

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
THE BANK OF NEW YORK

vs.

Defendant
UNKNOWN HEIRS TO EARL E. YODER
BRYAN YODER
BRENDA BERLIN
ALFONSO KORUS

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

Sheriff's Sale Date: Wednesday, November 1, 2017

Writ of Execution No. : 2015CV1416

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1626 FAIRVIEW AVE, BERWICK, PA 18603

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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.80
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	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00
Continued or Cancelled Sale	\$10.00

Postponed to: 11/1/2017

Total Sheriff Costs \$2,097.30

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: \$2,164.30

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

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 218125
Customer:
SHERIFF'S OFFICE

Invoice Date: 12/13/2017 9:57:24 AM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0101
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$74.75	201709807 12/13/17 9:57:28 AM	BERWICK BORO
	Grantor - YODER, EARL E			
	Grantee - BANK OF NEW YORK MELLON			
	Consideration - \$2,207.57			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$14.50		
	RECORDING FEES - RECORDER	\$14.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$74.75		
	PAYMENTS			
	CHECK: 8025 - SHERIFF'S OFFICE	\$71.75		
	CHECK: 8026 - SHERIFF'S OFFICE	\$3.00		
	TOTAL PAYMENTS	\$74.75		
	AMOUNT DUE	\$74.75		
	PAYMENT ON INVOICE	(\$74.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

THE BANK OF NEW YORK

VS UNKNOWN HEIRS OF EARL YODER

NO. 65-2017 ED

NO. 1416-2015 JD

DATE/TIME OF SALE: Nov 1, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2164.30

POUNDAGE - 2% OF BID \$ 43.27

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2207.57

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 1 So H. Kelley

TOTAL DUE: \$ 2207.57

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 857.57

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

UDREN LAW OFFICES, P.C.

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

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

November 2, 2017

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

RE: **The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4**
 vs.
 BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER; BRYAN YODER, KNOWN HEIR OF EARL E. YODER; ALFONSO P. KORUS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARL E. YODER;
 Property: 1626 Fairview Avenue, Borough of Berwick, PA 18603
 County C.C.P. No.: 2015-CV-1416
 Sheriff's Sale Date: 11/01/2017

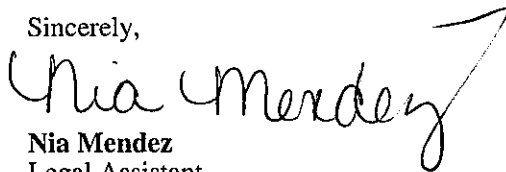
Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of, **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 2002-4, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-4, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FL 33409.**

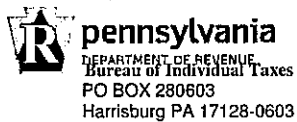
Enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Nia Mendez
Legal Assistant
(856) 669-5690
nmendez@udren.com
Enclosure



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. If more space is needed, attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name UDREN LAW OFFICES, PC		Telephone Number: 856-669-5400	
Mailing Address 111 WOODCREST RD.	City CHERRY HILL	State NJ	ZIP Code 08003

B. TRANSFER DATA

Date of Acceptance of Document 11/02/2017			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 289-5624	Grantee(s)/Lessee(s) THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 2002-4, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-4	Telephone Number: (856) 669-5690
Mailing Address 35 West Main Street	Mailing Address 1661 Worthington Road Suite 100		
City Bloomsburg	State PA	ZIP Code 17815	City West Palm Beach
			State FL
			ZIP Code 33409

C. REAL ESTATE LOCATION

Street Address 1626 Fairview Avenue, Borough of Berwick, PA 18603		City, Township, Borough Borough of Berwick	
County Columbia	School District Berwick Area SD	Tax Parcel Number 04D-05-075-01,000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
1. Actual Cash Consideration \$2,207.57	2. Other Consideration + 0	3. Total Consideration = \$2,207.57
4. County Assessed Value \$46,796.00	5. Common Level Ratio Factor X 3.91	6. Fair Market Value = \$182,972.36

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

1a. Amount of Exemption Claimed \$182,972.36	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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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 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.) Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.

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

Date

11-2-17

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003



3-7615/360

NUMBER
12178

Eight Hundred Fifty-Seven and 57/100*****

DATE

AMOUNT

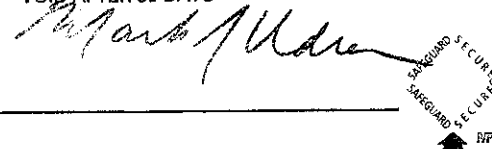
November 02, 2017

*****857.57

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS


SAFEGUARD SECURED
RP

Korus/Yoder, 1626 Fairview Avenue, Borough of Berwick, PA 18603, Nia Mendez

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

⑈012178⑈ ⑆036076150⑆ 6309466406⑈

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

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
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(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

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

vs.

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

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

To whom it may concern:

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

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

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Vanessa Mayers
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

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

pleadings@udren.com

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

Plaintiff

v.

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

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

CERTIFICATE OF FILING

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

Date: 10-5-17

BY: Nicole LaBletta
Attorney for Plaintiff

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

MJU#: 13030090 CASE#: 13030090-1

Nicole LaBletta, Esquire
PAID 202194

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

ATTORNEY FOR PLAINTIFF

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

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 10/04/2017 at 09:00 AM in the above-captioned matter
has been continued until 11/01/2017 at 09:00am.

Date:

10-5-17

BY: Nicole LaBletta
Attorney for Plaintiff

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

MJU#: 13030090 CASE#: 13030090-1

Nicole LaBletta, Esquire
PAID 202194

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*Mark J. Udren, Esq.
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2101 W. Commercial Blvd
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Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

October 4, 2017

Sent via fax #(570)389-5625

Columbia County Sheriff's Office
Attn: Real Estate

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

vs.

BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER

BRYAN YODER, KNOWN HEIR OF EARL E. YODER

ALFONSO P. KORUS

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

Columbia County

Docket No.: 2015-CV-1416

Premises: 1626 Fairview Avenue, Borough of Berwick, PA 18603

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **10/04/2017** to **11/01/2017**, on behalf of the Plaintiff.

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

Sincerely,

Udren Law Offices, P.C.

Vanessa Mayers

Foreclosure Specialist

MJU#: 13030090 CASE#: 13030090-1

SHERIFF'S SALE COST SHEET

15-1416

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>504.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1156.80</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1406.80</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>

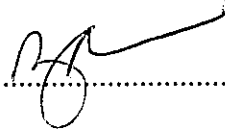
SURCHARGE FEE (DSTE)		\$ <u>170.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 2154.30

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

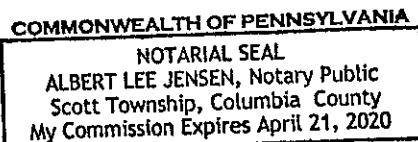
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 13, 20, 27, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 27 day of September 2017



(Notary Public)



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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV1416

SHERIFF'S RETURN OF SERVICE

08/30/2017 11:20 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1626 FAIRVIEW AVE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 31, 2017

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

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2017



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV1416

SHERIFF'S RETURN OF SERVICE

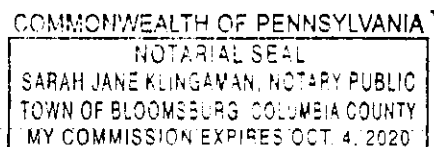
07/26/2017 DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ALFONSO KORUS AT 1626 FAIRVIEW AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

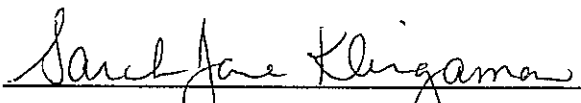
August 29, 2017



NOTARY

Affirmed and subscribed to before me this

29TH day of AUGUST, 2017



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

(c) CountySuite Sheriff, TeleSoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV1416

SHERIFF'S RETURN OF SERVICE

07/18/2017 12:31 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRENDA BERLIN AT BEAR DODGE, PINE STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

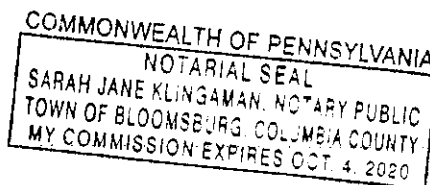
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 29, 2017

NOTARY

Affirmed and subscribed to before me this

29TH day of AUGUST, 2017



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1626 FAIRVIEW AVE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-30-17

Time: 11:20

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2015CV1416

1626 FAIRVIEW AVE, BERWICK, PA 18603

NO EXPIRATION

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

v.

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

Defendant(s)

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

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

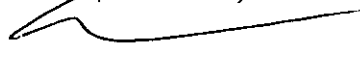
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached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

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

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

Dated: 8-24-17

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

ELIZABETH L. WASSALL, ESQ.
PA ID 77788

MJU#: 13030090 CASE#: 13030090-1

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

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

**MORTGAGE
FORECLOSURE**

NO. 2015-CV-1416

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

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

1626 Fairview Avenue, Borough of Berwick, PA 18603

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

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

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

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

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

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

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

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

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

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

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

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

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

Jr Lien Holders - None

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

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

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

**American Business Credit, Inc.
111 Presidential Blvd., Suite 127
Bala Cynwyd PA 19004**

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

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

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

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

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

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

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

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

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

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


Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 8-24-17

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

MJU#: 13030090 CASE#: 13030090-1

ELIZABETH L. WASSALL, ESQ.
PA ID 77788

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

ATTORNEY FOR PLAINTIFF

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

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

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

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **10/04/2017 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

MJU#: 13030090 CASE#: 13030090-1

Exhibit A

Name and Address of Sender Jodie Boos UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		<input type="checkbox"/> Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	
--	--	---	--	--	--	--	--	---	--

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee
1		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815										
2	Docket # 2015-CV-1416	Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815										
3		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230										
4	Sale Date: 10/04/2017	Commonwealth of PA, Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square, Dept. 280601 Harrisburg, PA 17128										
5		Internal Revenue Service, Pittsburgh Office W.S. Moorhead Federal Building 1000 Liberty Avenue, Room 704 - Advisory Pittsburgh, PA 15222										
6		Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program PO BOX 8486, Willow Oak Bldg. Harrisburg, PA 17105-8486										
7		Tenants/Occupants 1626 Fairview Avenue Borough of Berwick, PA 18603										
8		Resource One Consumer Discount Co., Inc. 2300 E. Lincoln Hwy, Suite 609 Langhorne, PA 19047										
9		American Business Credit, Inc. 111 Presidential Blvd, Suite 127 Bala Cynwyd, PA 19004										
10		Manufacturers and Traders Trust Company, as Trustee, on behalf of the Holders of the ComMortgage Home Equity Loan Trust 1996-4 Certificates 3815 South West Temple Salt Lake City, UT 84115										
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	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 the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$300,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								
10			AS									

PS Form 3877, February 1994

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

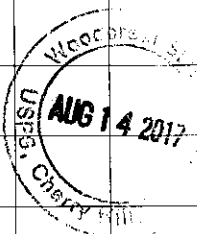


Exhibit A

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

CERTIFIED MAIL

JB (PA 3129)
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08903-3620



91 7199 9991 7038 0430 8814

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



U.S. POSTAGE PITNEY BOWES
ZIP 08003 \$ 005.26⁰
02 1M
0001404430 AUG 14 2017

13030090-1

Exhibit A

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

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

NO. 2015-CV-1416

v.

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

Defendant(s)

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

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

Date:

8-24-17

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.
PA ID 77788

Exhibit B

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE
FORECLOSURE

NO. 2015-CV-1416

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Alfonso P. Korus
1626 Fairview Ave
Berwick, PA 18603

Your house (real estate) at 1626 Fairview Avenue, Borough of Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 10/4/2017 at 9:00 A.M. at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$133,936.91, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

Exhibit B

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

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

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

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

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

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

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

Exhibit B

The Bank of New York Mellon, et. al., Plaintiff(s)
vs.
Brenda Berlin, Known Heir of Earl E. Yoder, et. al., Defendant(s)



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

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

APS File #: 147109-0804

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

—Alfonso P. Korus, Known Heir of Earl E. Yoder
Court Case No. Columbia Co 2015-CV-1416

UDREN LAW OFFICES
Ms. Jodie L. Boos
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

State of: PENNSYLVANIA ss.

County of: Schuylkill

Name of Server:

JACK SARGE

, undersigned, being duly sworn, deposes and says

Date/Time of Service:

that at the time of service, s/he was of legal age and was not a party to this action;
that on the 17th day of AUGUST, 2017, at 6:46 o'clock PM

Place of Service:

at 1626 Fairview Avenue, in Berwick, PA 18603

Documents Served:

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

Service of Process on:

A true and correct copy of the aforesaid document(s) was served on:
Alfonso P. Korus, Known Heir of Earl E. Yoder

Person Served, and
Method of Service:

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

☐ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Alfonso P. Korus, Known Heir of Earl E. Yoder

at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex M; Skin Color CAUC; Hair Color GRAY; Facial Hair N/A
Approx. Age 60; Approx. Height 5'7"; Approx. Weight 160 lbs

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

Signature of Server:

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

Jack Sarge

Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

18 day of Aug, 2017

Brenda E. Hill

Notary Public

(Commission Expires)

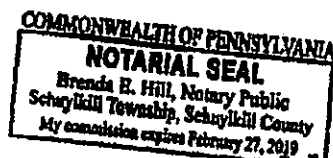


Exhibit B

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

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

v.

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

COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE
FORECLOSURE

NO. 2015-CV-1416

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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

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

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

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

Exhibit B

The Bank of New York Mellon, et. al., Plaintiff(s)
vs.
Brenda Berlin, Known Heir of Earl E. Yoder, et. al., Defendant(s)



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

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

APS File #: 147109-0002

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

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

UDREN LAW OFFICES
Ms. Jodie L. Boos
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

State of: Georgia, ss.

County of: Dawson

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

Date/Time of Service: that on the 15th day of August, 20 17, at 7:10 o'clock P M

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

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

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

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

Description of Person
Receiving Documents: The person receiving documents is described as follows:
Sex M; Skin Color White; Hair Color Brown; Facial Hair no
Approx. Age 21; Approx. Height 5'9"; Approx. Weight 150
☒ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

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

Subscribed and sworn to before me this

15th day of August, 2017

7/18/20

(Commission Expires)

Signature of Server

APS International, Ltd.



Exhibit B

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE
FORECLOSURE

NO. 2015-CV-1416

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at **1626 Fairview Avenue, Borough of Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on **10/4/2017 at 9:00 A.M.** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$133,936.91**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

Exhibit B

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

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

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

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

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

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

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

Exhibit B

The Bank of New York Mellon, et. al., Plaintiff(s)
vs.
Brenda Berlin, Known Heir of Earl E. Yoder, et. al., Defendant(s)



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

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

APS File #: 147109-0001

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES
Ms. Jodie L. Boos
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

Service of Process on:

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

State of: PENNSYLVANIA ss.

County of: Schuylkill

Name of Server: JACK SARGE

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

Date/Time of Service: that on the 17th day of AUGUST, 2017, at 6:59 o'clock P.M.

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

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

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

Person Served, and
Method of Service:

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

Description of Person
Receiving Documents:

The person receiving documents is described as follows:
Sex F; Skin Color CAUC; Hair Color GRAY; Facial Hair N/A
Approx. Age 61; Approx. Height 5'6"; Approx. Weight 155 lbs.

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

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

Jack Sarge
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

18 day of Aug, 2017

Brenda E. Hill
Notary Public (Commission Expires)

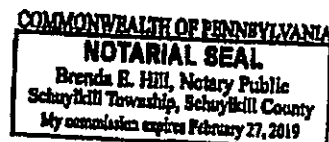


Exhibit B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

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

V.

Bryan Yoder, Known Heir of Earl E. Yoder

Brenda Berlin, Known Heir of Earl E.
Yoder

Alfonso P. Korus

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

Defendant(s)

NO. 2015-CV-1416

FILED
PROTESTARY
2015 DEC 31 AM 11 05
CLERK OF COURT
COLUMBIA COUNTY

ORDER

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

Exhibit B

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

BY THE COURT

J.

MJU# 13030090-2 (Yoder)

Exhibit B

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF
COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE
FORECLOSURE

NO. 2015-CV-1416

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at **1626 Fairview Avenue, Borough of Berwick, PA 18603** is
scheduled to be sold at the Sheriff's Sale on **10/4/2017 at 9:00 A.M.** at the **Columbia County
Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of
\$133,936.91, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed,
the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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Exhibit B

The Bank of New York Mellon, et. al., Plaintiff(s)
vs.
Brenda Berlin, Known Heir of Earl E. Yoder, et. al., Defendant(s)



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

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

APS File #: 147189-0005

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

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

UDREN LAW OFFICES
Ms. Jodie L. Boos
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

State of: Pennsylvania ss.

County of: Schuykill

Name of Server: JOHN SARGE

that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 17th day of AUGUST, 20 17, at 6:45 o'clock PM

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

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

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

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

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

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

Sex ____; Skin Color ____; Hair Color ____; Facial Hair ____
Approx. Age ____; Approx. Height ____; Approx. Weight ____

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

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

John Sarge
Signature of Server
APS International, Ltd.

Subscribed and sworn to before me this

18 day of Aug, 20 17
Brenda E. Hill
Notary Public (Commission Expires)

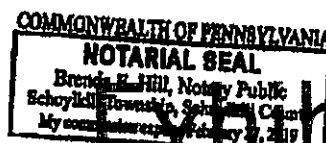


Exhibit B

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

pleadings@udren.com

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

Plaintiff

v.

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

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE
FORECLOSURE

NO. 2015-CV-1416

CERTIFICATE OF SERVICE

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

- ☒ Regular First Class Mail
☒ Certified Mail

Date Served: 8/15/17

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

UDREN LAW OFFICES, P.C.

8-24-17

BY: 

Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ
PA ID 77788

MJU#: 13030090 CASE#: 13030090-1

Exhibit B

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE
FORECLOSURE

NO. 2015-CV-1416

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at 1626 Fairview Avenue, Borough of Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 10/4/2017 at 9:00 A.M. at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$133,936.91, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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LAWYER REFERRAL SERVICE

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

ASSOCIATION DE LICENCIADOS

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

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

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

Exhibit B

CERTIFIED MAIL

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



91 7199 9991 7038 0431 8455

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



U.S. POSTAGE >> PITNEY BOWES
ZIP 08003 \$ 005.26⁰⁰
02 1W
0001404430 AUG 14 2017

13030010-1

Exhibit B

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

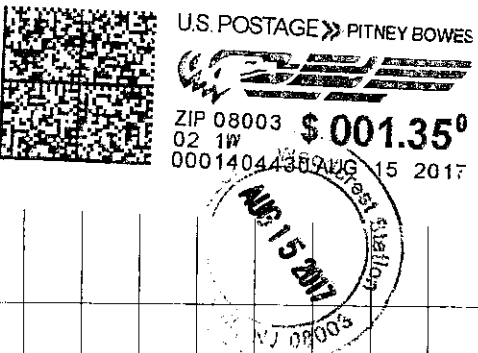
☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

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

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

Exhibit B

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Remarks
1		Alfonso P. Korus c/o North Penn Legal Services 168 East Fifth Street Bloombsburg, PA 17815										
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual P900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.</p>								



PS Form 3877, February 1994

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570-854-6125

Bear Dodge
Pinest Berwick, PA

Serve To:

Name: BRENDA BERLIN

Primary Address: 207 IDA STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 7-18-17

Time: 12:31

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date: 7-17-17

Time: 14:10

Mileage:

Deputy: 3

Service Attempt Notes:

1. NO ONE HOME / 7-17

2. LIC

3.

4.

5.

6.

BERLIN, BRENDA

2015CV1416

207 IDA STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ALFONSO KORUS

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Adult In Charge:

Phone: **DOB:**

Relation:

Alternate Address: 1548 SPRING GARDEN AVE
BERWICK, PA 18603

Date: 7-26-17

Time: 20:15

Phone: -VACANT - F Lower Shop

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. NOT HOME 7/14
2. AL
- 3.
- 4.
- 5.
- 6.

KORUS, ALFONSO

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1626 FAIRVIEW AVE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Alfonso Korus

Relation:

Date: 7-26-17 **Time:** 20:15

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2015CV1416

1626 FAIRVIEW AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ALFONSO KORUS

Primary Address: 1548 SPRING GARDEN AVE
BERWICK, PA 18603

Phone:

Alternate Address: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-26-17

Time: 20:15

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. Tried ALTERNATE ADDRESS - NOT HOME
2. PRIMARY ADDRESS - APPEARS TO BE VACANT FLOWER SHOP
- 3.
- 4.
- 5.
- 6.

KORUS, ALFONSO

2015CV1416

1548 SPRING GARDEN AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 65

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: UNKNOWN HEIRS TO EARL E. YODER

Primary Address: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

A/ Fonso Korus

Relation:

Business Partner

Date:

7-26-17

Time:

20:15

Deputy:

3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

UNKNOWN HEIRS TO EARL E

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BRENDA BERLIN
Primary Address: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address: 1127 PINE STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-26-17

Time: 22:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. NOT Home 7/14
- 2.
- 3.
4. Served this defendant already on Ida Stein Berwick
- 5.
- 6.

BERLIN, BRENDA

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

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

pleadings@udren.com

ATTORNEY FOR PLAINTIFF

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

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2017-ED-65

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1626 Fairview Avenue, Borough of Berwick, PA 18603

Amount due \$ 133,936.91

Interest From 5/24/2016 \$ _____*
to Date of Sale _____
Ongoing Per Diem of \$8.45
to actual date of sale including if sale is
held at a later date

(Costs to be added)

\$ _____
Prothonotary

By Barbara W. Williams 188
Clerk

Date 6/5/17 Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

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

MJU#: 13030090 CASE#: 13030090-1

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2017-ED-65

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 605

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Home AFTER 6 PM 570-854-6124

Serve To:

Name: BRYAN YODER

Primary Address: 1626 FAIRVIEW AVENUE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 1620 ELBERTON ROAD
LEXINGTON, GA 30648

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-26-17

Time: 2015

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:	7-17-17					
Time:	14:27					
Mileage:						
Deputy:						

Service Attempt Notes:

1. NOT HOME - 7/17

2. C/C

lives in Georgia

3.

4.

5.

6.

YODER, BRYAN

2015CV1416

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

Tax Notice 2017 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

DATE
03/01/2017
FOR: COLUMBIA County

BILL NO.
6766

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

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-05 -075-01,000
1626 FAIRVIEW AVE
.4151 Acres

Connie C. Gingher
Land 7,232
Buildings 39,564
Total Assessment 46,796

This tax returned
to courthouse on:
January 1, 2018

FILE COPY

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2017 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Bill Date: 7/1/2017

Bill #: 4380

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04D05 07501000

Prop. Type

Property Location and Description:

1626 FAIRVIEW AVE
.415

Assessment:

L= 7,232
B= 39,564
T= 46,796

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	2,022.99
HOMESTEAD EXCLUSION	(4,348.00)	(188.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017	2% Discounted Amount	1,798.29
If Paid By 10/31/2017	FACE Amount	1,834.99
If Paid After 10/31/2017	10% Penalty Amount	2,018.49

Taxes are due and payment is requested from:

013838 C04
YODER EARL E
ALFONSO P KORUS
1626 FAIRVIEW AVE
BERWICK, PA 18603-2513

Last Day to Pay: 12/31/2017

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Homestead/Farmstead Applied

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 07/17/17

Account:

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

Ad ID: 1111346
Description: Yoder Sheriff Sale
Run Dates: 09/13/17 to 09/27/17
Class: 2
Agate Lines: 210
Blind Box:

Total Ad Cost \$1,150.80
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/13/17	09/27/17	3	\$1,150.80

SHERIFF'S SALE

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

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

WEDNESDAY, OCTOBER 04, 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 OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FAIRVIEW AVENUE, TWENTY-TWO AND ONE-HALF (22 1/2) FEET EAST OF THE NORTHEASTERLY CORNER OF LOT NUMBER EIGHTY-SIX (86); THENCE ALONG THE SOUTHERLY SIDE OF FAIRVIEW AVENUE IN AN EASTERLY DIRECTION, ONE HUNDRED TWELVE AND ONE-HALF (112 1/2) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER NINETY (90); THENCE SOUTHERLY ALONG SAID LOT NUMBER NINETY (90), A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO A FIFTEEN (15) FOOT ALLEY; THENCE ALONG THE NORTHERLY SIDE OF SAID ALLEY IN A WESTERLY DIRECTION, ONE HUNDRED TWELVE AND ONE HALF (112 1/2) FEET; THENCE IN A NORTHERLY DIRECTION ALONG OTHER LAND OF ALBERT C. SWEENEY, ONE HUNDRED SIXTY (160) FEET TO FAIRVIEW AVENUE, THE PLACE OF BEGINNING, SAME BEING AND COMPRISING THE EASTERLY ONE-HALF (1/2) OF LOT NUMBER EIGHT-SEVEN (87) AND LOTS NUMBER EIGHTY-EIGHT (88) AND EIGHTY-NINE (89) OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK.

BEING KNOWN AS: 1626 Fairview Avenue, Borough of Berwick, PA 18603
PROPERTY ID NO.: 4D-5-75-1

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

PROPERTY ADDRESS: 1626 FAIRVIEW AVE, BERWICK, PA 18603

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

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

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

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

WEDNESDAY, OCTOBER 04, 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 OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FAIRVIEW AVENUE, TWENTY-TWO AND ONE-HALF (22 1/2) FEET EAST OF THE NORTHEASTERLY CORNER OF LOT NUMBER EIGHTY-SIX (86); THENCE ALONG THE SOUTHERLY SIDE OF FAIRVIEW AVENUE IN AN EASTERLY DIRECTION, ONE HUNDRED TWELVE AND ONE-HALF (112 1/2) FEET TO THE NORTHWESTERLY CORNER OF LOT NUMBER NINETY (90); THENCE SOUTHERLY ALONG SAID LOT NUMBER NINETY (90), A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO A FIFTEEN (15) FOOT ALLEY; THENCE ALONG THE NORTHERLY SIDE OF SAID ALLEY IN A WESTERLY DIRECTION, ONE HUNDRED TWELVE AND ONE HALF (112 1/2) FEET; THENCE IN A NORTHERLY DIRECTION ALONG OTHER LAND OF ALBERT C. SWEENEY, ONE HUNDRED SIXTY (160) FEET TO FAIRVIEW AVENUE, THE PLACE OF BEGINNING. SAME BEING AND COMPRISING THE EASTERLY ONE-HALF (1/2) OF LOT NUMBER EIGHT-SEVEN (87) AND LOTS NUMBER EIGHTY-EIGHT (88) AND EIGHTY-NINE (89) OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK.

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

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

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

PROPERTY ADDRESS: 1626 FAIRVIEW AVE, BERWICK, PA 18603

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

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

ATTORNEY FOR PLAINTIFF

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

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2017-ED-65

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1626 Fairview Avenue, Borough of Berwick, PA 18603

Amount due \$ 133,936.91

Interest From 5/24/2016 \$ _____
to Date of Sale _____

Ongoing Per Diem of \$8.45
to actual date of sale including if sale is
held at a later date

(Costs to be added)

\$ _____
Prothonotary

By Barbara W. Kilgus 188
Clerk

Date 6/5/17 Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

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

MJU#: 13030090 CASE#: 13030090-1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: NORTH PENN LEGAL SERIVES

Primary Address: 168 EAST FIFTH STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KAREN MARBLE

Relation: LEGAL SECRETARY

Date: 7/17/17 **Time:** 0843

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

NORTH PENN LEGAL SERI

2015CV1416

168 EAST FIFTH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 7-14-17

Time: 1255

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2015CV1416

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 65

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cot

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: RECEPTIONIST

Date: 7/2-17

Time: 0917

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV1416 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2015CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 65

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 10/04/2017 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:

ELIZABETH WHITEN-GATT

Relation:

TAX OFFICE / CLERK

Date:

7-12-17

Time:

0910

Deputy:

9

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2015CV1416

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

VS.

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

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

REAL DEBT	\$ <u>133,936.91</u>
-----------	----------------------

Interest From 5/24/2016 \$ _____ *
to Date of Sale _____
Ongoing Per Diem of \$8.45
to actual date of sale including if sale is held at a later date

COSTS PAID:

PROTHY \$

SHERIFF §

STATUTORY §

COSTS DUE PROTHY. \$

PREMISES TO BE SOLD:

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

9, rue Lablanc

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

Nicole LaBietta, Esquire
FAD 202104

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

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

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

Alfonso P. Korus
1626 Fairview Ave
Berwick, PA 18603

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

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

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

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

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

C.M. X Bryan Yoder, Known Heir of Earl E. Yoder
1620 Elberton Rd
Lexington, GA 30648

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

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

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

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

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

Jr Lien Holders - None

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

ATTORNEY FOR PLAINTIFF

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

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

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

v.

2017-ED-65

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

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

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

1626 Fairview Avenue, Borough of Berwick, PA 18603

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

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

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

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

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

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

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

Manufacturers and Traders Trust Company, as Trustee, on behalf of the Holders of The ContiMortgage Home Equity Loan Trust 1996-4 Certificates

**3815 South West Temple
Salt Lake City, UT 84115**

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

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

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

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

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

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

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

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

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

ATTORNEY FOR PLAINTIFF

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

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2017-ED-65

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1626 Fairview Avenue, Borough of Berwick, PA 18603

Amount due \$ 133,936.91

Interest From 5/24/2016 \$ _____ *
to Date of Sale _____
Ongoing Per Diem of \$8.45
to actual date of sale including if sale is
held at a later date

(Costs to be added)

\$ _____
Prothonotary

By Barbara N. Sullivan 188
Clerk

Date 6/5/17 Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

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

MJU#: 13030090 CASE#: 13030090-1

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

UDREN LAW OFFICES, P.C.

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

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

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

Re: **The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4**
vs.
Brenda Berlin, Known Heir of Earl E. Yoder
Bryan Yoder, Known Heir of Earl E. Yoder
Alfonso P. Korus
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder

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

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

Thank you,

Quinton Davenport
Foreclosure Specialist

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

UDREN LAW OFFICES, P.C.

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

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

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

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

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

Dear Sir or Madam:

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

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

Thank you for your assistance in this matter.

Sincerely yours,

Quinton Davenport
Foreclosure Specialist

MJU/

Enclosures

MJU#: 13030090 CASE#: 13030090-1

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

UDREN LAW OFFICES, P.C.

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

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

1001

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

Re: **The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4**
vs.
**Brenda Berlin, Known Heir of Earl E. Yoder
Bryan Yoder, Known Heir of Earl E. Yoder
Alfonso P. Korus
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder**

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

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

Thank you,

Quinton Davenport
Foreclosure Specialist

REAL ESTATE OUTLINE

ED # 2017 E065

DATE RECEIVED July 10, 2017
DOCKET AND INDEX 2015 CV 1416

CHECK FOR PROPER INFO.

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

CK# 103144

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

SALE DATE Oct. 4th TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER 1ST WEEK
2ND WEEK
3RD WEEK

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

ATTORNEY FOR PLAINTIFF

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

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2017-ED-65

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1626 Fairview Avenue, Borough of Berwick, PA 18603

Amount due \$ 133,936.91

Interest From 5/24/2016 \$ _____
to Date of Sale _____
Ongoing Per Diem of \$8.45
to actual date of sale including if sale is
held at a later date

(Costs to be added)

\$ _____
Prothonotary

By Barbara W. Jivens 188

Date 10/5/17 Proth & Clerk of Sev. Courts
Clerk

My Com. Ex. 1st Monday in 2020

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

MJU#: 13030090 CASE#: 13030090-1

VS.

Abstract

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

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

ATTORNEY FOR PLAINTIFF

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

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2017-ED-65

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

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

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

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

Dated: June 2, 2017


Attorney for Plaintiff

MJU#: 13030090 CASE#: 13030090-1

Nico
require
2017-06-04

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

SSN [REDACTED]

Birth Date:

Last Name: KORUSFirst Name: ALFONSOMiddle Name: P.Active Duty Status As Of: Jun-02-2017

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

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

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

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

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

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: 66H3081AY54D390

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

SSN: [REDACTED]

Birth Date:

Last Name: YODERFirst Name: BRYAN

Middle Name:

Active Duty Status As Of: Jun-02-2017

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

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

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

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

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4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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Certificate ID: L6ZFA86AP54C060

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

SSN: [REDACTED]

Birth Date:

Last Name: BERLINFirst Name: BRENDA

Middle Name:

Active Duty Status As Of: Jun-02-2017

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

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

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

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Certificate ID: N6K2Q30A3546MD0

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

ATTORNEY FOR PLAINTIFF

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

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2017-EP-65

CERTIFICATE OF ACT 91

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

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

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

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta
Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194

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

pleadings@udren.com

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

v.

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

Defendant(s)

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

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

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

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

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

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

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

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

ALFONSO P. KORUS
1626 FAIRVIEW AVE
BERWICK, PA 18603

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

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

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

COURT OF
COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE
FORECLOSURE

NO. 2015-CV-1416

2017-ED-65

Nicole LaB'ette, Esquire
PAID 265.00

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

ATTORNEY FOR PLAINTIFF

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

v.

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

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2017-ED-65

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

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

1626 Fairview Avenue, Borough of Berwick, PA 18603

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Jr Lien Holders - None

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

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

**Manufacturers and Traders Trust Company, as Trustee, on behalf of the Holders of
The ContiMortgage Home Equity Loan Trust 1996-4 Certificates**

**3815 South West Temple
Salt Lake City, UT 84115**

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

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

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

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

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

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

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

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

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

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 6-2-17

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta
Attorney for Plaintiff

MJU#: 13030090 CASE#: 13030090-1

Nicole LaBletta, Esquire
PAID 2021.94

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ATTORNEY FOR PLAINTIFF

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Trust 2002-4, Mortgage-Backed Pass-
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Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2017-ED-65

SHORT DESCRIPTION FOR ADVERTISING

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

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

PARCEL NUMBER: 4D-5-75-1

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194

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

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

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

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

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

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

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

v.

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

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2015-CV-1416

2017-ED-65

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Date: 6-2-17

UDREN LAW OFFICES, P.C.

Nicole LaPorte
Attorney for Plaintiff

Nicole LaPorte, Esq.
BALD 202181

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



71901140006000108635

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11004	Carrier / service:	USPS Server	First-Class Mail®	7/11/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000108635

Doc Ref #: 2017ED65

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11003	Carrier / service:	USPS Server	First-Class Mail®	7/11/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000108628

Doc Ref #: 2017ED65

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11002	Carrier / service:	USPS Server	First-Class Mail®	7/11/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000108611

Doc Ref #: 2017ED65

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	11005	Carrier / service:	USPS Server	First-Class Mail®	7/11/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000108642

Doc Ref #: 2017ED65

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	11006	Carrier / service:	USPS Server	First-Class Mail®	7/11/2017 12:00:00 AM
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Ship to:

BRYAN YODER

1620 ELBERTON ROAD

Tracking #: 71901140006000108659

Doc Ref #: 2017ED65

Postage 5.2600

LEXINGTON GA 30646

Document Receipt

Trans #	11007	Carrier / service:	USPS Server	First-Class Mail®	7/11/2017 12:00:00 AM
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Ship to:

COMMON OF PENN

TAX INHERITANCE

6TH FLOOR DEPT. 280601

Tracking #: 71901140006000108666

Doc Ref #: 2017ED65

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	11008	Carrier / service:	USPS Server	First-Class Mail®	7/11/2017 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 71901140006000108673

Doc Ref #: 2017ED65

Postage 5.2600

PITTSBURGH PA 15222

Document Receipt

Trans #	11009	Carrier / service:	USPS Server	First-Class Mail®	7/11/2017 12:00:00 AM
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Ship to:

DEPT OF WELFARE

TPL CASUALTY

P.O. BOX 8486 WILLOW OAK BLDG

Tracking #: 71901140006000108680

Doc Ref #: 2017ED65

Postage 5.2600

HARRISBURG PA 17105

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

103144

NUMBER
103144

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

DATE

AMOUNT

June 02, 2017

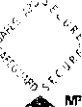
*****1,350.00

PAY

TO THE
ORDER
OF

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

VOID AFTER 90 DAYS



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

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

⑈ 103144 ⑈ ⑆ 236075689 ⑆ 9500077186 ⑈