

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2015CV1416

PROPERTY ADDRESS  
1626 FAIRVIEW AVENUE, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
03/28/2017	Advance Fee	Advance Fee	100444	\$0.00	\$1,350.00
03/28/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
03/28/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
03/28/2017	Crying Sale			\$10.00	\$0.00
03/28/2017	Docketing			\$15.00	\$0.00
03/28/2017	Levy			\$15.00	\$0.00
03/28/2017	Mailing Costs			\$54.00	\$0.00
03/28/2017	Posting Handbill			\$15.00	\$0.00
03/28/2017	Press Enterprise Inc.			\$1,036.77	\$0.00
03/28/2017	Sheriff Automation Fund			\$50.00	\$0.00
03/28/2017	Web Posting			\$100.00	\$0.00
06/02/2017	Service			\$225.00	\$0.00
06/02/2017	Service Mileage			\$24.00	\$0.00
06/02/2017	Copies			\$7.50	\$0.00
06/02/2017	Notary Fee			\$15.00	\$0.00
06/02/2017	Tax Claim Search			\$5.00	\$0.00
06/02/2017	Surcharge			\$160.00	\$0.00
				<b>\$1,764.77</b>	<b>\$1,350.00</b>

**TOTAL BALANCE: \$(414.77)**

103825

**UDREN LAW OFFICES, PC**

PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER

103825

Four Hundred Fourteen and 77/100\*\*\*\*\*

DATE

AMOUNT

June 29, 2017

\*\*\*\*\*414.77

**PAY  
TO THE  
ORDER  
OF**

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

VOID AFTER 90 DAYS



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

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

⑈ 103825⑈ ⑆ 236075689⑆ 9500077186⑈

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

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

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5100  
(FX) 856-669-5399  
[www.udren.com](http://www.udren.com)

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

Sent via fax # (570)389-5625

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

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

vs.

**BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER  
BRYAN YODER, KNOWN HEIR OF EARL E. YODER  
ALFONSO P. KORUS**

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

**Columbia County  
Docket No.: 2015-CV-1416  
Premises: 1626 Fairview Avenue, Borough of Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for **08/02/2017**, on behalf of the Plaintiff.

Sale is stayed for the following reason:

### **Due Diligence**

Amount collected in consideration of stay: **\$0.00**

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

Sincerely,  
Udren Law Offices, P.C.

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

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

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

**May 17, 2017**

Sent via fax #(570)389-5625

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

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

vs.

**BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER**

**BRYAN YODER, KNOWN HEIR OF EARL E. YODER**

**ALFONSO P. KORUS**

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

**Columbia County**  
Docket No.: **2015-CV-1416**  
Premises: **1626 Fairview Avenue, Borough of Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **06/07/2017** to **8/2/17**, on behalf of the Plaintiff.

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

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

**MJU#: 13030090 CASE#: 13030090-1**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

THE BANK OF NEW YORK VS EARL YODER & ALFONSO KORUS

NO. 26-2017 ED

NO. 1416-2015 JD

DATE/TIME OF SALE: JUNE 7, 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 \$ \_\_\_\_\_

# SHERIFF'S SALE COST SHEET

26  
15-1416

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>498.00</u>

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

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

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


MUNICIPAL FEES DUE:		
SEWER 20__	\$ <u>108.00</u>	
WATER 20__	\$ _____	
TOTAL *****		\$ <u>108.00</u>

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

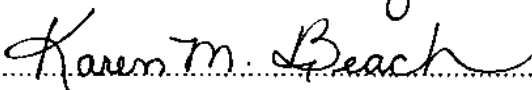
TOTAL COSTS (OPENING BID) \$ 2134.77

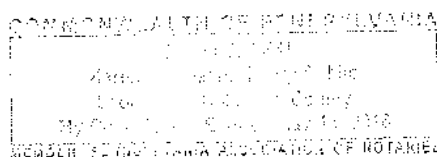
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

James T. Micklow 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 May 17, 24 & 31, 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 31<sup>st</sup> day of May, 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.

.....

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

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

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(FX) 954-378-1758

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

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

vs.

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

**Columbia County C.C.P. No. 2015-CV-1416  
MJU#: 13030090 CASE#: 13030090-1**

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,  
**Jodie Boos**  
Foreclosure Specialist  
Udren Law Offices, PC

MJU/  
Enclosures



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

pleadings@udren.com

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

Plaintiff

v.

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

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE  
FORECLOSURE

NO. 2015-CV-1416

**CERTIFICATE OF FILING**

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County  
a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

5/19/17

BY: 

Attorney for Plaintiff

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

Morris A. Scott, Esquire  
PA ID# 83687

MJU#: 13030090 CASE#: 13030090-1

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE  
FORECLOSURE

NO. 2015-CV-1416

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

The Sheriff's Sale scheduled for 06/07/2017 at 09:00 AM in the above-captioned matter  
has been continued until 8/2/17 at 9:00 A.M.

Date:

5/19/17

BY:

Attorney for Plaintiff

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

Morris A. Scott, Esquire  
PA ID# 83587

MJU#: 13030090 CASE#: 13030090-1

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1**

Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praccipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B"
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: \_\_\_\_\_

UDREN LAW OFFICES, P.C.

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

Attorneys for Plaintiff

ELIZABETH L. WASSALL, ESQ.  
PA ID 77788

MJU#: 13030090 CASE#: 13030090-1

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

**ATTORNEY FOR PLAINTIFF**

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

**Plaintiff**

**v.**

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

**MORTGAGE  
FORECLOSURE**

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

**Defendant(s)**

**NO. 2015-CV-1416**

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

**The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:**

**1626 Fairview Avenue, Borough of Berwick, PA 18603**

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

**Brenda Berlin, Known Heir of Earl E. Yoder  
207 Ida Street  
Berwick, PA 18603-4621**

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

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

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

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

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

**Brenda Berlin, Known Heir of Earl E. Yoder  
207 Ida Street  
Berwick, PA 18603-4621**

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

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

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

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

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

**Jr Lien Holders - None**

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

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

**Manufacturers and Traders Trust Company, as Trustee, on behalf of the Holders of  
The ContiMortgage Home Equity Loan Trust 1996-4 Certificates  
3815 South West Temple  
Salt Lake City, UT 84115**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - None**

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

**Columbia County Domestic Relations Section  
P.O. Box 380  
Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue  
Bureau of Compliance, PO Box 281230  
Harrisburg, PA 17128-1230**

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

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

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

**Tenants/Occupants  
1626 Fairview Avenue  
Borough of Berwick, PA 18603**

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

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: \_\_\_\_\_

5-19-17

UDREN LAW OFFICES, P.C.

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

Attorney for Plaintiff

ELIZABETH L WASSALL, ESQ.  
PA ID 77788

**MJU#: 13030090 CASE#: 13030090-1**

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

**ATTORNEY FOR PLAINTIFF**

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

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

**MORTGAGE FORECLOSURE**

**v.**

**NO. 2015-CV-1416**

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

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

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

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

**PROPERTY: 1626 Fairview Avenue, Borough of Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **06/07/2017 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

**MJU#: 13030090 CASE#: 13030090-1**

*[Handwritten signature]*

Name and Address of Sender

**Jodie Boos**  
**UDREN LAW OFFICES, P.C.**  
**111 Woodcrest Road, Suite 200**  
**Cherry Hill, NJ 08003**

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

☐ Return Receipt for Merchandise  
☐ Insured  
☐ For Recorded Del.  
☐ Express Mail

Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without postal Insurance

Attach stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Due Date  
 Sender Fee  
 If COD

Ret. Del. Fee  
 Remarks

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Date	R.R. Fee	S.D. Fee	S.H. Fee	Ret. Del. Fee	Remarks
1		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815											
2	Docket # 2015-CV-1416	Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
3		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230											
4	Sale Date: 06/07/2017	Commonwealth of PA, Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square, Dept. 280601 Harrisburg, PA 17128											
5		Internal Revenue Service, Pittsburgh Office W.S. Moorhead Federal Building 1000 Liberty Avenue, Room 704 - Advisory Pittsburgh, PA 15222											
6		Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program PO BOX 8486, Willow Oak Bldg. Harrisburg, PA 17105-8486											
7		Tenants/Occupants 1626 Fairview Avenue Borough of Berwick, PA 18603											
8		Resource One Consumer Discount Co., Inc. 2300 E. Lincoln Hwy, Suite 609 Langhorne, PA 19047											
9		American Business Credit, Inc. 111 Presidential Blvd., Suite 127 Bala Cynwyd, PA 19004											
10													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)										
9		9	AD										

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual 2900, 5913, and 5921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994

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

Brenda Berlin, Known Heir of Earl E. Yoder - MJU# 13030090-1 (Columbia County)  
 Bryan Yoder, Known Heir of Earl E. Yoder - MJU# 13030090-1 (Columbia County)  
 Alfonso P. Korus - MJU# 13030090-1 (Columbia County)  
 Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder - MJU# 13030090-1 (Columbia County)



Name and Address of Sender	Jodie Boos UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del <input type="checkbox"/> Express Mail	Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance	Postmark and Date of Receipt						
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Remarks
1		Manufacturers and Traders Trust Company, as Trustee, on behalf of the Holders of The Contin Mortgage Home Equity Loan Trust 1996-4 Certificates 3815 South West Temple Salt Lake City, UT 84115										
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												

Total number of Pieces: 1

Listed by Sender: [Signature]

Total Number of Pieces Received at Post Office: 1

Postmaster Per (Name of Receiving Employee): [Signature]

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the transportation of nonnegotiable documents under Express Mail discount transportation insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only in third and fourth class parcels.

PS Form 3877, February 1994

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Brenda Berlin, Known Heir of Earl E. Yoder - MJU# 13030090-1 (Columbia County) 6/7/17

Bryan Yoder, Known Heir of Earl E. Yoder - MJU# 13030090-1 (Columbia County)

Alfonso P. Korus - MJU# 13030090-1 (Columbia County)

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder - MJU# 13030090-1 (Columbia County)

**CERTIFIED MAIL**

JB (PA 3129)  
Udren Law Offices, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620



91 7199 9991 7037 5783 0127

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



U.S. POSTAGE® PINEY BOWES  
ZIP 08003 \$ 005.26<sup>00</sup>  
02 1W  
000140430 APR 12 2017

13036090-1

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

ATTORNEY FOR PLAINTIFF

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

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2015-CV-1416

Plaintiff

v.

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

Defendant(s)

**PRAECIPE TO FILE PROOF OF SERVICE**

TO THE PROTHONOTARY:

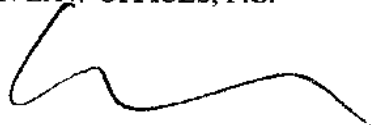
Kindly file the attached Proofs of Service with regard to the captioned matter.

Date:

5-19-17

UDREN LAW OFFICES, P.C.

BY:

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

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

[pleadings@udren.com](mailto:pleadings@udren.com)

**ATTORNEY FOR PLAINTIFF**

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

**Plaintiff**

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

**MORTGAGE FORECLOSURE**

**NO. 2015-CV-1416**

**v.**

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

**Defendant(s)**

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

**TO: Brenda Berlin, Known Heir of Earl E. Yoder  
207 Ida Street  
Berwick, PA 18603-4621**

Your house (real estate) at 1626 Fairview Avenue, Borough of Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 06/07/2017 at 9:00am at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of **\$133,936.91**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.**

The Bank of New York Mellon, et. al., Plaintiff(s)  
vs.  
Brenda Berlin, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 145485-0081

### AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Brenda Berlin, Known Heir of Earl E. Yoder  
Court Case No. Columbia Co 2015-CV-1416

UDREN LAW OFFICES

Ms. Christina Stibi

111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620

State of: Pa ss.

County of: Berks

Name of Server: Denise Hinkle, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 23 day of April, 20 17, at 752 o'clock P M

Place of Service: at 207 Ida Street, in Berwick, PA 18603-4621

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Brenda Berlin, Known Heir of Earl E. Yoder

Person Served, and  
Method of Service:

☒ By personally delivering them into the hands of the person to be served.

By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Brenda Berlin, Known Heir of Earl E. Yoder at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person  
Receiving Documents:

The person receiving documents is described as follows:

Sex F; Skin Color White; Hair Color Blonde; Facial Hair \_\_\_\_\_

Approx. Age 53; Approx. Height 5'4"; Approx. Weight 195

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

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Y. Denise Hinkle  
Signature of Server

**APS International, Ltd.**

Subscribed and sworn to before me this  
25 day of April, 2017

Notary Public (Commission Expires)  
COMMONWEALTH OF PENNSYLVANIA

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

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

pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

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

Plaintiff

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

**MORTGAGE FORECLOSURE**

**NO. 2015-CV-1416**

**v.**

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

Defendant(s)

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

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

Your house (real estate) at **1626 Fairview Avenue, Borough of Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on **06/07/2017 at 9:00am** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$133,936.91**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: **(856) 669-5400**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE  
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The Bank of New York Mellon, et. al., Plaintiff(s)  
vs.  
Branda Berlin, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7806 Glenroy Rd.  
Minneapolis, MN 55435-3123

APS File #: 145485-0002

### AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Bryan Yoder, Known Heir of Earl E. Yoder  
Court Case No. Columbia Co 2015-CV-1416

**UDREN LAW OFFICES**

Ms. Christina Sidi

111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3610

State of: Georgia, ss.

County of: Clarke

Name of Server: Jennifer Jordan, undersigned, being duly sworn, deposes and says  
that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 15<sup>th</sup> day of May, 20 17, at 9:20 o'clock A.M

Place of Service: at 1620 Elberton Road, in Lakewood, GA 30648

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Bryan Yoder, Known Heir of Earl E. Yoder

Person Served, and  
Method of Service:

☐ By personally delivering them into the hands of the person to be served.  
☒ By delivering them into the hands of Matthew Yoder, a person  
of suitable age, who verified, or who upon questioning stated, that he/she resides with  
Bryan Yoder, Known Heir of Earl E. Yoder  
at the place of service, and whose relationship to the person is:

Description of Person  
Receiving Documents:

The person receiving documents is described as follows:  
Sex M; Skin Color White; Hair Color brown; Facial Hair no  
Approx. Age 21; Approx. Height ~5'9"; Approx. Weight ~180  
☐ To the best of my knowledge and belief, said person was not engaged in the US Military at  
the time of service.

Signature of Server: Undersigned declares under penalty of perjury  
that the foregoing is true and correct.

Jennifer Jordan  
Signature of Server  
APS International, Ltd.

Subscribed and sworn to before me this

15 day of May, 20 17  
Felecia Buckles 12/1/2020  
Notary Public (Commission Expires)

Felecia Buckles  
Notary Public  
Expires: 12/1/2020  
Clarke County, Georgia

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

[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

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

Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

v.

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

Defendant(s)

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TO: Alfonso P. Korus  
1626 Fairview Avenue  
Borough of Berwick, PA 18603

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**LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS  
North Penn Legal Services  
168 East 5th Street  
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(570) 784-8760**

**UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.**

The Bank of New York Mellon, et. al., Plaintiff(s)  
vs.  
Brenda Berlin, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Place  
7830 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 148485-0003

### AFFIDAVIT OF SERVICE -- Individual

**UDREN LAW OFFICES**  
Ms. Christina Stibi  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620

Service of Process on:

—Alfonso P. Korus  
Court Case No. Columbia Co 2015-CV-1416

State of: Pa

County of: Berks

Name of Server: Denise Hinkle, undersigned, being duly sworn, deposes and says  
that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 3 day of May, 20 17, at 5:03 o'clock P.M

Place of Service: at 1626 Fairview Avenue, in Berwick, PA 18603

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Alfonso P. Korus

Person Served, and Method of Service: ☒ By personally delivering them into the hands of the person to be served.

☐ By delivering them into the hands of \_\_\_\_\_, a person  
of suitable age, who verified, or who upon questioning stated, that he/she resides with  
Alfonso P. Korus  
at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person Receiving Documents: The person receiving documents is described as follows:  
Sex M; Skin Color White; Hair Color Grey; Facial Hair \_\_\_\_\_  
Approx. Age 65; Approx. Height 5'5"; Approx. Weight 180

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

Signature of Server: Undersigned declares under penalty of perjury  
that the foregoing is true and correct.

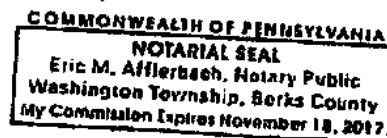
Subscribed and sworn to before me this  
5 day of May, 20 17

Signature of Server

APS International, Ltd.

Notary Public

(Commission Expires)



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL DIVISION

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

V.

Bryan Yoder, Known Heir of Earl E. Yoder

Brenda Berlin, Known Heir of Earl E.  
Yoder

Alfonso P. Korus

Unknown Heirs, Successors, Assigns, and  
All Persons, Firms, or Associations  
Claiming Right, Title or Interest From or  
Under Earl E. Yoder

Defendant(s)

NO. 2015-CV-1416

FILED  
PROTHONOTARY  
2015 DEC 31 PM 11 05  
CLERK OF COURT  
COLUMBIA COUNTY PA

**ORDER**

AND NOW, this 30<sup>th</sup> Day of Dec., 2015, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby **ORDERED AND DECREED** that Service of the Filed Complaint In Mortgage Foreclosure on the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Earl E. Yoder, shall be complete when Plaintiff or its counsel or agent has posted the property address located at 1626 Fairview Ave, Berwick, PA 18603, and published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, *inter alia*, the Notice of Sheriff's Sale that requires personal service, shall be complete when the Sheriff, competent adult,

constable, or other appropriate party has posted a copy of said subsequent pleadings and/or Notice on the most public part of the property located at: 1626 Fairview Ave, Berwick, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT  
  
J.

MJU# 13030090-2 (Yoder)

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

[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

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

Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

v.

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

Defendant(s)

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

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

Your house (real estate) at 1626 Fairview Avenue, Borough of Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 06/07/2017 at 9:00am at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$133,936.91, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.**



The Bank of New York Mellon, et. al., Plaintiff(s)  
vs.  
Brenda Berlin, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 145485-0004

## AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Unknown Heirs, Successors Assigns and All Persons,  
Firms or Associations Claiming Right, Title or Interest  
From or Under Earl E. Yoder by posting  
Court Case No. Columbia Co 2015-CV-1416

**UDREN LAW OFFICES**  
Ms. Christina Stibi  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620

State of: Pa ss.

County of: Berks

Name of Server: Dennis Hinkle, undersigned, being duly sworn, deposes and says  
that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 23 day of April, 20 17, at 740 o'clock PM

Place of Service: at 1626 Fairview Avenue, in Berwick, PA 18603

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming  
Right, Title or Interest From or Under Earl E. Yoder by posting

Person Served, and  
Method of Service:

- ☐ By personally delivering them into the hands of the person to be served.
- ☒ By delivering them into the hands of \_\_\_\_\_, a person  
of suitable age, who verified, or who upon questioning stated, that he/she resides with  
Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right, Tit  
at the place of service, and whose relationship to the person is: by posting

Description of Person  
Receiving Documents: The person receiving documents is described as follows:

Sex \_\_\_\_; Skin Color \_\_\_\_; Hair Color \_\_\_\_; Facial Hair \_\_\_\_  
Approx. Age \_\_\_\_; Approx. Height \_\_\_\_; Approx. Weight \_\_\_\_

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

Signature of Server: Undersigned declares under penalty of perjury  
that the foregoing is true and correct.

[Signature]  
Signature of Server

**APS International, Ltd.**

Subscribed and sworn to before me this

25 day of April, 20 17

Notary Public

(Commission Expires)

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

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

pleadings@udren.com

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

Plaintiff

v.

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

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

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

**MORTGAGE FORECLOSURE**

**NO. 2015-CV-1416**

**CERTIFICATE OF SERVICE**

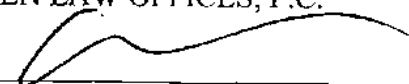
The undersigned hereby certifies that true and correct copies of the Notice of Sale were served upon the following Defendant(s) named herein by:

- ☒ Regular First Class Mail
- ☒ Certified Mail

Date Served: 4/19/17

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

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

5-19-17

MJU#: 13030090 CASE#: 13030090-1

ELIZABETH L. WASSALL, ESC  
PA ID 77788

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

[pleadings.udren.com](http://pleadings.udren.com)

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

Plaintiff

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

v.

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

Defendant(s)

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

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

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**LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

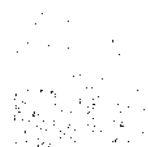
**ASSOCIATION DE LICENCIADOS  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

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CS  
Udren Law Offices, P.C.  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003

91 7199 9991 7037 9284 3403



13030090 -

NOS (PA)

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

Name and Address of Sender

**Christina Stibi**  
**UDREN LAW OFFICES, P.C.**  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

NOV 20 11 02 AM '94  
1102 611

Line Article Number

Name of Addressee, Street, and Post Office Address

Alfonso P. Korus

c/o North Penn Legal Services, 168 East Fifth Street,  
Bloomsburg, PA 17815

Postage

Fee

Handling Charge

Act. Value (If Regis.)

Insured Value

Remark and Date of Receipt  
Due Sender If COD  
R.R. Fee  
S.D. Fee  
S.H. Fee  
Reg. Del. Fee  
Remarks

2 Docket # 2015-CV-1416

3

4 Sale Date 06/07/2017

5

6

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10

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12

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14

15

Total number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster's Pet (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the transportation of nonnegotiable documents under Express Mail domestic transportation insurance is \$50,000 per piece subject to a limit of \$25,000 for registered mail sent via optional postal insurance. See Domestic Mail Manual, B900, B913, and B921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994

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

Brenda Berlin, Known Heir of Earl E. Yoder - MJU# 13030090-1 (Columbia County)

Bryan Yoder, Known Heir of Earl E. Yoder - MJU# 13030090-1 (Columbia County)

Alfonso P. Korus - MJU# 13030090-1 (Columbia County)

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder - MJU# 13030090-1 (Columbia County)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2015CV1416

## SHERIFF'S RETURN OF SERVICE

05/01/2017 06:51 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1626 FAIRVIEW AVENUE, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 2017

NOTARY

Affirmed and subscribed to before me this

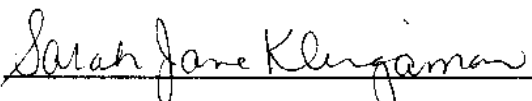
2ND

day of

MAY

2017

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



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1626 FAIRVIEW AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

5-1-17

Time:

6:51

Deputy:

3

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2015CV1416

## SHERIFF'S RETURN OF SERVICE

04/07/2017 01:47 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 THE DEFENDANT, TO WIT: BRENDA BERLIN AT 1127 PINE STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

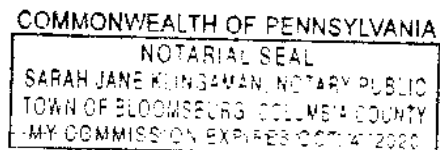
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 10, 2017

NOTARY

Affirmed and subscribed to before me this

10TH day of APRIL, 2017





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

1127 Pinest  
Berwick, PA

570-854-6125

### Serve To:

Name: BRENDA BERLIN

Primary Address: 207 IDA STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1626 FAIRVIEW AVENUE  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 4-7-17 Time: 3:47

Deputy: 3 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:	4-3-17					
Time:	11:07					
Mileage:						
Deputy:	3					

### Service Attempt Notes:

1. C/C
2. Home After 16:30 - -
- 3.
- 4.
- 5.
- 6.

BERLIN, BRENDA

2015CV1416

207 IDA STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 24

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BRENDA BERLIN

Primary Address: 1626 FAIRVIEW AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BERLIN, BRENDA

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 26

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: ALFONSO KORUS

Primary Address: 1548 SPRING GARDEN AVE  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 1626 FAIRVIEW AVENUE  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-3-17

Time: 10:45

Deputy: 3

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

KORUS, ALFONSO

2015CV1416

1548 SPRING GARDEN AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 24

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 1626 FAIRVIEW AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Alfonso Korus

Relation: Homeowner

Date: 4-3-17 Time: 10:45

Deputy: 3 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

OCCUPANT

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 26

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult in Charge · Posted · Other

Adult In Charge: Kelly Mores

Relation: Clerk

Date: 4-3-17

Time: 13:57

Deputy: 3

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BERWICK AREA JOINT SE

2015CV1416

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

24

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: ALFONSO KORUS

Primary Address: 1626 FAIRVIEW AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-3-17

Time: 10:45

Deputy: 3

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

KORUS, ALFONSO

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION



April 6, 2017

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

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

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

**NO: 2015-CV-1416**

Dear Timothy:

The amount due on the sewer account #116863 for the property located at 1626 Fairview Avenue, Berwick Pa through June 30, 2017 is \$108.00.

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

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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 24

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: UNKNOWN HEIRS TO EARL E. YODER

Primary Address: 1626 FAIRVIEW AVENUE  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Brian Yoder

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

UNKNOWN HEIRS TO EARL

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

24

Warrant:

### Serve To:

Name: Connie C. Gingher

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:

4-3-17

Time:

13:27

Deputy:

3

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2015CV1416

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

**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 &amp; FRIDAYS

CLOSED HOLIDAYS

**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2017BILL NO.  
6766

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	46,796	11.285	517.53	528.09	580.90
SINKING		.35	16.05	16.38	18.02
FIRE		1.25	57.33	58.50	61.43
LIGHT		1.25	57.33	58.50	61.43
BORO RE		14.1	646.62	659.82	692.81
The discount & penalty have been calculated for your convenience			1,294.86 April 30 If paid on or before	1,321.29 June 30 If paid on or before	1,414.59 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**YODER EARL E  
ALFONSO P KORUS  
1626 FAIRVIEW AVENUE  
BERWICK PA 18603

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

This tax returned  
to courthouse on:  
**January 1, 2018****FILE COPY**

If you desire a receipt, send a self-addressed stamped envelope with your payment

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 26

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: NORTH PENN LEGAL SERIVES

Primary Address: 168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Gary Wamser

Relation: A I C

Date: 04/03/17 Time: 09:33

Deputy: # 2 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

NORTH PENN LEGAL SERI

2015CV1416

168 EAST FIFTH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 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: Sherry Evans

Relation: Clerk

Date: 5-28-17 Time: 2:35

Deputy: 5 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV1416

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2015CV1416

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 26

Warrant:

Notes: SALE DATE & TIME: 06/07/2017 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: Eileen Hess

Relation: Clerk

Date: 3-28-17

Time: 2:39

Deputy: 5

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV1416

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

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

Date: 03/28/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 27178

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

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

Assessment: 46,796

Balances as of 03/28/2017

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

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

# 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 03/28/17

Account:

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

Ad ID: **1101791**  
Description: **Yoder & Korus Sheriff Sale**  
Run Dates: **05/17/17 to 05/31/17**  
Class: **2**  
Agate Lines: **189**  
Blind Box:

**Total Ad Cost \$1,036.77**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/17/17	05/31/17	3	\$1,036.77

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV1416

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JUNE 07, 2017  
AT 9:00 O'CLOCK A.M.**

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

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

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SPRING GARDEN AVENUE AT THE CORNER OF LOT NO. 42; THENCE ALONG SPRING GARDEN AVENUE IN AN EASTERLY DIRECTION FORTY-FIVE (45) FEET TO THE CORNER OF LOT NO. 44; THENCE ALONG SAID LOT IN A SOUTHERLY DIRECTION ONE HUNDRED SEVENTY-FIVE FEET (175) TO A FIFTEEN (15) FOOT WIDE ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION FORTY-FIVE (45) FEET TO LOT NO. 43 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK BEING KNOWN AS: 1626 Fairview Avenue, Borough of Berwick, PA 18603  
PROPERTY ID NO.: 4D-5-75-1

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

PROPERTY ADDRESS: 1626 FAIRVIEW AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 4D-5-75-1

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

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

Attorney for the Plaintiff:  
UDREN LAW OFFICES, PC  
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania



# SHERIFF'S SALE

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

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JUNE 07, 2017  
AT 9:00 O'CLOCK A.M.**

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

---

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

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

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
UDREN LAW OFFICES, PC  
CHERRY HILL, NJ

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



COURT OF COMMON PLEAS  
NO. 2015-CV-1416

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

vs.

Brenda Berlin, Known Heir of Earl E. Yoder  
Bryan Yoder, Known Heir of Earl E. Yoder  
Alfonso P. Korus

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder

WRIT OF EXECUTION

REAL DEBT \$ 133,936.91

Interest From 9/22/2016 \$ \_\_\_\_\_\*  
to Date of Sale \_\_\_\_\_  
Ongoing Per Diem of \$8.45  
to actual date of sale including if sale is held at a later date

COSTS PAID:

PROTHY \$ \_\_\_\_\_

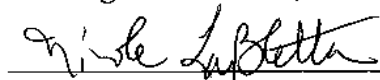
SHERIFF \$ \_\_\_\_\_

STATUTORY \$ \_\_\_\_\_

COSTS DUE PROTHY. \$ \_\_\_\_\_

PREMISES TO BE SOLD:

1626 Fairview Avenue  
Borough of Berwick, PA 18603



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

Nicole LaBietta, Esquire  
DAID 2015104

\*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

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

**ATTORNEY FOR PLAINTIFF**

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

v.

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

Defendant(s)

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

**MORTGAGE FORECLOSURE**

**NO. 2015-CV-1416**

FILED  
CLERK  
JAN 22 11:52  
COLUMBIA COUNTY

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

**The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:**

**1626 Fairview Avenue, Borough of Berwick, PA 18603**

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

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

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

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

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

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

**Brenda Berlin, Known Heir of Earl E. Yoder**  
207 Ida Street  
Berwick, PA 18603-4621

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

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

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

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

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

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

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

**Jr Lien Holders - None**

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

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

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

**Jr Mortgage Holders - None**

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

**Sr lien Holders - None**

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

**Columbia County Domestic Relations Section**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue**  
**Bureau of Compliance**  
**PO Box 281230**  
**Harrisburg, PA 17128-1230**

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

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

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

**Tenants/Occupants**  
**1626 Fairview Avenue**  
**Borough of Berwick, PA 18603**

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

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 2-17-17

UDREN LAW OFFICES, P.C.

BY: Nicole Labiena  
Attorney for Plaintiff

**MJU#: 13030090 CASE#: 13030090-1**

**Nicole Labiena, Esquire**  
**PAID 202184**

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

**ATTORNEY FOR PLAINTIFF**

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

Plaintiff

v.

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

Defendant(s)

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

**MORTGAGE FORECLOSURE**

**NO. 2015-CV-1416**

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

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

Your house (real estate) at **1626 Fairview Avenue, Borough of Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on 6/7/17 at 9:00 am at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$133,936.91**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.**



4D-5-75-1

Bar of Benwick

## REAL ESTATE OUTLINE

ED # 2017 ED 26

DATE RECEIVED 2/24/17  
DOCKET AND INDEX 2015 CV 1416

### CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>
COPY OF DESCRIPTION	<u>X</u>
WHEREABOUTS OF LKA	<u>X</u>
NON-MILITARY AFFIDAVIT	<u>X</u>
NOTICES OF SHERIFF SALE	<u>X</u>
WAIVER OF WATCHMAN	<u>X</u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR	<u>X</u>

CK# 100444

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

SALE DATE ~~May 3rd~~ 2017 TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

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

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

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

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

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

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

**BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER, BRYAN YODER, KNOWN HEIR OF EARL E. YODER, ALFONSO P. KORUS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARL E. YODER, Columbia County C.C.P. No. 2015-CV-1416 MJU#: 13030090 CASE#: 13030090-1**

Dear Sir or Madam:

Enclosed please find Affidavit of Non-Military Service for the above captioned matter.

I have also enclosed a copy of the Affidavit of Non-Military Service to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter.

Sincerely yours,

**Quinton Davenport**  
Foreclosure Specialist

MJU/

Enclosures

**MJU#: 13030090 CASE#: 13030090-1**

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

ATTORNEY FOR PLAINTIFF

COPY

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2017 - ED - 26

FILED  
2017 FEB 22 A 11:51  
CLERK OF COURT  
COLUMBIA COUNTY

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

v.

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

Defendant(s)

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

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER, BRYAN YODER, KNOWN HEIR OF EARL E. YODER, ALFONSO P. KORUS,** who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARL E. YODER** to enable a search.

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

Dated: February 21, 2017

  
Attorney for Plaintiff

Nicole Laplante, Esq.  
2017 202104

MJU#: 13030090 CASE#: 13030090-1



# Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]

Birth Date:

**EXHIBIT A**Last Name: KORUSFirst Name: ALFONSOMiddle Name: P.Active Duty Status As Of: Feb-21-2017

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.

Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. 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: DDHBE9B25408G80**

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

SSN: [REDACTED]

Birth Date:

Last Name: YODERFirst Name: BRYAN

Middle Name:

Active Duty Status As Of: Feb-21-2017

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.

Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. 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"

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## Coverage Under the SCRA is Broader in Some Cases

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

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: KD89I832A4A72C0



# Status Report Pursuant to Servicemembers Civil Relief Act

**EXHIBIT A**

SSN: [REDACTED]

Birth Date:

Last Name: BERLINFirst Name: BRENDA

Middle Name:

Active Duty Status As Of: Feb-21-2017

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.

Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350



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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. 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: IDSEC8D2Q450TD0**

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

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

v.

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

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

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

**MORTGAGE FORECLOSURE**

**NO. 2015-CV-1416**

RECEIVED  
CLERK OF COURT  
JUL 16 2015 11:52  
CLERK'S OFFICE  
OF COLUMBIA, PA

**CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91  
as this is an FHA insured mortgage

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

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

BY: *Theresa Lubolotta*  
Attorney for Plaintiff

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

**pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

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

**v.**

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

**Defendant(s)**

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

**MORTGAGE FORECLOSURE**

**NO. 2015-CV-1416**

**2017-ED-26**

**FILED  
CLERK OF COURT  
JAN 22 2017  
A 11:52  
COLUMBIA COUNTY, PA**

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

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

**BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER  
1626 FAIRVIEW AVE  
BERWICK, PA 18603**

**BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER  
207 IDA STREET  
BERWICK, PA 18603-4621**

**BRYAN YODER, KNOWN HEIR OF EARL E. YODER  
1626 FAIRVIEW AVE  
BERWICK, PA 18603**

**BRYAN YODER, KNOWN HEIR OF EARL E. YODER  
1620 ELBERTON RD  
LEXINGTON, GA 30648**

**ALFONSO P. KORUS  
C/O NORTH PENN LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815**

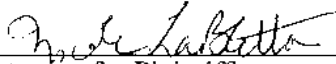
**ALFONSO P. KORUS  
1548 SPRING GARDEN AVENUE  
BERWICK, PA 18603**

**ALFONSO P. KORUS  
1626 FAIRVIEW AVE  
BERWICK, PA 18603**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARL E. YODER  
1626 FAIRVIEW AVE  
BERWICK, PA 18603**

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

UDREN LAW OFFICES, P.C.

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

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

**ATTORNEY FOR PLAINTIFF**

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

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

**MORTGAGE FORECLOSURE**

**NO. 2015-CV-1416**

v.

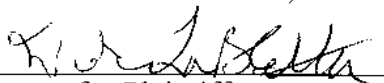
**BRENDA BERLIN, KNOWN HEIR OF  
EARL E. YODER; BRYAN YODER,  
KNOWN HEIR OF EARL E. YODER;  
ALFONSO P. KORUS; UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER EARL E. YODER;**  
Defendant(s)

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 2-17-17

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

  
Attorney for Plaintiff

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

**ATTORNEY FOR PLAINTIFF**

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

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

v.

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

Defendant(s)

**SHORT DESCRIPTION FOR ADVERTISING**

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

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

PARCEL NUMBER: **4D-5-75-1**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

*[Faint handwritten notes]*

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

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FAIRVIEW AVENUE, TWENTY-TWO AND ONE-HALF (22 1/2) FEET EAST OF THE NORTHEASTERLY CORNER OF LOT NUMBER EIGHTY-SIX (86); THENCE ALONG THE SOUTHERLY SIDE OF FAIRVIEW AVENUE IN AN EASTERLY DIRECTION, ONE HUNDRED TWELVE AND ONE-HALF (112 1/2) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER NINETY (90); THENCE SOUTHERLY ALONG SAID LOT NUMBER NINETY (90), A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO A FIFTEEN (15) FOOT ALLEY; THENCE ALONG THE NORTHERLY SIDE OF SAID ALLEY IN A WESTERLY DIRECTION, ONE HUNDRED TWELVE AND ONE HALF (112 1/2) FEET; THENCE IN A NORTHERLY DIRECTION ALONG OTHER LAND OF ALBERT C. SWEENEY, ONE HUNDRED SIXTY (160) FEET TO FAIRVIEW AVENUE, THE PLACE OF BEGINNING. SAME BEING AND COMPRISING THE EASTERLY ONE-HALF (1/2) OF LOT NUMBER EIGHTY-SEVEN (87) AND LOTS NUMBER EIGHTY-EIGHT (88) AND EIGHTY-NINE (89) OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK.

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

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

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

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

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

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

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

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

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

**Brenda Berlin, Known Heir of Earl E. Yoder**

**Bryan Yoder, Known Heir of Earl E. Yoder**

**Alfonso P. Korus**

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder**

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

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

Thank you,

**Quinton Davenport**  
Foreclosure Specialist



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

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

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

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

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

COPY

Re: **The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4**  
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**Bryan Yoder, Known Heir of Earl E. Yoder**  
**Alfonso P. Korus**  
**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder**  
  
**Columbia County C.C.P. No. 2015-CV-1416**

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Thank you,

**Quinton Davenport**  
Foreclosure Specialist

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



3-7568/2360

NUMBER  
100444

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

DATE

February 17, 2017

AMOUNT

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

PAY  
TO THE  
ORDER  
OF

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

VOID AFTER 90 DAYS

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

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

⑈ 100444 ⑈ ⑆ 236075689⑆ 9500077186⑈

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



71901140006000101650

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

---

Columbia County  
Columbia County Sheriff

35 West Main Street  
PO Box 380

Bloomsburg PA 17815



71901140006000101681

RESOURCE ONE CONSUMER DISCOUNT  
2300 EAST LINCOLN HWY STE 609

LANGHORNE PA 19047

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26

## Document Receipt

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Trans #	10220	Carrier / service:	USPS Server	First-Class Mail®	3/28/2017 12:00:00 AM
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Ship to:

BRYAN YODER

1620 ELBERTON ROAD

Tracking #: 71901140006000101674

Doc Ref #: 2017ED26

Postage 5.1300

LEXINGTON GA 30648

## Document Receipt

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Trans #	10220	Carrier / service:	USPS Server	First-Class Mail®	3/28/2017 12:00:00 AM
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Ship to:

BRYAN YODER

1620 ELBERTON ROAD

Tracking #: 71901140006000101674

Doc Ref #: 2017ED26

Postage 5.1300

LEXINGTON GA 30648

## Document Receipt

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Trans #	10221	Carrier / service	USPS Server	First-Class Mail®	3/28/2017 12:00:00 AM
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Ship to

RESOURCE ONE CONSUMER  
DISCOUNT

2300 EAST LINCOLN HWY STE 609

Tracking #: 71901140006000101681

Doc Ref #: 2074ED26

Postage 5.1300

LANGHORNE PA 19047

## Document Receipt

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Trans #	10217	Carrier / service:	USPS Server	First-Class Mail®	3/28/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000101643

Doc Ref #: 2017ED26

Postage 5.1300

HARRISBURG PA 17105



## Document Receipt

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Trans #	10218	Carrier / service:	USPS Server	First-Class Mail®	3/28/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000101650

Doc Ref #: 2017ED26

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	10219	Carrier / service:	USPS Server	First-Class Mail®	3/28/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000101667

Doc Ref #: 2017ED26

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	10216	Carrier / service:	USPS Server	First-Class Mail®	3/28/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000101636

Doc Ref #: 2017ED26

Postage 5.1300

HARRISBURG PA 17128

*24*

## Document Receipt

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Trans #	10216	Carrier / service:	USPS Server	First-Class Mail®	3/28/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000101636

Doc Ref #: 2017ED26

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

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Trans #	10221	Carrier / service:	USPS Server	First-Class Mail®	3/28/2017 12:00:00 AM
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Ship to:

RESOURCE ONE CONSUMER  
DISCOUNT

2300 EAST LINCOLN HWY STE 609

Tracking #: 71901140006000101681

Doc Ref #: 2074ED26

Postage 5.1300

LANGHORNE PA 19047

**UDREN LAW OFFICES, PC**

PA OPERATING ACCOUNT

111 WOODCREST ROAD

CHERRY HILL, NJ 08003



3-7568/2360

NUMBER

100444

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

DATE

February 17, 2017

AMOUNT

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

PAY  
TO THE  
ORDER  
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Courthouse  
P.O. Box 380  
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VOID AFTER 90 DAYS

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

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⑈ 100444 ⑈ ⑆ 236075689 ⑆ 9500077186 ⑈