Ref #:	2017ED23		
		Postage	5.1300		
PHILADELPHIA PA 19107-4214					

## Document Receipt

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Trans #	9991	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 #: 71901140006000099407

Doc Ref #: 2017ED23

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9991	Carrier / service:	USPS Server	First-Class Mail®	2/22/2017 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #:	71901140006000099407		
		Doc Ref #:	2017ED23		
		Postage	5.1300		
PHILADELPHIA PA 19107-4214					

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Trans #	9991	Carrier / service:	USPS Server	First-Class Mail®	2/22/2017 12:00:00 AM
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PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #:	71901140006000099407		
		Doc Ref #:	2017ED23		
		Postage	5.1300		
PHILADELPHIA PA		19107-4214			

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000099391

Doc Ref #: 2017ED23

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9989	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 #:	71901140006000099384		
		Doc Ref #:	2017ED23		
		Postage	5.1300		
HARRISBURG PA 17128					

## Document Receipt

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Trans #	9989	Carrier / service:	USPS Server	First-Class Mail®	2/22/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000099384

Doc Ref #: 2017ED23

Postage 5.1300

HARRISBURG PA 17128

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



PNC BANK

55-760/312

2686.

NO. 268633

One thousand three hundred fifty and NO/100

PAY:

DATE

02/14/2017

AMOUNT

\$1,350.00

TO THE

Sheriff of Columbia County

ORDER

PA

OF

ATTORNEY'S ACCOUNT  
VOID AFTER 90 DAYS



Listing Prop for Sheriff Sale(108-2243) - Stout, Estate Of Delores

*Peter J. Mares*

268633 031207607 8026350267