Timothy T. Chamberlain Sheriff



VS.

Earl D. Mordan, Jr. Chief Deputy

Plaintiff

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC

<u>Defendant</u>

ROBERT YUHAS, DECEASED MORTGAGOR CHRISTIAN YUHAS DAMIEN YUHAS DENISE YUHAS

Attorney for the Plaintiff:

MILSTEAD & ASSOCIATES LLC

1 EAST STOW ROAD MARLTON, NJ 08053 Sheriff's Sale Date:

Wednesday, August 2, 2017

Writ of Execution No.: 2016CV498

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 138 BUCKHORN ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

		Total	Sheriff Costs		\$1,876.69
Surcharge					\$150.00
Tax Claim Search					\$5.00
Notary Fee					\$10.00
Copies					\$7.00
Distribution Form					\$25.00
Service Mileage					\$10.00
Service					\$210.00
Web Posting					\$100.00
Transfer Tax Form					\$25.00
Solicitor Services					\$100.00
Sheriff's Deed					\$35.00
Sheriff Automation Fund		 			\$50.00
Prothonotary, Acknowledge Deed					\$10.00
Press Enterprise Inc.					\$1,004.19
Posting Handbill					\$15.00
Mailing Costs	<u>:</u> .	 •			\$48.00
Levy	:				\$15.00
Docketing	:				\$15.00
Crying Sale					\$10.00
Advertising Sale Bills & Copies			•	•	\$17.50
Advertising Sale (Newspaper)					\$15.00

Distribution Costs

Recording Fees

1.000.4119 1.000		\$67.00
	Total Distribution Costs	\$67.00

Grand Total:

\$1,943.69

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

BAYVIEW LOAN SERVICING VS ROBERT YUHAS

NO. 32-2017 ED	NO.	498-2016	JD
DATE/TIME OF SALE: Aug 2,2017	@ 9:00	AM	
BID PRICE (INCLUDES COST)	\$ <u></u>	943,69	_
POUNDAGE – 2% OF BID	\$	38,87	_
TRANSFER TAX – 2% OF FAIR MKT	\$	_	_
MISC. COSTS	\$		_
TOTAL AMOUNT NEEDED TO PURC	HASE		s 1987, 56
PURCHASER(S):			
ADDRESS:			
NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):	1		
	Trev.	5 c. f	2 thy
TOTAL DUE:			s 1982,56
LESS DEPOSIT:			\$ 1350.68
DOWN PAYMENT	Γ:		\$
TOTAL DUE IN 8	DAYS		s 632,56

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 215708 Invoice Date: 08/25/2017 2:46:57 PM RECEIPT Reg/Drw ID: 0101 **Customer:** Last Change: Receipt By: WALK-IN By: BKA SHERIFFS OFFICE Chg # Charge / Payment / Fee Description Amount Inst#/Inst Date Municipality DEED \$67.00 201706804 HEMLOCK TOWNSHIP Grantor - YUHAS, CHRISTIAN 08/25/17 2:47:08 PM Grantee - BAYVIEW LOAN SERVICING LLC

Consideration -\$1,985.56 Tax Basis -\$0.00 Return Via - MAIL Fees Summary: STATE WRIT TAX \$0.50 JCS/ACCESS TO JUSTICE \$35.50 AFFORDABLE HOUSING \$13.00 RECORDING FEES - RECORDER \$13,00 RECORDER IMPROVEMENT FUND . \$3.00 COUNTY IMPROVEMENT FUND \$2.00 Inst Info: SHERIFF'S DEED **TOTAL CHARGES** \$67.00 **PAYMENTS** CHECK: 7909 - SHERIFFS OFFICE \$67.00 **TOTAL PAYMENTS** \$67.00

Milstead & Associates LLC ATTORNEY BUSINESS ACCT

1 E. STOW ROAD MARLTON, NJ 08053 856-482-1400



August 08, 2017

Columbia County Sheriff

********632.56

DOLLARS

Columbia County Sheriff Columbia County Courthouse PO Box 380 Bloomsburg, PA 17815

MEMO

THE CONTROL WATER HOLD TO HOLD TO MENT THE SECOND PROPERTY OF THE CONTROL OF THE :031201360:

4322522221#

Milstead & Associates, LLC

1 E. Stow Road Mariton, NJ 08053

(856) 482-1400 fax: (856) 482-9190 jscafide@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET							
to:	FROM:						
FORECLOSURE SALES	James Scafide						
COMPANY: COLUMBIA COUNTY SHERIFF	DATE; June 7, 2017						
FAX NUMBER: 570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:						
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:						
570-389-5624	211033-1						
RE:	YOUR REFERENCE NUMBER:						
Robert Yuhas a/k/a Robert H. Yuhas, deceased	2016-CV-498						

Please accept this fax as authorization to POSTPONE the sale which is currently scheduled for June 07, 2017 to August 2, 2017.

Thank You

James Scafide

IF THERE IS A PROBLEM WITH THIS TRANSMISSION PLEASE CALL (856) 482-1400

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

SHERIFF'S SALE COST SHEET

32 16-498

V	S.
	DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 2 70 co
LEVY (PER PARCEL	\$15. <u>0</u> 0
MAILING COSTS	\$48,60
ADVERTISING SALE BILLS & COPIES	
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 10,00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35,00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 7,00
NOTARY	\$ <u>16,00</u> ********** \$457,50
TOTAL *******	****** \$ 45 1,50
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 166419
SOLICITOR'S SERVICES	\$100.00
TOTAL *******	****** \$ <u>1254.19</u>
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67,00</u> *********** \$ <u>77,00</u>
TOTAL *******	****** \$ <u>'</u> / 100
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5,60
TOTAL *******	******* \$ 5,60
MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$ **********
TOTAL ********	******
SURCHARGE FEE (DSTE)	\$ 150,00
MISC. Mentas Co.	\$
•	\$
TOTAL *******	******** \$
TOTAL COSTS (OP	ENING BID) \$ 1943.69

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Joel H. Aronow*

Nelson Diaz*

Rhondi Lynn Schwartz

*Also submitted in PA [Outy advanced in PA Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053 Phone (856) 482-1400 Fax (856) 482-9190 www.milsteadlaw.com Andrew M. Lubin*

David B. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldi*

Bernaderte Irace*

Roger Fay*

Michael Daly †

2501 Seaport Drive Suite 210 Chesici, PA 19015 (215) 717-0043 Fax (215) 717-0044

Our File No. 211033-1

Office of the Sheriff Columbia County Courthouse PO Box 380 Bloomsburg, PA 17815

Re:

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner, Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner, Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner, Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner and Robert Yuhas a/k/a Robert H. Yuhas

2016-CV-498

Sale Date: August 02, 2017

Deed Instructions

Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, 4425 Ponce De Leon Boulevard, 5th Floor, Coral Gables, FL 33146.

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours

Ruth DiRic Paralegal





Bureau of Individual Taxes PO BOX 280603 Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY										
State Tax Paid										
Book Number										
Page Number										
Date Recorded										

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement if more space is needed attach additional charge.

based on family relationship or pu	blic utility easement. If	more space is ne	eded, attach additional s	sheets.		iony enempt non	
A. CORRESPONDENT - All				···· · <u> </u>			
lame Ruth DiRico	. <u>*</u> <u>*</u>					e Number: 182-1400	
failing Address E. Stow Road		City Mariton		State NJ	ZIP Code 08053		
B. TRANSFER DATA							
ate of Acceptance of Document	08/02/2017	 -	·				
rantor(s)/Lessor(s) heriff of Columbia County	tor(s)/Lessor(s) Teleph riff of Columbia County 570-			Grantee(s)/Lessee(s) Bayview Loan Servicing, LLC, a Delaware Limited Liability Company			
ailing Address olumbia County Courthouse	e, PO Box 380		Mailing Address 4425 Ponce De L	eon Blvd 5th Floor	·····		
loomsburg	State PA	ZIP Code 17815	City Coral Gables	 . <u></u> .	State FL	ZIP Code 33146	
. REAL ESTATE LOCATION	l			··· ·			
reet Address 38 Buckhorn Rd	- 		City, Township, Boroug Hemlock Townsh	h nip			
olumbia		School District School District School District 18-02-011				···	
. VALUATION DATA			·				
as transaction part of an assignm	nent or relocation?	OYON	-				
Actual Cash Consideration 982.56	2. Other Consideration + \$00.00			3. Total Consideration = 1,982.56			
County Assessed Value 9,028.00	5. Co x 3. 9	ommon Level Ratio F 91	Factor	6. Computed Value = \$35,299.48		······································	
EXEMPTION DATA – Refe	er to instructions f	or exemption	status.	- '			
Amount of Exemption Claimed 35,299.48			or's Interest in Real Estate	1c. Percentage of Gran	ntor's Interes	st Conveyed	
Check Appropriate Box Belo		laimed.					
☐ Will or intestate successio	n	(Narr	ne of Decedent)	(Estate File Numb			
Transfer to a trust. (Attach		st agreement iden		(Estate The Feditio	~17		
Transfer from a trust. Date	of transfer into the tru	ust					
If trust was amended attac							
Transfer between principa Transfers to the commonw	i and agent/straw part; wealth, the U.S. and ins	y. (Attach comple trumentalities by	ete copy of agency/straw gift, dedication, conden	/ party agreement.) anation or in lieu of conde	mnation //	(f condemnation	
lieu of condemnation, atta	ach copy of resolution.)	g 4 dedication, conden		minaduri, (I	a converniation	
Transfer from a mortgago	r to a holder of a mort	gage in default.	(Attach copy of mortgag	ge and note/assignment.)			
Corrective or confirmatory	y deed. (Attach comple	ete copy of the de	eed to be corrected or co	onfirmed.)			
Statutory corporate consc		ision. (Attach cor	py of articles.)				
Other (Please explain exer		<u></u>					
nder penalties of law, I decla nowledge and belief, it is tru	are that I have exarue, correct and com	nined this state	ement, including acc	companying informati	ion, and	to the best of	
gnature of Correspondent or Responsil	··	Z		Date	<i>\{\/</i> 5	<u> </u>	
		ulte K	<u> </u>	·	من مر <u>ل</u>		

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

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.

	James & Mich
Sworn and subscribed to before me this	31st day of May 20.17 Karen M. Beach (Notary Public)
·	Karen M. Beach
	(Notary Public)
	OCCUPATION OF BUILDING MANUAL ACTIONS OF BUILDING ACTIONS OF BUILD
And now,, 20	
publication charges amounting to \$	for publishing the foregoing notice, and the
fee for this affidavit have been paid in full.	
······································	

SHERIFF'S OFFICE MONTOUR COUNTY, COMMONWEALTH OF PENNA.

29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

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1. Plaintiff(s)	BAYVIE	W LOAN SI	ERVICING,	SS RECEII	1, AND AF	FIDAVIT O				
				DEC.	2. Docket Number / County 2016CV498 COLUMBIA					
2. Defendant(s)	ROBERT	YUHAS, e	t al	·	4. Type of Writ or Complaint					
CEDIC	I s x			<u>.</u> .			NOTICE	OF SHERIF	F'S SALE	
SERVE	5. Name	DENISE '	YUHAS							
AT	6. Address	210 VAL	LEY ROAD							
•••			LE, PA 1782:	1						
7. Indicate unt	isual service:	2.1		[] Reg. Mail		[] Cert. Mail	<u>-</u> -	[] Deputize	II (Who-	
Now,					f MONTOU	R COUNTY,	PENNSYL	VANIA, do he	Other reby denutize	
the Sheriff						County to	execute this	Writ and make	e return thereof	
according t	o law. This	deputation b	eing made at	the request	and risk of th	e plaintiff,				
0 appoint								Sherif	f of Montour County	
8. SPECIAL II	NSTRUCTION	OR OTHER I	NFORMATION	THAT WILL A	SSIST IN EXP	EDITING SERV	ICE			
9. Name and A	Address of Atto	orney/Originator			10. Telephor	31 1		1		
MILSTEAD			•		To. Telephor	ie ivumber		11. Date		
					12. Signatur			<u> </u>		
	SP	ACE BELO	W FOR US	E OF SHER	IFF ONLY	- DO NOT V	VRITE BEI	OW THIS L	INE	
Serving Deputy	r:				Date Filed			Expiration		
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April		2017, at	10:58 AM	143	, at	210 Valley	, on the	3rd	day of	
County of M	Aontour Co		of Pennsylva	nia, in the m	anner descril	and helow	view Road.	, Danville, PA		
	[X]	Defendant	personally ser	ved.	4-11101 GC50111	oca ociow.				
	[]	Adult famil	y member wi	th whom said	d Defendant :	resides. Relat	ionship is		SELEGES CLERK OF MONTO	
	[]	Agent of pe	erson in charg	e of Defenda	ant's office or	usual place	of business			
	[]	Other				•			上 월월	
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Advance	Docket	Comulas	N#11	4.0° 1 *:						
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	Mon. Jan							OUR COUN		

SHERIFF'S OFFICE MONTOUR COUNTY, COMMONWEALTH OF PENNA.

29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

			-	SF	IERIFF'S S	ERVICE					
1. Plaintiff(s)	RAVVIE	WIDANG	PROCI	ESS RECEI	PT, AND A	FFIDAVIT O	F RETURN	1			
EAT VIEW LOAN SERVICING, LLC							2. Docket No	mber / County			
2. Defendant(s)	ROBER	Γ YUHAS,	ef al	-	_	<u>.</u>	2016CV4				
		011110,	it ai					nt or Complaint			
SERVE	5. Name	CHRIST	IAN YUHAS	-	<u> </u>		-INOTICE	OF SHERIF	FF'S SALE		
A TE	6. Address	***					<u> </u>	-	<u> </u>		
AT	o. Address		LEY ROAD								
7. Indicate unu	sual service	DANVIL	LE, PA 1782			<u> </u>					
Now,	SEE SEI TICC.		201	[Reg. Mail	f MONTOL	[] Cert. Mail		[] Deputize	Other		
the Sheriff	of		201	i, i oneini (DI MONTOL	County,	PENNSYLY	VANIA, do h	ereby deputize		
according to	o law. This	deputation t	eing made at	the request	and risk of	County to	execute this	Writ and mak	e return thereof		
		•	0	request	with tisk of t	me plantiti.					
8. SPECIAL IN	STRUCTIO	N OR OTHER I	NFORMATION	THAT WILL	ASSIST IN EXI	PEDITING SERV	Ivere	Sheri	ff of Montour County		
					motor th EM	EDITING SERV	ICr,				
											
9. Name and A	ddress of Att	orney/Originato			10. Telepho	one Number		11. Date			
MILSTEAD	& ASSOC	CIATES						1112110			
					12. Signatu	re					
-	- CI	PACE DELC	W EOD HE	E OF CITE							
Serving Deputy:	- 51	ACE DELC	W FOR US	E OF SHEE	RIFF ONLY	- DO NOT V	VRITE BEL	OW THIS L	INE		
Shane M Cr					Date Filed 3/16/201	2		Expiration			
16. Served a	nd made k	nown to	Denise Yul	188	J/10/201		, on the	<u> </u>			
April		2017, at	10:58 AM		, at	210 Valley		3rd	day of		
County of M	lontour Co	mmonwealth	of Pennsylva	inia, in the m	anner descri	hed below:	view Road,	Danville, PA	X 1/821		
	į,	Defendant	personally ser	rved.					~ _		
	[X]	Adult famil	y member wi	th whom sai	d Defendant	resides. Relati	ionship is mo	other			
	l i	Mgciit oi pe	erson in charg	e of Defend	ant's office o	r usual place of	of business	other.	FILEU COLERK OF		
	IJ	Other				•			🔏 ဥမျာ		
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Advassa	D 1					<u>_</u>					
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My Cor	nmission	Expires				SHERIFF	OF MONT	OUR COUN	rv l		
TSTA	/on. Jan.	2020						JOIN COUN	1 1		

SHERIFF'S OFFICE MONTOUR COUNTY, COMMONWEALTH OF PENNA. 29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

498-16

			DD C	SH	ERIFF'S S	ERVICE		_		_
1. Plaintiff(s)	BAYVIE	W LOAN S	PROC	ESS RECEI	PT, AND A	FFIDAVIT O				
		" LOIN O	LIKT ICING,	LLC		2. Deck				
2. Defendant(s)	ROBERT	YUHAS, e	t al	-	_		2016CV4	/rit or Complaint	COLUMI	BIA
·			_					OF SHERIF	THEOLIB	
SERVE	5. Name	DAMIEN	YUHAS	-		 _		OF SHEKIF	F'S SALE	
AT	6. Address	440.37	:				<u> </u>	- ·	.	 -
AI	o. Addiess		LEY ROAD							
7. Indicate uni	Isual service:	DANVILI	LE, PA 1782] Reg. Mail	_		<u> </u>			
Now,		· · · · · · · · · · · · · · · · · · ·	201		f MONTOL	[] Cert. Mail	DENDION	[] Deputize) Other
the Sheriff						Countrito	PENNSYL	VANIA, do he	ereby deputiz	e
according t	o law. This	deputation b	eing made at	the request	and risk of t	he plaintiff	execute this	Writ and mak	e return there	eof
				7		ne plantiii.				
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MILSTEAD	& ASSOC	CIATES						11115411		
					12. Signatur	re	<u> </u>	· · · · · · · · · · · · · · · · · · ·	-	·
	C D	A CE PEL C								
Serving Deputy	SP	ACE BELO	W FOR US	E OF SHER	IFF ONLY	- DO NOT V	VRITE BEI	LOW THIS L	INE	
Shane M C	•				Date Filed			Expiration		
16. Served		nown to	Denise Yul		3/16/201	7				
April		2017, at	10:58 AM			440 TT 1	, on the	3rd	day of	
	Aontour Co	mmonwealth	of Pennsylva	mia in the m	at	210 Valley	View Road	, Danville, P	N 17821 🛌	~
	[]	Defendant j	personally se	uua, m me m rved	anner descri	bed below:			2017 APR -4	3
	[X]	Adult famil	v memher wi	ith whom said	d Defendant	resides. Relat		.1	2230	22//
	Ì	Agent of pe	rson in chars	e of Defenda	ant's office o	r usual place (ionsnip is m	otner.	20	필요한
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My	t Mon. Ja	n 2020				SHERIFF	OF MONT	OUR COUN	TY	
1 13	C INCHIPATION OF THE PERSON OF						1 1			

Timothy T. Chamberlain Sheriff

Return To:

P.O. BOX 380

BLOOMSBURG, PA 17815

COLUMBIA COUNTY SHERIFF'S OFFICE



Earl D. Mordan, Jr. Chief Deputy

	BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC vs. YUHAS, ROBERT (et al.)							r	
		SERVICE C	OVER SH	IEET		<u> </u>	_		_ ≼
Service De	talls:				Andrew Control			/d +& 1	∍ AS
Category:	Real Estate Sale - Sa	le Notice				Zone:	2	a	_
Manner:	< Not Specified >		Expires:	, ř		Warrant:	، ب	V	DENISE
Notes:	SALE DATE & TIME: 0 PLAINTIFF NOTICE 0	06/07/2017 AT 9:00 AM F SHERIFF'S SALE ANI	D DEBTOR'S	RIGHTS					: :
Serve To:			Final Ser	/ice:					ر د
Name:	DENISE YUHAS	managa (minaga kang atau atau atau atau atau atau atau ata	Served:		ally Adul	t In Charge	Posted	Other	ି ²⁰¹⁶
Primary Address:	210 VALLEY ROAD DANVILLE, PA 17821		Adult in Charge:						6CV498
Phone:	in the second se	DOB:	Relation:	:					
Alternate Address:			Date:	:		Time:			:
Phone:		: : : : : : : : : : : : : : : : : : : :	Deputy:			Mileage:			210 V
Attorney / (Originator:								VALLEY
Name:	MILSTEAD & ASSOCIA	ATES LLC	Phone:	1 40 40 40 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Agra Agragado	Salah Sa	A TAMES A MARKET	10 mm	
Service Att	emnis		Marie (Marie Carlos Carlos Alfredor Carlos C	mosaa enkaa	partito da Applicação	ana ang kalangga ing kalanggan sa	er e	CARRY III I ARR	ROAD,
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	cial Instructions:	o r mene occo nens	water a same		Landa et al.	marana da			PA 17821
wotes/ Spe	ciai mstructions;								7821
		:							
Now, March	16, 2017 I, Sheriff of Col	lumbia County, Pennsylv rewith and make return t	ania do hereb	y deputize	the Sher	iff of Montou	ur County	to	NO EXPIR

TIMOTHY T. CHAMBERLAIN, SHERIFF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

LOAN SERVICING, LLC, OBERT (et al.)	A DELAWARE LLC				e Number 16CV498
	SERVICE CO	OVER SHE	ET		
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Real Estate Sale - Sale	Notice			Zone:	32
< Not Specified >		Expires:	· · · · · · · · · · · · · · · · · · ·	Warrant:	
SALE DATE & TIME: 06 PLAINTIFF NOTICE OF	/07/2017 AT 9:00 AM SHERIFF'S SALE AND				
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DANVILLE, PA 17821		Adult In Charge:			
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MILSTEAD & ASSOCIAT	FES LLC	Phone:			erene - Democratic Contra esti-
	al college (CS) (Co. College (CS) (CS) (College (CS) (CS) (CS) (CS) (CS) (CS) (CS) (CS)	C.D. Herritanian D. Brenderani	endality of the collision	Anna Carlotta (1985) Santana (1985) - Matalan antana (1986)	an law assess indicate as some in the
empts:					
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	COBERT (et al.) Real Estate Sale - Sale - Not Specified > SALE DATE & TIME: 06 PLAINTIFF NOTICE OF DAMIEN YUHAS 210 VALLEY ROAD DANVILLE, PA 17821	SERVICE CO SERVICE CO SERVICE CO Real Estate Sale - Sale Notice Not Specified > SALE DATE & TIME: 06/07/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DAMIEN YUHAS 210 VALLEY ROAD DANVILLE, PA 17821 DOB:	SERVICE COVER SHE SERVICE COVER SHE SALE State Sale - Sale Notice < Not Specified > Expires: SALE DATE & TIME: 06/07/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RI DAMIEN YUHAS Served: Adult in Charge: DOB: Relation: Date: Deputy:	SERVICE COVER SHEET (alls: Real Estate Sale - Sale Notice < Not Specified > Expires: SALE DATE & TIME: 06/07/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: DAMIEN YUHAS Served: Personally Adult in Charge: DANVILLE, PA 17821 Charge: DOB: Relation: Date: Deputy:	SERVICE COVER SHEET tails: Real Estate Sale - Sale Notice Not Specified > Expires: Warrant: SALE DATE & TIME: 06/07/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: DAMIEN YUHAS Served: Personally Adult In Charge 210 VALLEY ROAD DANVILLE, PA 17821 DOB: Relation: Date: Time: Deputy: Mileage:

Now, March 16, 2017 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montour County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE P.O. BOX 380 BLOOMSBURG, PA 17815 Tindly T. Chambelia

O EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	LOAN SERVICING, LLC, A I	DELAWARE LLC			Case Number 2016CV498	
		SERVICE COV	ER SHE	 ET		
Service De	itails:					
Category:	Real Estate Sale - Sale No	tice			Zone: 3)	
Manner:	< Not Specified >		Expires:		Warrant:	
Notes:	SALE DATE & TIME: 06/07 PLAINTIFF NOTICE OF SH	/2017 AT 9:00 AM IERIFF'S SALE AND DE	BTOR'S RIG	3HTS		
Serve To:		<i>F</i>	inal Service	e:		
Name:	CHRISTIAN YUHAS		Served:	Personally Ad	ult In Charge · Posted · C	Other
Primary Address:	210 VALLEY ROAD DANVILLE, PA 17821		Adult In Charge:			
Phone:		DOB:	Relation:			
Alternate Address:	· · · · · · · · · · · · · · · · · · ·	L	Date:		Time:	
Phone:	Andrew Control of the		Deputy:		Mileage:	
Attorney / (Originator:					
Name:	MILSTEAD & ASSOCIATES	S LLC F	Phone:	and the second of the second o		State State
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Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE P.O. BOX 380 BLOOMSBURG, PA 17815 Tindy T. Charbelin TIMOTHY T. CHAMBERLAIN, SHERIFF NO EXPIRATION

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Joel H. Arongw*

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

*Assertional Section PA

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053 Phone (856) 482-1400 Fax (856) 482-9190 www.milsteadlaw.com Andrew M. Lubin*

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Waldt*

Bernadette Irace*

Roger Fay*

2501 Seaport Drive Suite 210 Chester, PA 19013 (215) 717-0043 Fax (215) 717-0044

Our File No. 211033-1

Columbia County Sheriff Columbia County Courthouse PO Box 380 Bloomsburg, PA 17815

Re:

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner, Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner, Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner, Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner and Robert Yuhas a/k/a Robert H. Yuhas

Docket Number: 2016-CV-498

Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,

James Scafide Paralegal

**THE PROPERTY IS LISTED FOR THE June 07, 2017 SHERIFF'S SALE.

Milstead & Associates, LLC Roger Fay, Esquire, ID No. 315987 Bernadette Irace, Esquire, ID No. 313008 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorneys for Plaintiff File No. 211033-1

Bayview Loan Servicing, LLC, a Delaware Limited | COURT OF COMMON PLEAS Liability Company.

Plaintiff.

Defendants

vs.

Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner,

COLUMBIA COUNTY

No.: 2016-CV-498

AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129.2

I, Roger Fay, Esquire, say:

- 1. By March 30, 2017, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants. Copies of the returns are attached hereto and made a part hereof as Exhibit "A".
- 2. On March 29, 2017, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 10 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Attornev ID No. 315987

Milstead & Associates, LLC

Dated: May Ad, 2017

EXHIBIT "A"

Milstead & Associates, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorneys for Plaintiff File Number 211033-1

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff

Vs.

Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Defendants

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2016-CV-498

PROTHONOTARY

1011 SEP 29 P 2: 36

CLERK OF COLUMBIA. PA

ORDER

AND NOW, this 29th day of Suptember, 2016, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby:

ORDERED that Plaintiff may effectuate service of the Complaint in Mortgage Foreclosure on the Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner, (the "Defendant"), by mailing a true and correct copy of the Complaint in Mortgage Foreclosure by certified and regular mail to the Defendant's last known address of 138 Buckhorn Rd, Bloomsburg, PA 17815; by posting upon the real property commonly known as 138 Buckhorn Rd, Bloomsburg, PA 17815; and by one publication of a notice of the filing of the Complaint pursuant to Pa.R.C.P. 430(b)(1).

FURTHER, it is ORDERED that the Plaintiff may serve all subsequent notices and pleadings that require personal service in the manner set forth above.

Service shall be deemed effectuated and completed upon the publication, posting, or mailing whichever is later.

BY THE COURT

15/ Mary E Norton

Venue: Columbia

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company Plaintiff

VS.

Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Defendant

AFFIDAVIT OF SERVICE

DOCKET NO.: 2016-CV-498

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Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

138 Buckhorn Rd

Bloomsburg, PA 17815-9541

Attorney:

Milstead & Associates LLC 1 E. Stow Road Mariton, NJ 08053

Papers Served: Notice of Sale & Court Order	
Service Data: Posted Successfully: Not Served: Date: 3/30/2017	Time: 1:35 PM Attempts: 1
Delivered copy to him/her personally.	Name of Person Served and relationship / title:
Left a copy with a competent household member 14 years of age or older residing therein (indicate name and relationship at right) Left a copy with a person authorized to accept service, e.g. managing agent, registered agent, etc. (indicate name and relationship at right)	Actual Place of Service: 138 Buckhom Rd Bloomsburg, PA 17815-9541
Comments or Remarks: POSTED NOTICE OF SALE AND COURT ORDER	

Server Data:

Subscribed and sworn to before me, by the afflant who is personally

known to me on this date of

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL Eric M. Afflerbach, Notary Public Washington Township, Berks County My Commission Expires November 18, 2017 I, JEFFREY CLOHESSY, was at the time of service a competent adult not having a direct/interest in the litigation. I declare under penalty of perjury that the foregoing is true and correct/

Date: 4-3ツフ

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940

www.msprocess.riet REF: 211033 WO: P118605

POSTMARK AND DATE	: <u>:::::::::::::::::::::::::::::::::::</u>		21 0000344761MAR 29 2017.										The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insurad Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery services also includes special handling conditions.
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JF MAIL	X Certificate Ma	Postage											(Name of receiving employee)
INDICATE TYPE OF MAIL		Name of Addresses, Street, and Post-Office Address	Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Robert Yuhas alka Robert H. Yuhas, Deceased Mortgagor and Real Owner. 138 Buckhorn Rd Bloomsburg, PA 17815	Unknown helrs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Robert Yuhas alka Robert H. Yuhas, Deceased Mortgagor and Real Owner. Bloomsburg. PA 17816					The contract of the contract o		(4
NAME AND ADDRESS OF SENDER	MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Mariton, NJ 08053	Number of Article	9414 7266 9904 2082 6031 98										of Pieces Listed by
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Venue: Columbia

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company Plaintiff AFFIDAVIT OF SERVICE VS. **DOCKET NO.: 2016-CV-498** Unknown helrs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Denise M. Yuhas alkla Denise M. Shultz, known heir of Robert Yuhas alkla Robert H. Yuhas, Deceased Mortgagor and Real Owner Damien A. Yuhas known heir of Robert Yuhas alkla Robert H. Yuhas, Deceased Mortgagor and Real Owner Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Defendant

Person to be served: Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner 210 Valley West Rd

Danville, PA 17821-9536

Attorney:

Milstead & Associates LLC 1 E. Stow Road Mariton, NJ 08053

Papers Served:

Notice of Sale

Service Data: Served Successfully: Not Served: Date: 3/30/2017	Time: 1:15 PM Attempts: 1
Delivered copy to him/her personally.	Name of Person Served and relationship / title:
Left a copy with a competent household member 14 years of age or older residing therein (indicate name and relationship at right)	Actual Place of Service: 210 Valley West Rd Danville, PA 17821-9536
Left a copy with a person authorized to accept service, e.g. managing agent, registered agent, etc. (indicate name and relationship at right)	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Description of Person Accepting Service:	

Sex: Female | Age: 40 | Height: 5'5" | Weight: 210 LBS | Hair: BROWN | Race/Skin Color: WHITE Eyes: WITHOUT GLASSES

Comments or Remarks:

Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL Eric M. Afflerbach, Notary Public Washington Township, Berks County My Commission Expires November 18, 2017 I, JEFFREY CLOHESSY, was at the time of servicea competent adult not having a direct interest in the litigation. I declare under penalty of perjury that the

foregoing is true and correct.

Date:

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940

www.msprocess.net

REF: 211033 WO: P118609

Venue: Columbia

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company
Plaintiff

VS.

Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Yuhas alkla Robert H. Yuhas, Deceased Mortgagor and Real Owner Denise M. Yuhas alkla Denise M. Shultz, known helr of Robert Yuhas alkla Robert H. Yuhas, Deceased Mortgagor and Real Owner Damlen A. Yuhas known heir of Robert Yuhas alkla Robert H. Yuhas, Deceased Mortgagor and Real Owner Christian J. Yuhas known heir of Robert Yuhas alkla Robert H. Yuhas, Deceased Mortgagor and Real Owner Defendant

AFFIDAVIT OF SERVICE

DOCKET NO.: 2016-CV-498

Person	to	be	ser	٧e	đ	•
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Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner 210 Valley West Rd Danville, PA 17821-9536

Attorney:

Milstead & Associates LLC 1 E. Stow Road Marlton, NJ 08053

Papers Served:

Notice of Sale

S

ervice Data: Served Successfully: Mot Served: Date: 3/30/2017	Time: 1:15 PM Attempts: 1
Delivered copy to him/her personally. Left a copy with a competent household member 14 years of age or older residing therein (indicate name and relationship at right) Left a copy with a person authorized to accept service, e.g. managing agent, registered agent, etc. (indicate name and relationship at right)	Name of Person Served and relationship / title: DENISE YUHAS - MOTHER Actual Place of Service: 210 Valley West Rd Danville, PA 17821-9536

Description of Person Accepting Service:

Sex: Female | Age: 40 | Height: 5'5" | Weight: 210 LBS | Hair: BROWN | Race/Skin Color: WHITE Eyes: WITHOUT GLASSES

Comments or Remarks:

Server Data:

Subscribed and sworn to before me, by the affant who is personally

known to me on this date of

i, JEFFREY CLOHESSY, was at the time of service a competent adult not having a direct interest in the litigation. I declare under penalty of perjury that the foregoing is true and correct.

JEFFREY CLOHESSY

Date:

4-2-17

COMMONWEALTH OF PENNSYLVANIA

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

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940 www.msprocess.net

REF: 211033 WO: P118610

Venue: Columbia

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company
Plaintiff

VS.

Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Denise M. Yuhas a/k/a Denise M. Shuitz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Defendant

AFFIDAVIT OF SERVICE

DOCKET NO.: 2016-CV-498

Person	to	ha	40	7/20	ŀ

Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner 210 Valley West Rd Danville, PA 17821-9636

Attorney:

Milstead & Associates LLC 1 E. Stow Road Marlton, NJ 08053

Papers Served:

Notice of Sale

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ervice Data: Served Successfully: Not Served: Date: 3/30/201	7 Time: 1:15 PM Attempts: 1
Delivered copy to him/her personally. Left a copy with a competent household member 14 years of age or older residing therein (indicate name and relationship at right) Left a copy with a person authorized to accept service, e.g. managing agent, registered agent, etc. (indicate name and relationship at right)	Name of Person Served and relationship / title: DENISE YUHAS - MOTHER Actual Place of Service: 210 Valley West Rd Danville, PA 17821-9536

Description of Person Accepting Service:

Sex: Fernale | Age: 40 | Height: 5'5" | Weight: 210 LBS [Hair: BROWN] Race/Skin Color: WHITE Eyes: WITHOUT GLASSES

Comments or Remarks:

Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date of ______

I, JEFFREY CLOHESSY, was at the time of service a competent adult not having a direct interest in the litigation. I declare under penalty of perjury that the foregoing is true and correct.

JEFFREY CLOHESSY

Date: 4/3/1

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Eric M. Afflerbach, Notary Public
Washington Township, Barks County
My Commission Expires November 18, 2617

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940 www.msprocess.net

REF: 211033 WO: P118611

EXHIBIT "B"

Number of Article Name of Addressee, Street, and Postage Fee Handling Act. Bayvier Loss Servicing, LLC, a Datawere Limited Liability Company (Plaintiff Servicing, LLC, a Datawere) Biomanulary An 17136 Commonwealth of New Louding Department of Revenue Breated Charles Service Federal Estate Tax Special Processors Brailer Limited Commonwealth of Phylorithmor Tax Division Charletter Tax D	MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Mariton, NJ 08053	X Certification in the control of th	icate Ma	Ulling Registered Mail: D With Postal Insurance Control of With Postal Insurance Control of With Control of W	U.S. POSTAGE >> PITNEY BOWES
Number of Article Name of Addresses Postage Fee Handling Act.				小子不作	
Institute Inst		Name of Addressee, Street, and Post-Office Address	999	Value	ZIP 08053 \$ 004.65° 02 4W 0000344761MAR. 29. 2017.
138 Buckloom Red 138 Buckloom But 138 Buckloo	<u>-</u>	Bayview Loan Servicing, LLC, a DeJaware Limited Liability Company (Plaintiff herein) 4425 Ponce De Leon Boulevard 5th Floor Coral Gables, FL 33146			
Commonwealth of Petrusylvania Department of Weifare F.O. Box 2675 F.O. Libert a Revenue F.O. Box 2675 F.O. Box 26	2	Tenant/Occupant 138 Buckhorn Rd Bloomsburg, PA 17815			-
The Seas Stool District The Section of Section	က	Comnonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA. 17105			
Special Process Estate Tax Special Procedure Search 1000 Liberty Avenue, Room 112 Pitsburgh, P. 2522—406 Commonwealth of PA Intertance Tax Division 6th Plocs, Strawberry Square Department of Revenue Bursan of Individual Taxes Inheritance Tax Division Department of Revenue Bursan of Individual Taxes Inheritance Tax Division Department of Domestic Relations Columbia County Courthouse P. O. Box 380 Electrometry Pall 54 Electrometry Program Electrometry Pall 56 Electrometry Program Electrometry Program Electrometry Pall 56 Electrometry Pall 56 Electrometry Program Electrometry Pall 56 Electrometry Program Electrometry Pall 56 Electrometry Program Electrome	4	Bloomsburg Area School District 728 East 5th Street Bloomsburg, PA 17815			
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Department of Revenue Bureau of Individual Taxes Inheritator Tax Division PO Box 280601 Harrisburg, PA 17128-0601 Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815 Hemlock Township I of Frosty Valley Road Bloomsburg, PA 17815 Department of Public Welfarc TPL Casualty Unit Estate Recovery Program P.O. Box Willow Oaks Building I flarrisburg, PA 17128 I flarrisburg, PA 1	U)	Commonwealth of PA Inhoritance Tax Division 6th Floor, Strawberry Square Dept # 280601			
Department of Domestic Relations Columbia County Courthouse P.O. Box 380 B.O. Box 380 B.O. Box 380 Henclock Township 116 Frost Valley Road Bloomsburg, PA 17815 Department of Public Welfarc TPL Casualty Unit Estate Recovery Program P.O. Box Willow Oaks Building Harrisburg, PA 17128 Ifarrisburg, PA 17128 (Name of Pedelving employee)		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division PO Box 280601 Harrisburg, PA 17128-0601			
Hemlock Township 116 Frosty Valley Road Bloomsburg, PA 17815 Department of Public Welfarc TPL Casualty Unit Estate Recovery Program P.O. Box Willow Oaks Building Harrisburg, PA 17128 FOSTWASTUR, PEH (Name of petelving employee)	- 1	Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815			and the second s
Department of Public Welfarc TPL Casualty Unit Estate Recovery Program P.O. Box Willow Oaks Building Harrisburg, PA 17128 FOSTMASTER, PEH (Name of peteriving employee)	d	Hemlock Township 116 Frosty Valley Road Bloomsburg, PA 17815			
Jumber of Pleces Listed by (Name of Jedelving employee)	10	Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box Willow Oaks Building Harrisburg, PA 17128			
	otal Number of Pleces Listed by Sender	*	POSTMASTAR, PEH (Name of peterving employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnecotiable documents under Exmass Mail document	domestic and idemnity payable for
and \$500 for Insured Mail.	10	2)		reconstruction insurance is \$50,000 per piece subject to a firnit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also	subject to a limit of anity payable on The maximum fall, \$500 for COD harges apply only to service also.

211033-1/YUHAS Notice of Sale FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL SALE SCHEDULED 6/7/17

PS FORM 3877 Page 1 of 1

PHONE:570-784-9310 HOURS, MARCH & APRIL: TUE & THUR 1PM TO 6P JUNE 22, 27, 29: 1 PM TO 6 PM OR BY APPOINTMENT MAKE CHECKS PAYABLE TO: Tax Notice 2017 TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED Denise D Ottaviani 116 Frosty Valley Road Bloomsburg PA 17815 HEMLOCK TWP YUHAS ROBERT 42 Walnut St. Penalty **BLOOMSBURG PA 17815** send a self-addressed stamped envelope with your payment County & Municipality GENERAL SINKING FIRE TWP RE FOR: COLUMBIA County have been calculated for your convenience The discount & penalty DESCRIPTION PARCEL: 18 -02 -011-00,000 PAY THIS AMOUNT 138 BUCKHORN RD ASSESSMENT .28 Acres 9,028 CNTY Buildings Total Assessment 10 % 11.285 .35 1.65 9 MILLS ₹VP 10 % % % If paid-on_or-before | If paid on or before LESS DISCOUNT [TAX AMOUNT DUE] INCL PENALTY DATE 03/01/2017 April 30 197.16 99.84 3.10 14.60 79.62 2,501 6,527 9,028 June 30 201,19 101.88 3.16 14.90 81.25 to courthouse on: day. January 1, 2018 This tax returned BILL NO. 20571

June 30 If paid after

221.32

112.07 3.48 16.39 89.38

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC

Case Number 2016CV498

ROBERT YUHAS, DECEASED MORTGAGOR (et al.)

SHERIFF'S RETURN OF SERVICE

05/01/2017 01:59 PM - DEPUTY CHRIS PRESCOTT, 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 138 BUCKHORN ROAD, BLOOMSBURG, PA 17845.

SO ANSWERS.

May 02, 2017

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA NOTABIAL SEAL SABAR JANE KUMBAWAR, NOTARY PUBLIC TOWN OF BLOOMSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4, 2028

Affirmed and subscribed to before me this day of

2ND

MAY

2017

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	LOAN SERVICING, LLC, A DELAWARE LLC				Number
YUHAS, E	DECEASED MORTGAGOR, ROBERT (et al.)		<u> </u>	2016	SCV498
	SERVICE CO	VER SH	EET		
Service De	etalis:				
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:		Final Servi	ice:		
Name:	(POSTING)	Served:	Personally · Adu	ılt In Charge 🤻	Posted Other
Primary Address:	138 BUCKHORN ROAD BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:	5-1-17	Time:	1359
Phone:		Deputy:	8	Mileage:	
Attorney/	Originator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:			······································
Service At	tempts:				
Date:			0		
Time:					
Mileage:				<u> </u>	
Deputy:					
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(POSTING)

2016CV498

138 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

E BECOMSBORG PA 1/815	I 136 BUCKHORN ROAD 42 Walnut St.	X	SECOND 125.79 THIRD INSTALLMENT 125.79	FIRST INSTALLMENT 125.79	81.5	116 FROSTY VALLEY RD	DENISE D OTTAVIANI	HEMLOCK TWP
	Ř.		138.37 TAXABLE ASSESSMENT	Penalty Assuegsp varue]	A Paro	Real Region	DESCRIPTION
138 BUCKHORN RD 20041-3096 0.28 ACRES	PROPERTY DESCRIPTION PARCEL 18 02 C1100000	V:	8206	9028			9028 41.8000	ASSESSMENT RATE
2501.00 T)I PENAI	OR BEFORE OR	'ν			369.82	2% DISC
25C1.00 TAXES BECOME 6527.00 DELINQUENT 12C DAYS AFTER BILLING	ACCT. 5952		FRAID ON FRAID OR BEFORE AFTER OCT 31 OCT 31				377.37 415.11	FACE AMOUNT 10% PENALTY

MAKE CHECKS PAYABLE TO: Tax Notice 2017 County & Municipality
HEMLOCK TWP

Denise D Ottaviani 116 Frosty Valley Road Bloomsburg PA 17815

HOURS MARCH & APRIL: TUE & THUR 1PM TO 6P JUNE 22, 27, 29: 1 PM TO 6 PM OR BY APPOINTMENT

PHONE:570-784-9310

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

BLOOMSBURG PA 17815

198 BUCKHORNERS WALNUT ST

Penalty

10 %

2 %

Discount

CNTY 10 %

₹

.28 Acres

Totai Assessment

Buildings

Land

PARCEL: 18 -02 -011-00,000

SINKING FIRE TWP RE FOR: COLUMBIA County have been calculated for your convenience GENERAL The discount & penalty DESCRIPTION PAY THIS AMOUNT ASSESSMENT 9,028 11.285 .35 1.65 9 MILLS April 30 June 30 If paid on or before LESS DISCOUNT DATE 03/01/2017 197,16 3.10 14.60 79.62 99.84 AMOUNT DUE | INCL PENALTY 201.19 101.88 3.16 14.90 81.25 BILL NO. 20571 June 30 If paid after

2,501 6,527 9,028 to courthouse on: January 1, 2018 This tax returned

221,32 112.07 3.48 16.39 89.38 Milstead & Associates, LLC BY: Roger Fay, Esquire ID No. 315987 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorneys for Plaintiff File Number 211033-1

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company,

Plaintiff,

Vs.

Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner.

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2016-CV-498

2017-ED-32

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PA.R.C.P.3129

Defendants

TAKE NOTICE:

Your house (real estate) at 138 Buckhorn Rd, Bloomsburg, PA 17815, is scheduled to be sold at sheriff's sale on June 1 2011 at G:00 (AMPM in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$32,977.92 obtained by Bayview Loan Servicing, LLC, a Delaware Limited Liability Company.

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 Milstead & Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (856) 482-1400.
- 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.

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Ce: Cert. NO: 27146

YUHAS ROBERT 138 BUCKHORN ROAD BLOOMSBURG PA 17815

Date: 03/21/2017

District: HEMLOCK TWP Deed: 20041 -3098 Location: 138 BUCKHORN RD Parcel Id:18 -02 -011-00,000

Assessment: 9,028 Balances as of 03/21/2017

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

By: CULUMBIA COUNTY SITERCFEF.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC Case Number 2016CV498 YUHAS, DECEASED MORTGAGOR, ROBERT (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: 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: Final Service: Name: OCCUPANT Served: Personally - Adult in Charge -Primary 138 BUCKHORN ROAD Adult In Address: BLOOMSBURG, PA 17815 Charge: Relation: Phone: DOB: Alternate Date: Time: Address: Deputy: Phone: Mileage: Attorney / Originator: MILSTEAD & ASSOCIATES LLC Name: Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

OCCUPAN

2016CV498

138 BUCKHORN ROAD, BLOOMSBURG, PA

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC Case Number 2016CV498 YUHAS, DECEASED MORTGAGOR, ROBERT (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: 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 eceased: Serve To: Final Service: Name: ROBERT YUHAS, DECEASED MORTGAGO Served: Personally - Adult In Charge - Posted - Other Primary 138 BUCKHORN ROAD Adult in Address: **BLOOMSBURG, PA 17815** Charge: Relation: Phone: DOB: **42 WALNUT STREET** Alternate Date: Time: Address: BLOOMSBURG, PA 17815 Deputy: Mileage: Phone: Attorney / Originator: MILSTEAD & ASSOCIATES LLC Name: Phone: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

YUHAS, DECEASED MORT

2016CV498

138 BUCKHORN ROAD, BLOOMSBURG, PA

NO EXPIRATION

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S)

Robert Yuhas a/k/a Robert H. Yuhas

PLAINTIFF/SELLER:

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

DEFENDANT(S):

Unknown heirs, successors, assigns and all persons, firms, or

associations claiming right, title, or interest from or under Robert Yuhas

a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas

a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas.

Deceased Mortgagor and Real Owner

Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas,

Deceased Mortgagor and Real Owner Robert Yuhas a/k/a Robert H. Yuhas

PROPERTY:

138 Buckhorn Rd

Bloomsburg, PA 17815

(Improvements erected thereon)

JUDGMENT AMOUNT:

\$32,977.92

COLUMBIA COUNTY

No.: 2016-CV-498 2017-ED-32

The above captioned property is scheduled to be sold at Sheriff's Sale on June 1 2011 at 9.00 (AMPM in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. 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 interest.

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

Sincerely,

Roger Fay Esquire

MILSTEAD & ASSOCIATES, LLC

1 E. Stow Road Marlton, NJ 08053

211033-1

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	LOAN SERVICING, L OBERT (et al.)		Case Number 2016CV498		
		SERVICE	COVER SHEET	. ,	
Service De	tails:	Comment of the Wilder Comment of the Comment			ANTE CONTRACTOR
Category: Manner:	Real Estate Sale - S	Sale Notice	Expires:	Zone: Warrant	32
Notes:		06/07/2017 AT 9:00 OF SHERIFF'S SALE			
Serve To:			Final Service:		Patro de l'atte, con l'especiativat e l'illiance de
Name:	Denise D. Ottaviani		Served: Person	Adult to Character	D
Primary Address:	116 Frosty Valley R Bloomsburg, PA 17	oad	Adult In Charge:	Addit in Charge	Posted Other
Phone:	570-784-9310	DOB:	Relation:		
Alternate Address:	: · · · · · · · · · · · · · · · · · · ·		Date: 3-/	7-17 Time:	1730
Phone:	The second secon	:	Deputy:	Mileage:	
Attorney / (Originator:				
Name:	MILSTEAD & ASSO	CIATES LLC	Phone:		
Service Att	empts:				
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OTTAVIANI, DENISE D.

2016CV49

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BLOOMSBURG AREA SCH

2016CV498

728 E

5TH

STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC Case Number 2016CV498 YUHAS, DECEASED MORTGAGOR, ROBERT (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: 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: Final Service: Name: BLOOMSBURG AREA SCHOOL DISTRICT-Served: Personally Adult In Charge Posted Other **Primary** 728 E. 5TH STREET Adult In Address: **BLOOMSBURG, PA 17815** Charge: Relation: Phone: DOB: Alternate Date: Time: Address: Deputy: Phone: Mileage: Attorney / Originator: Name: MILSTEAD & ASSOCIATES LLC Phone: Service Attempts: Date: Time: 12:00 Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC vs. YUHAS, ROBERT (et al.)				Case Number 2016CV498			
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Service D	etalls:		AND THE RESERVE			Angelia de la companya de la company	COLUMBIA
Category	Real Estate Sale - Sale	Notice			Zone:	32	
Manner:	< Not Specified >		Expires:		Warrant:		ဝို
Notes:	SALE DATE & TIME: 06/ PLAINTIFF NOTICE OF	07/2017 AT 9:00 AM SHERIFF'S SALE AND	DEBTOR'S RI	GHTS			COUNTY TAX
							~
Serve To:			Final Servic	·e:			<u> </u>
Name:	Columbia County Tax C	office .	Served:			Posted Other	160
Primary Address:	PO Box 380 Bloomsburg, PA 17815		Adult In Charge:	Sherr	y Evans Clerk		2016CV498
Phone:	570-389-5649	DOB:	Relation:		Click	• • •	
Alternate Address:			Date:	3-17-17	Time:	10:08	
Phone:			Deputy:	5	Mileage:		<u>P</u>
Attorney /	Originator:						őΧ
Name:	MILSTEAD & ASSOCIAT	ES LLC	Phone:	en make to the capacity of the	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CALLO CAMPAGAMA	BOX 380,
Service At	tempts:					Haran (1992)	ВГС
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Deputy:	or women	**************************************					PΑ
Service At	tempt Notes:						17815
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	LOAN SERVICING, LLC, A DELAWARE LLC			Casa	Number
	vs. UHAS, ROBERT (et al.)			Case Number 2016CV498	
	SERVICE CO	OVER SH	EET		
Service De					- dan
Category	Real Estate Sale - Sale Notice			Zone:	32
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 I	RIGHTS		
Serve To:		Final Serv	ice:		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally Adu	ıl ⊔6 €harge ⋅	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	EILUN /	Less	
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	C	iek	
Alternate Address:		Date:	3-17-17	Time:	10:13
Phone:		Deputy:	5	Mileage:	
Attorney /	Originator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:	1 de de la constante de la con	The second control of	A STATE OF THE STA
Service At	tempts:			: 144	
Date:		The state of the s	**************************************		ACCORDANCE CONTRACTOR
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DOMESTIC RELATIONS OF

2016CV498

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

PRESS * ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Proof of Ad 03/17/17

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost

Amount Paid

Ad ID: Description: 1100899

YUHAS SHERIFF SALE

Run Dates:

05/17/17 to 05/31/17

Class: Agate Lines:

183

Blind Box:

Publication

Stop

Cost

Press Enterprise

05/17/1705/31/17

Inserts

\$1,004.19

\$0.00

\$1,004.19

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2016CV498

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, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit: Beginning at a stone comer in the public road leading from buckhorn to Jerseytown; thence by land of cornie in the public road leading from blockridgh to Jerseycown, thence by land of George Hittle, now Hiram Young, South 14 1/2 Degrees East, 13.3 perches to a stone; thence by land of John Mcreynolds, Now Harry Jones, South 71 degrees East, 3.6 perches to a stone; thence north 14 1/2 degrees west, 15.3 perches to a public road, thence by said road, South 77 degrees West, 3 perches to the place of beginning. Containing 44 1/2 perches of land, strict measure. Whereon is erected a single frame dwelling house and other outbuildings. Title to said Premises vested in Robert Yuhas by Deed from Boyd N McHenry and Lois R McHenry dated October 27, 2004 and recorded on Novem ber 18, 2004 in the Columbia County Recorder of Deeds as Instrument NO.

Being known as: 138 Buckhom Rd, Bloomsburg, PA 17815

Tax Parcel Number: 18-02-011

PROPERTY ADDRESS: 138 BUCKHORN ROAD, BLOOMSBURG, PA. 17815

UPI / TAX PARCEL NUMBER: 18-02-011

Seized and taken into execution to be sold as the property of ROBERT YUHAS, DECEASED MORTGAGOR, CHRISTIAN YUHAS, DAMIEN YUHAS, DENISE YUHAS in suit of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check, IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder faults 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 default-ing 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.

torney for the Plaintiff: MILSTEAD & ASSOCIATES ILC MARLTON, NJ.

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

Bayview Loan Servicing, LLC, a Delaware Limited	IN THE COURT OF COMMO	N PLEAS		
Liability Company,	OF COLUMBIA COUNTY, PENNSYLVANIA			
Plaintiff,	,			
Vs.	No.: 2016-CV-498			
·	9017-ED-32			
Unknown heirs, successors, assigns and all persons,	PRAECIPE FOR	\		
firms or associations claiming right, title or interest from	WRIT OF EXECUTION			
or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased	(Mortgage Foreclosure)			
Mortgagor and Real Owner				
Denise M. Yuhas a/k/a Denise M. Shultz, known heir of				
Robert Yuhas a/k/a Robert H. Yuhas, Deceased				
Mortgagor and Real Owner				
Damien A. Yuhas known heir of Robert Yuhas a/k/a		- I <u> 1</u> 9		
Robert H. Yuhas, Deceased Mortgagor and Real Owner		-1 $\frac{1}{2}$ $\frac{1}{2}$		
Christian J. Yuhas known heir of Robert Yuhas a/k/a		- 1, 1 - 6 1		
Robert H. Yuhas, Deceased Mortgagor and Real Owner,		•		
Defendants				
	<u> </u>			

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$ 32,977.92
INTEREST	
From 02/08/2017 to Date	\$
of Sale at \$41.67 per diem	
(Costs to be added)	\$
TOTAL DUE	\$

DATE: 3-6-17

Roger Fay, Esquire Attorney for Plaintiff 1 E. Stow Road Marlton, NJ 08053

No.: 2016-CV-498

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Yuhas a/k/a Robert H.

Yuhas, Deceased Mortgagor and Real Owner Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a

Robert H. Yuhas, Deceased Mortgagor and Real Owner

Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas,

Deceased Mortgagor and Real Owner

WRIT OF EXECUTION (Mortgage Foreclosure)

Filed:

Attorney for Plaintiff Roger Fay, Esquire

Address:

138 Buckhorn Rd

Bloomsburg, PA 17815

Where papers may be served.

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company,

Plaintiff.

Vs.

Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner
Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner
Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner
Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner,

OF COLUMBIA COUNTY, PENNSYLVANIA

IN THE COURT OF COMMON PLEAS

No.: 2016-CV-498

2017-ED-32

PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Defendants

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

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

138 Buckhorn Rd, Bloomsburg, PA 17815 (see legal description attached)

NOTE: Description of property may be included in, or attached to the Writ.

AMOUNT DUE INTEREST From 02/08/2017 to Date of Sale at \$41.67 per diem TOTAL DUE \$<u>32,977.92</u>

\$

\$_____

Dated: 5)10/2010

(SEAL)

(clerk) Office of Judicial Support, Common Pleas Court of Columbia County, Penna.

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Menday in 2020

No. 2016-CV-498

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

S.

Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Sat,

Roger Fay, Esquire Attorney for Plaintiff

138 Buckhorn Rd

Address:

Bloomsburg, PA 17815

Where papers may be served.

All that certain piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit: Beginning at a stone corner in the public road leading from buckhorn to Jerseytown; thence by land late of Goerge Hittle, now Hiram Young, South 14 1/2 Degrees East, 13.3 perches to a stone; thence by land of John McReynolds, now Harry Jones, South 71 degrees East, 3.6 perches to a stone; thence north 14 1/2 degrees East, 13.3 perches to a stone; thence by land of John Mcreynolds, Now Harry Jones, South 71 degrees East, 3.6 perches to a stone; thence north 14 1/2 degrees west, 15.3 perches to a public road; thence by said road, South 77 degrees West, 3 perches to the place of beginning. Containing 44 1/2 perches of land, strict measure. Whereon is erected a single frame dwelling house and other outbuildings.

Title to said Premises vested in Robert Yuhas by Deed from Boyd N McHenry and Lois R. McHenry dated October 27, 2004 and recorded on November 18, 2004 in the Columbia County Recorder of Deeds as Instrument No. 200413098.

Being known as: 138 Buckhorn Rd, Bloomsburg, PA 17815

Tax Parcel Number: 18-02-011

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV498

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, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit: Beginning at a stone corner in the public road leading from buckhorn to Jerseytown; thence by land of George Hittle, now Hiram Young, South 14 1/2 Degrees East, 13.3 perches to a stone; thence by land of John Mcreynolds, Now Harry Jones, South 71 degrees East, 3.6 perches to a stone; thence north 14 1/2 degrees west, 15.3 perches to a public road; thence by said road, South 77 degrees West, 3 perches to the place of beginning.

Containing 44 1/2 perches of land, strict measure. Whereon is erected a single frame dwelling house and other outbuildings. Title to said Premises vested in Robert Yuhas by Deed from Boyd N McHenry and Lois R McHenry dated October 27, 2004 and recorded on November 18, 2004 in the Columbia County Recorder of Deeds as Instrument NO. 200413098.

Being known as: 138 Buckhorn Rd, Bloomsburg, PA 17815

Tax Parcel Number: 18-02-011

PROPERTY ADDRESS: 138 BUCKHORN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-02-011

Seized and taken into execution to be sold as the property of ROBERT YUHAS, DECEASED MORTGAGOR, CHRISTIAN YUHAS, DAMIEN YUHAS, DENISE YUHAS in suit of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts 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 agiainst 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 conneciton 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: MILSTEAD & ASSOCIATES LLC MARLTON, NJ Milstead & Associates, LLC BY: Roger Fay, Esquire ID No. 315987 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorneys for Plaintiff File Number 211033-1

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff,

Vs.

Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and PURSUANT TO RULE 3129.1 Real Owner Denise M. Yuhas a/k/a Denise M. Shultz, known

heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and

Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Defendants

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2016-CV-498

2017-ED-32

AFFIDAVIT OF SERVICE

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff in the above entitled cause of action, sets forth as of the date the praccipe for writ of execution was filed the following information concerning real property located at 138 Buckhorn Rd, Bloomsburg, PA 17815:

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

Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner 138 Buckhorn Rd

Bloomsburg, PA 17815

Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner 210 Valley West Rd. Danville, PA 17821

Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner 138 Buckhorn Rd Bloomsburg, PA 17815

Damien A, Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner 210 Valley West Rd. Danville, PA 17821

Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner 138 Buckhom Rd Bloomsburg, PA 17815

Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner 210 Valley West Rd. Danville, PA 17821

Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner 138 Buckhorn Rd Bloomsburg, PA 17815

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

Same as above

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

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company (Plaintiff herein) 4425 Ponce De Leon Boulevard 5th Floor Coral Gables, FL 33146

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

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company (Plaintiff herein) 4425 Ponce De Leon Boulevard 5th Floor Coral Gables, FL 33146

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

None Known

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:

None Known

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

Tenant/Occupant 138 Buckhorn Rd Bloomsburg, PA 17815 Department of Revenue Bureau of Individual Taxes Inheritance Tax Division

PO Box 280601

Harrisburg, PA 17128-0601

Columbia County Courthouse

Department of Domestic Relations

Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675

P.O. Box 380

Harrisburg, PA 17105 Bloomsburg, PA 17815

Bloomsburg Area School District 728 East 5th Street Bloomsburg, PA 17815

Internal Revenue Service Federal Estate Tax Special Procedures Branch WS Moorhead Federal Building 1000 Liberty Avenue, Room 112 Pittsburgh, PA 15222-4003

Commonwealth of PA Inheritance Tax Division 6th Floor, Strawberry Square Dept # 280601 Hemlock Township 116 Frosty Valley Road Bloomsburg, PA 17815

Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box Willow Oaks Building Harrisburg, PA 17128

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

By: Roger Pay, Esquire Attorney for Plaintiff

Date: 3-6-17

Milstead & Associates, LLC BY: Roger Fay, Esquire ID No. 315987 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorneys for Plaintiff File Number 211033-1

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company,

Plaintiff.

Vs.

Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner,

Defendants

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2016-CV-498

2017-ED-32

CERTIFICATION

CERTIFICATION

Roger Fay, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA Mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 Procedures have been fulfilled

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

By: Roger Fay, Esquire
Attorney for Plaintiff

Date: 3-6-17

WAIVER OF WATCHMAN

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

Roger Fry, Esquire Attorney for Plaintiff

SHORT DESCRIPTION

DOCKET NO:

2016-CV-498

2017-ED-32

ALL THAT CERTAIN lot or piece of ground situate in Hemlock Township, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO:

18-02-011

PROPERTY ADDRESS

138 Buckhorn Rd

Bloomsburg, PA 17815

IMPROVEMENTS:

a Residential Dwelling

SOLD AS THE PROPERTY OF:

Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor

and Real Owner

ATTORNEY'S NAME:

Roger Fay, Esquire

SHERIFF'S NAME:

Columbia County Sheriff

All that certain piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit: Beginning at a stone corner in the public road leading from buckhorn to Jerseytown; thence by land late of Goerge Hittle, now Hiram Young, South 14 1/2 Degrees East, 13.3 perches to a stone; thence by land of John McReynolds, now Harry Jones, South 71 degrees East, 3.6 perches to a stone; thence north 14 1/2 degrees East, 13.3 perches to a stone; thence by land of John Mcreynolds, Now Harry Jones, South 71 degrees East, 3.6 perches to a stone; thence north 14 1/2 degrees west, 15.3 perches to a public road; thence by said road, South 77 degrees West, 3 perches to the place of beginning. Containing 44 1/2 perches of land, strict measure. Whereon is erected a single frame dwelling house and other outbuildings.

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Being known as: 138 Buckhorn Rd, Bloomsburg, PA 17815

Tax Parcel Number: 18-02-011

Document Receipt

Trans# 10133 Carrier / service: USPS Server First-Class Mail® 3/16/2017 12:00:00 AM

Ship to

INTERNAL REVISERVICE FED ESTATE

1000 LIBERTY AVE ROOM 112

SPECIAL PRCEDURES

Tracking #: 71901140006000100806

Doc Ref#: 2017ED32

Postage 5.1300

PITTSBURGH PA 15222 Document Receipt

Trans# 10132 Carrier / service. USPS Server First-Class Mail®

3/16/2017 12:00:00 AM

Ship to:

COMMONWEALTH OF PA

INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ

Tracking #:

71901140006000100790

DEPT # 280601

Doc Ref#: Postage

2017ED32

Document	

Trans # 10131 Carrier / service: USPS Server First-Class Mail® 3/16/2017 12:00:00 AM Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000100783

Doc Ref#: 2017ED32 Postage 5.1300

PA 19106 PHILADELPHIA

Document Receipt

Trans # 10130 Carrier / service: USPS Server First-Class Mail® 3/16/2017 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET Tracking #: 71901140006000100776

Doc Ref #: 2017ED32

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans # 10129 Carrier / service: USPS Server First-Class Maik® 3/16/2017 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking #: 71901140006000100769

Doc Ref #: 2017ED32

Postage 5.1300

Document Receipt

Trans# 10128 Carrier / service: USPS Server First-Class Mail® 3/16/2017 12:00:00 AM

Ship to

DEPARTMENT OF REVENUE. COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000100752

Doc Ref#: 2017ED32

Postage 5.1300

Document Receipt

Trans # 10134 Carrier / service: USPS Server First-Class Mail® 3/16/2017 12:00:00 AM

Ship to:

DEPT OF PUBLIC WELFARE

TPL CASUALTY UNIT

WILLOW OAKS BUILDING

Tracking #.

71901140006000100813

Doc Ref #: Postage 20**1**7ED32 5.1300

Document Receipt

Trans # 10134 Carrier / service: USPS Server First-Class Mail® 3/16/2017 12:00:00 AM

Ship to:

DEPT OF PUBLIC WELFARE

TPL CASUALTY UNIT

WILLOW OAKS BUILDING

Tracking #: 71901140006000100813

Doc Ref#:

2017ED32

Postage 5.1300

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S)

Robert Yuhas a/k/a Robert H. Yuhas

PLAINTIFF/SELLER:

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

DEFENDANT(S):

Unknown heirs, successors, assigns and all persons, firms, or

associations claiming right, title, or interest from or under Robert Yuhas

a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas

a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner

Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas,

Deceased Mortgagor and Real Owner

Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas,

Deceased Mortgagor and Real Owner Robert Yuhas a/k/a Robert H. Yuhas

PROPERTY:

138 Buckhorn Rd

Bloomsburg, PA 17815

(Improvements crected thereon)

JUDGMENT AMOUNT:

\$32,977.92

COLUMBIA COUNTY

No.: 2016-CV-498 2017-ED-32

The above captioned property is scheduled to be sold at Sheriff's Sale on June 7° 201°1 at 9:00 AMPM in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. 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 interest.

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

Sincerely,

Roger Fay Esquire

MILSTEAD & ASSOCIATES, LLC

1 E. Stow Road Marlton, NJ 08053

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Juel H. Aronow*

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

*Also admitted in PA

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053 Phone (856) 482-1400 Fax (856) 482-9190 www.milsteadlaw.com Andrew M. Lubin*

David H. Lipow*

Mary L. Harbert-Bell*

Matthew C. Walds*

Robert W Williams#*

Bernadette Irace*

Roper Fav*

2591 Scaport Drive Suite 210 Chester, PA 19013 (215) 717-0043 Fax (215) 717-0044

Our File No. 211033-1

Columbia County Sheriff Columbia County Courthouse PO Box 380 Bloomsburg, PA 17815

Re:

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner, Denise M. Yuhas a/k/a Denise M. Shultz, known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner, Damien A. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner, Christian J. Yuhas known heir of Robert Yuhas a/k/a Robert H. Yuhas, Deceased Mortgagor and Real Owner and Robert Yuhas a/k/a Robert H. Yuhas
List property for Sheriff's Sale/Service of Defendants

Dear Sir/Madam:

Please post the handbill on the mortgage premises listed below:

138 Buckhorn Rd, Bloomsburg, PA 17815

Once posting has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

PLEASE PROVIDE OUR OFFICE WITH A SALE DEPOSIT RECEIPT FOR THE ADVANCE IN THE ATTACHED SELF ADDRESSED ENVELOPE MARKED DEPOSIT RECEIPT.

Thank you for your attention to this matter.

Very truly yours,

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214