

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

BAYVIEW LOAN SERVICING, LLC, A
DELAWARE LLC

vs.

Defendant

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

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

Total Sheriff Costs \$1,876.69

Distribution Costs

Recording Fees	\$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) \$ 1943.69

POUNDAGE - 2% OF BID \$ 38.87

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

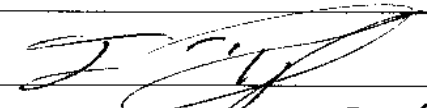
TOTAL AMOUNT NEEDED TO PURCHASE \$ 1982.56

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____


Travis C. Petty

TOTAL DUE: \$ 1982.56

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 632.56

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 215708
Customer:
SHERIFFS OFFICE

Invoice Date: 08/25/2017 2:46:57 PM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: BKA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	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		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

Milstead & Associates LLC**ATTORNEY BUSINESS ACCT**1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400**Bank**

America's Most Convenient Bank®

55-136/312

August 08, 2017

PAY TO THE
ORDER OF

Columbia County Sheriff

\$

*****632.56

Six Hundred Thirty-Two and 56/100*****

DOLLARS

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

VOID AFTER 180 DAYS



MEMO

⑈026481⑈ ⑆031201360⑆ 4322522221⑈

Milstead & Associates, LLC

1 E. Stow Road
Marlton, NJ 08053

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

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
FORECLOSURE SALES	James Scafade
COMPANY:	DATE:
COLUMBIA COUNTY SHERIFF	June 7, 2017
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
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

A follow-up copy will not be sent by mail.

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 Scafade

**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

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>457.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1004.19</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1254.19</u>

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

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

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

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

TOTAL COSTS (OPENING BID) \$ 1943.69

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera*

Joel H. Aaronow*

Nelson Diaz*

Rhondi Lynn Schwartz

*Admitted in PA
[Only 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 B. Lipow*

Mary L. Harbert-Redl*

Matthew C. Waldi*

Bernadette Trace*

Roger Fay*

Michael Daly †

2501 Seaport Drive
Suite 210
Chester, PA 19013
(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

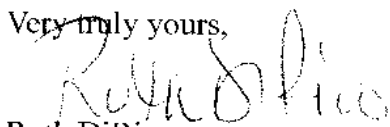
Dear Sir/Madam:

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 DiRico
Paralegal



pennsylvania

DEPARTMENT OF REVENUE

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 sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name

Ruth DiRico

Telephone Number:

(856) 482-1400

Mailing Address

1 E. Stow Road

City

Marlton

State

NJ

ZIP Code

08053

B. TRANSFER DATA

Date of Acceptance of Document

08/02/2017

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Telephone Number:

570-389-5624

Grantee(s)/Lessee(s)

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

Telephone Number

305-646-3912

Mailing Address

Columbia County Courthouse, PO Box 380

Mailing Address

4425 Ponce De Leon Blvd 5th Floor

City

Bloomsburg

State

PA

ZIP Code

17815

City

Coral Gables

State

FL

ZIP Code

33146

C. REAL ESTATE LOCATION

Street Address

138 Buckhorn Rd

City, Township, Borough

Hemlock Township

County

Columbia

School District

Bloomsburg Area School District

Tax Parcel Number

18-02-011

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☐ N

1. Actual Cash Consideration

1,982.56

2. Other Consideration

+ \$00.00

3. Total Consideration

= 1,982.56

4. County Assessed Value

\$9,028.00

5. Common Level Ratio Factor

x 3.91

6. Computed Value

= \$35,299.48

E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

\$35,299.48

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from a mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Ruth DiRico

Date

8/2/17

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

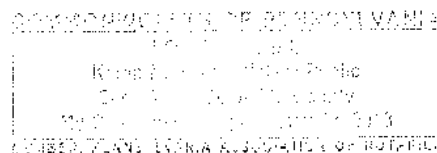
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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.

.....*James T. Micklow*.....

Sworn and subscribed to before me this 31st day of May 2017.

.....*Karen M. Beach*.....
(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.

.....

1
SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNA.
29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

498-16

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) BAYVIEW LOAN SERVICING, LLC		2. Docket Number / County 2016CV498 COLUMBIA
2. Defendant(s) ROBERT YUHAS, et al		4. Type of Writ or Complaint NOTICE OF SHERIFF'S SALE
SERVE	5. Name DENISE YUHAS	
AT	6. Address 210 VALLEY ROAD DANVILLE, PA 17821	

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other
Now, 2017, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize
the Sheriff of County to execute this Writ and make return thereof
according to law. This deputation being made at the request and risk of the plaintiff.

Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator MILSTEAD & ASSOCIATES	10. Telephone Number	11. Date
	12. Signature	

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

Serving Deputy: Shane M. Craig	Date Filed 3/16/2017	Expiration
--	--------------------------------	------------

16. Served and made known to **Denise Yuhass**, on the **3rd** day of
April 2017, at **10:58 AM**, at **210 Valley View Road, Danville, PA 17821**
County of Montour Commonwealth of Pennsylvania, in the manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom said Defendant resides. Relationship is .
☐ Agent of person in charge of Defendant's office or usual place of business
☐ Other

2017 APR -4 PM 3:10
SEED OPERATOR &
CLERK OF COURTS OFFICE
MONTOUR COUNTY PA

Attempts:

Date:									
Mileage:									

Advance	Docket	Service	Mileage	Affidavit	Notary	Surchr.	Misc.	Total	Refund
\$225.00	\$9.00	\$9.00	\$5.00	\$2.50	\$5.00	\$0.00	\$3.00	\$33.50	\$146.50

Sworn and Subscribed to before me this **4th**
Day of **April**, 2017.

So Answer.

Signature of Deputy Sheriff

Susan M. Hauwel Public
MONTOUR COUNTY
My Commission Expires
1st Mon Jan 2020

Sheriff

Shane M. Craig
Ray C. Livingston
SHERIFF OF MONTOUR COUNTY

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

498-16

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) BAYVIEW LOAN SERVICING, LLC		2. Docket Number / County 2016CV498 COLUMBIA
2. Defendant(s) ROBERT YUHAS, et al		4. Type of Writ or Complaint NOTICE OF SHERIFF'S SALE
SERVE	5. Name CHRISTIAN YUHAS	
AT	6. Address 210 VALLEY ROAD DANVILLE, PA 17821	

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, **2017**, I Sheriff of **MONTOUR COUNTY, PENNSYLVANIA**, do hereby deputize the Sheriff of **County** to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE _____ Sheriff of Montour County

9. Name and Address of Attorney/Originator MILSTEAD & ASSOCIATES	10. Telephone Number	11. Date
	12. Signature	

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

Serving Deputy: Shane M Craig	Date Filed 3/16/2017	Expiration
---	--------------------------------	------------

16. Served and made known to **Denise Yuhas**, on the **3rd** day of **April** **2017**, at **10:58 AM**, at **210 Valley View Road, Danville, PA 17821**
 County of Montour Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant personally served.
☒ Adult family member with whom said Defendant resides. Relationship is mother.
☐ Agent of person in charge of Defendant's office or usual place of business
☐ Other

FILED FOR NOTARY &
 CLERK OF COURTS OFFICE
 MONTOUR COUNTY PA
2017 APR -4 PM 3:09

Attempts:

Date:								
Mileage:								

Advance W/I	Docket \$9.00	Service \$6.00	Mileage \$0.00	Affidavit \$2.50	Notary \$5.00	Surchr. \$0.00	Misc. \$0.00	Total \$22.50	Refund W/I
-------------	---------------	----------------	----------------	------------------	---------------	----------------	--------------	---------------	------------

Sworn and Subscribed to before me this **4th** Day of **April**, 2017.

So Answer.

Signature of Deputy Sheriff

Sheriff

May T. Buschki, Deputy
 Prothonotary Notary Public
Susan M. Kauwell
 MONTOUR COUNTY
 My Commission Expires
 1st Mon. Jan. 2020

Shane M. Craig
Ray C. Linger
SHERIFF OF MONTOUR COUNTY

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

498-16

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) BAYVIEW LOAN SERVICING, LLC		2. Docket Number / County 2016CV498 COLUMBIA
2. Defendant(s) ROBERT YUHAS, et al		4. Type of Writ or Complaint NOTICE OF SHERIFF'S SALE

SERVE AT	5. Name DAMIEN YUHAS
	6. Address 210 VALLEY ROAD DANVILLE, PA 17821

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, 2017, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE Sheriff of Montour County

9. Name and Address of Attorney/Originator MILSTEAD & ASSOCIATES	10. Telephone Number	11. Date
12. Signature		

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

Serving Deputy: Shane M Craig	Date Filed 3/16/2017	Expiration
---	--------------------------------	------------

16. Served and made known to **Denise Yuhas**, on the **3rd** day of **April** 2017, at **10:58 AM** at **210 Valley View Road, Danville, PA 17821**
 County of Montour Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant personally served.
☒ Adult family member with whom said Defendant resides. Relationship is mother.
☐ Agent of person in charge of Defendant's office or usual place of business
☐ Other

FILED PA 17 APR 17 3:10 PM
CLERK OF COURT'S OFFICE
MONTOUR COUNTY PA

Attempts:

Date:								
Mileage:								

Advance W/I	Docket \$9.00	Service \$6.00	Mileage \$0.00	Affidavit \$2.50	Notary \$5.00	Surchrg. \$0.00	Misc. \$0.00	Total \$22.50	Refund W/I
-------------	---------------	----------------	----------------	------------------	---------------	-----------------	--------------	---------------	------------

Sworn and subscribed to before me this **17th** Day of **April**, 2017.

So Answer.

Signature of Deputy Sheriff

Sheriff

Susan M. Kauwell
 MONTOUR COUNTY
 My Commission Expires
 1st Mon. Jan. 2020

SHERIFF OF MONTOUR COUNTY

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

32

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: DENISE YUHAS
Primary Address: 210 VALLEY ROAD
DANVILLE, PA 17821

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: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

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

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

YUHAS, DENISE

2016CV498

210 VALLEY ROAD, DANVILLE, PA 17821

NO EXPIRATION

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

32

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: DAMIEN YUHAS

Primary Address: 210 VALLEY ROAD
DANVILLE, PA 17821

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: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

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

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

YUHAS, DAMIEN

2016CV498

210 VALLEY ROAD, DANVILLE, PA 17821

NO EXPIRATION

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

32

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: CHRISTIAN YUHAS
Primary Address: 210 VALLEY ROAD
DANVILLE, PA 17821

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: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

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

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

YUHAS, CHRISTIAN

2016CV498

210 VALLEY ROAD, DANVILLE, PA 17821

NO EXPIRATION

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Joel H. Aronow*

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

*Also admitted in PA
/ Also admitted in MD

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. Wald*

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
Liability Company,
Plaintiff,**

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,
Defendants**

**COURT OF COMMON PLEAS
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.



Roger Fay, Esquire
Attorney ID No. 315987
Milstead & Associates, LLC

Dated: May 22, 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

FILED
PROTHONOTARY
2016 SEP 29 P 2:36
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

ORDER

AND NOW, this 29th day of September, 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

151 Mary E Norton

J.

Court of Common Pleas Columbia County

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

Person to be served:

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
Marlton, 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.
- ☐ 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:

Actual Place of Service:

138 Buckhorn 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 affiant who is personally

known to me on this date of 4/2/17

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: 4-3-17

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Township, Berks 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: P118605

NAME AND ADDRESS OF SENDER

MILSTEAD & ASSOCIATES, LLC
1 East Stow Road
Marlton, NJ 08053

INDICATE TYPE OF MAIL

☒ Certificate Mailing
☐ Insured
☐ COD
☐ Certified Mail

CHECK APPROPRIATE BLOCK FOR

Registered Mail:

☐ With Postage
☐ Without Postage

POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as
certificate of mailing or for additional
postage

U.S. POSTAGE PITNEY BOWES



ZIP 08053 \$001.30
02 4W
0000344761 MAR 29 2017

II. Fee

Act. Value (If Regis.)

Handling Charge

Fee

Postage

Name of Addressee, Street, and Post-Office Address

Line Number of Article

1 9414 7266 9904 2082 6031 98

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

2

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

3

4

5

6

7

8

9

10

Total Number of Pieces Listed by Sender

2

POSTMASTER, PER
(Name of receiving employee)

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 Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

PS FORM 3877 211033-1/ YUHAS

Notice of Sale

SALE SCHEDULED 6/7/17

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

Page 1 of 1

Court of Common Pleas Columbia County

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

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
Marlton, 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.

☐ 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:

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 affiant who is personally

known to me on this date of 4/3/17

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: 4-3-17

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Eric M. Afflerbach, Notary Public
Washington Township, Berks 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: P118609

Court of Common Pleas Columbia County

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

Person to be served:

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

Service Data:

Served Successfully: ☒ Not 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 affiant who is personally

known to me on this date of 4/3/17

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: 4-3-17

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Township, Berks 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

Court of Common Pleas Columbia County

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

Person to be served:

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 17821-9536

Attorney:

Milstead & Associates LLC
1 E. Stow Road
Marlton, 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.☒ 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 affiant who is personally

known to me on this date of 4/13/17

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: 4/13/17

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Aftlerbach, Notary Public
Washington Township, Berks 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: P118611

EXHIBIT “B”

INDICATE TYPE OF MAIL

☒ Certificate Mailing
☐ Insured
☐ COD
☐ Certified Mail

ZIP 08053 \$004.65
02 4W
0000344761 MAR 29 2017.

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value
1		Bayview Loan Servicing, LLC, a Delaware Limited Liability Company (Plaintiff herein) 4425 Ponce De Leon Boulevard 5th Floor Coral Gables, FL 33146					
2		Tenant/Occupant 138 Buckhorn Rd Bloomsburg, PA 17815					
3		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105					
4		Bloomsburg Area School District 728 East 5th Street Bloomsburg, PA 17815					
5		Internal Revenue Service Federal Estate Tax Special Procedures Branch WS Moorhead Federal Building 1000 Liberty Avenue, Room 112 Pittsburgh, PA 15222-4003					
6		Commonwealth of PA Inheritance Tax Division 6th Floor, Strawberry Square Dept # 280601					
7		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division PO Box 280601 Harrisburg, PA 17128-0601					
8		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815					
9		Hemlock Township 116 Frosty Valley Road Bloomsburg, PA 17815					
10		Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box Willow Oaks Building Harrisburg, PA 17128					
Total Number of Pieces Listed by Sender		POSTMASTER, PER (Name of receiving employee)					
		10					

PS FORM 3877	211033-1/ YUHAS	Notice of Sale
--------------	-----------------	----------------

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

SALE SCHEDULED 6/7/17

Tax Notice 2017 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Otaviani
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

FOR: COLUMBIA County

DATE

03/01/2017

BILL NO.

20571

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	9.028	11.285	99.84	101.88	112.07
SINKING		.35	3.10	3.16	3.48
FIRE		1.65	14.60	14.90	16.39
TWP RE		9	79.62	81.25	89.38

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

April 30
If paid on or before

June 30
If paid on or before

June 30
If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

YUHAS ROBERT *42 Walnut St.*
~~138 BUCKHORN RD~~
BLOOMSBURG PA 17815

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	10 %
PARCEL: 18 -02 -011-00,000	
138 BUCKHORN RD	
.28 Acres	
Land	2,501
Buildings	6,527
Total Assessment	9,028

This tax returned to courthouse on: January 1, 2018

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

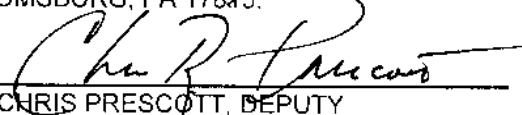


BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC
vs.
ROBERT YUHAS, DECEASED MORTGAGOR (et al.)

Case Number
2016CV498

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 17815.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

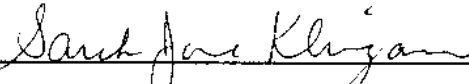
May 02, 2017

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2017

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



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

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, DECEASED MORTGAGOR, ROBERT (et al.)

Case Number
2016CV498

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: 138 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-1-17

Time:

1359

Deputy:

0

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

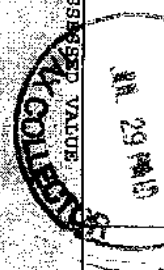
2016CV498

138 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

32

BLOOMSBURG SCHOOL DISTRICT
2016 SCHOOL REAL ESTATE DATE 07/01/2016 BILL# 005373 TAXCOLLECTOR COPY
HEMLOCK TWP
MAKE CHECKS PAYABLE TO:
DENISE D OTTAVIANI
116 FROSTY VALLEY RD
BLOOMSBURG, PA 17815



INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE	9028	RATE	2% DISC	FACE AMOUNT	10% PENALTY
FIRST INSTALLMENT	125.79	125.79						
SECOND	125.79	138.37						
THIRD INSTALLMENT	125.79	138.37						
TAXABLE ASSESSMENT			9028					

SCHOOL PENALTY @ 10%

A YUHAS ROBERT
I ~~138 BUCKHORN RD~~ 42 Walnut St.
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.	5952
PARCEL 18 02 01100000		
138 BUCKHORN RD		
20041-3096		
0.28 ACRES		
2501.00		
6527.00		
TAXES BECOME DELINQUENT 120 DAYS AFTER BILLING		

As of 3/30/17

NAME & ADDRESS CORRECTIONS REQUESTED.

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

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

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

PHONE: 570-784-9310

The discount & penalty have been calculated for your convenience

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

YUHAS ROBERT 42 Walnut St.
~~138 BUCKHORN RD~~
BLOOMSBURG PA 17815

FOR: COLUMBIA County

DATE 03/01/2017 BILL NO. 20571

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING FIRE TWP RE	9.028	11.285	99.84	101.88	112.07
		.35	3.10	3.16	3.48
		1.65	14.60	14.90	16.39
		9	79.62	81.25	89.38

PAY THIS AMOUNT

April 30 If paid on or before June 30 If paid after

This tax returned to courthouse on: January 1, 2018

CNTY	TWP
Discount 2%	2%
Penalty 10%	10%
PARCEL: 18-02-011-00,000	
138 BUCKHORN RD	
28 Acres	
Land	2,501
Buildings	6,527
Total Assessment	9,028

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

02

2016 School Tax Paid

Tax Due As of 3/30/17

THAT TAX

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

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

TAKE NOTICE:

Your house (real estate) at 138 Buckhorn Rd, Bloomsburg, PA 17815, is scheduled to be sold at sheriff's sale on June 7, 2017 at 9:00 AM/PM 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.

2017032

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

REAL ESTATE TAX CERTIFICATION

Date: 03/21/2017

Fee: \$5.00

Cert. NO: 27146

YUHAS ROBERT
138 BUCKHORN ROAD
BLOOMSBURG PA 17815

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	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: COLUMBIA County SHERIFF Per: _____

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, DECEASED MORTGAGOR, ROBERT (et al.)

Case Number
2016CV498

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

32

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: 138 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-20-17

Time:

6:34

Deputy:

3

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

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4.

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6.

OCCUPANT

2016CV498

138 BUCKHORN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC
vs.
YUHAS, DECEASED MORTGAGOR, ROBERT (et al.)

Case Number
2016CV498

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

32

Warrant:

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

Deceased: Return

Serve To:

Name: ROBERT YUHAS, DECEASED MORTGAGO

Primary Address: 138 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 42 WALNUT STREET
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3-20-17

Time:

6:34

Deputy:

3

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

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YUHAS, DECEASED MORT

2016CV498

138 BUCKHORN ROAD, BLOOMSBURG, PA 17815

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

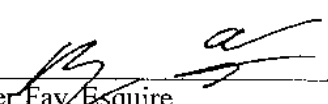
COLUMBIA COUNTY

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

The above captioned property is scheduled to be sold at Sheriff's Sale on June 7th 2017 at 9:00 AM 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

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

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

32

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: Denise D. Ottaviani
Primary Address: 116 Frosty Valley Road
Bloomsburg, PA 17815

Phone: 570-784-9310 DOB:

Alternate
Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In
Charge:

Relation:

Date:

3-17-17

Time:

730

Deputy:

J

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OTTAVIANI, DENISE D.

2016CV498

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

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC
vs.
YUHAS, DECEASED MORTGAGOR, ROBERT (et al.)

Case Number
2016CV498

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

32

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 Address: 728 E. 5TH STREET
BLOOMSBURG, PA 17815

Adult In Charge:

Mike Lipton

Phone: DOB:

Relation:

Business Manager

Alternate Address:

Date:

3-17-17

Time:

12:19

Phone:

Deputy:

5

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

3-17-17

Time:

12:00

Mileage:

Deputy:

5

Service Attempt Notes:

1. Closed Today

2.

3.

4.

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BLOOMSBURG AREA SCH

2016CV498

728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC
vs.
YUHAS, ROBERT (et al.)

Case Number
2016CV498

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 32

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: 5-17-17

Time: 10:08

Deputy: 5

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

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COLUMBIA COUNTY TAX C

2016CV498

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LLC
vs.
YUHAS, ROBERT (et al.)

Case Number
2016CV498

SERVICE COVER SHEET

Service Details:

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 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: 5-17-17 Time: 10:13

Deputy: 5 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

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

Ad ID: 1100899
Description: **YUHAS SHERIFF SALE**
Run Dates: **05/17/17 to 05/31/17**
Class: 2
Agate Lines: 183
Blind Box:

Total Ad Cost \$1,004.19
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/17/17	05/31/17	3	\$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 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 Moreynolds, 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 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:
MILSTEAD & ASSOCIATES LLC
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
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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

No.: 2016-CV-498

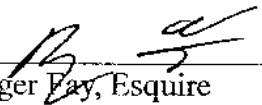
2017-ED-32
PRAECIPE FOR
WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$ <u>32,977.92</u>
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

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

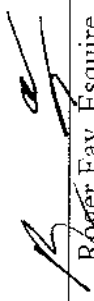
Robert H. Yuhas, Deceased Mortgagor and Real Owner

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

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:


Roger Fay, Esquire
Attorney for Plaintiff

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,

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

No.: 2016-CV-498

2017-ED-32

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

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

Dated: 3/10/2017

(SEAL)

Barbara A. Silvestri / PA

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

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday 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

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

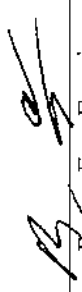
WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Sat.


Roger Fay, Esquire
Attorney for Plaintiff

Address: 138 Buckhorn Rd
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 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:
MILSTEAD & ASSOCIATES LLC
MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

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

1. 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 Buckhorn 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

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Department of Domestic Relations
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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

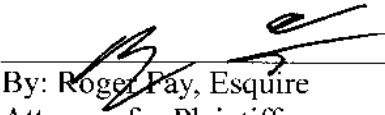
Hemlock Township
116 Frosty Valley Road
Bloomsburg, PA 17815

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

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

Commonwealth of PA
Inheritance Tax Division
6th Floor, Strawberry Square
Dept # 280601

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

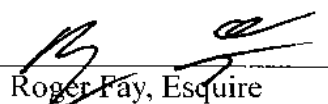
FILED
2017 MAR 10 4 11:57
CLERK OF COURT
JUDICIAL BRANCH

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
☒ 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 Foy, 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.

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

Document Receipt

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

INTERNAL REV SERVICE FED ESTATE
TAXSPECIAL PROCEDURES
BRANCH

1000 LIBERTY AVE ROOM 112

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
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Ship to:

COMMONWEALTH OF PA

INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ

DEPT # 280601

Tracking #: 71901140006000100790

Doc Ref #: 2017ED32

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

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

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000100783

Doc Ref #: 2017ED32

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

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

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000100769

Doc Ref #: 2017ED32

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

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

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000100752

Doc Ref #: 2017ED32

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

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

DEPT OF PUBLIC WELFARE

TPL CASUALTY UNIT

WILLOW OAKS BUILDING

Tracking #: 71901140006000100813

Doc Ref #: 2017ED32

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

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

DEPT OF PUBLIC WELFARE

TPL CASUALTY UNIT

WILLOW OAKS BUILDING

Tracking #: 71901140006000100813

Doc Ref #: 2017ED32

Postage 5.1300

HARRISBURG PA 17128

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 7th 2017 at 9:00 AM 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

Joel H. Aronow*

Mark E. Herrera*

Nelson Diaz*

Rhondi Lynn Schwartz

*Also admitted in TN
*Also admitted in MD

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. Waldr*

Robert W. Williams#*

Bernadette Irace*

Roger Fay*

2591 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
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



71901140006000100776

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214
