

SHERIFF'S SALE

Distribution Sheet

Bayview Loan Servicing vs. Andrew Kaiser
NO. 671-2016 JD
NO. 98-2017 ED
DATE OF SALE: November 1, 2017

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) November 1, 2017 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Benedict Bryan for the price or sum of \$31,620.00 Dollars. Benedict Bryan being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>31,000.00</u>	
Poundage	<u>620.00</u>	
Transfer Taxes		
Total Needed to Purchase		\$ <u>31620.00</u>
Amount Paid Down		<u>3200.00</u>
Balance Needed to Purchase		<u>28420.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>481.50</u>	
Poundage	<u>620.00</u>	\$ <u>1101.50</u>
Newspaper		<u>1036.77</u>
Printing		<u>—</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>67.00</u>
	Realty transfer taxes	<u>896.97</u>
	State stamps	<u>896.97</u>
Tax Collector ()	<u>—</u>
Columbia County Tax Assessment Office		<u>5.00</u>
State Treasurer		<u>150.00</u>
Other: <u>web posting</u>		<u>150.00</u>
<u>lien search Cert.</u>		<u>250.00</u>
TOTAL EXPENSES:		\$ <u>4652.21</u>

Total Needed to Purchase	\$ <u>31620.00</u>
Less Expenses	<u>4652.21</u>
Net to First Lien Holder	<u>26967.79</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>28317.79</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

November 3, 2017

T. A. Carl Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 217841
Customer:
SHERIFF

Invoice Date: 11/28/2017 2:59:28 PM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0102
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,848.94	201709449	BRIARCREEK
	Grantor - KAISER, ANDREW P		11/28/17 2:59:30 PM	TOWNSHIP
	Grantee - BROYAN ASSOCIATES LIMITED PARTNERSHIP			
	Consideration -	\$31,620.00		
	Tax Basis -	\$89,097.17		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$890.97		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	BERWICK AREA SCHOOL REALTY TAX	\$445.49		
	BRIARCREEK TOWNSHIP	\$445.48		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$1,848.94		
	PAYMENTS			
	CHECK: 8006 - SHERIFF	\$67.00		
	CHECK: 8008 - SHERIFF	\$890.97		
	CHECK: 8009 - SHERIFF	\$890.97		
	TOTAL PAYMENTS	\$1,848.94		
	AMOUNT DUE	\$1,848.94		
	PAYMENT ON INVOICE	(\$1,848.94)		
	BALANCE DUE ON INVOICE	\$0.00		

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

BAYVIEW LOAN SERVICING LLC VS ANDREW KAISER

NO. 98-2017 ED

NO. 671-2016 JD

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

BID PRICE (INCLUDES COST) \$ 31666.00

POUNDAGE - 2% OF BID \$ 620.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 31620.00

PURCHASER(S): Benedict P Brayen

ADDRESS: 492 cemetery RD Berwick PA 18603

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Benedict P Brayen

570-752-3759

TOTAL DUE: \$ 31620.00

LESS DEPOSIT: \$ 3200

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 28060.00

First
Keystone
COMMUNITY BANK

PO Box 289
111 West Front Street
Berwick, PA 18603-0289

0712
0313

No. 78037

Date: November 03, 2017

Pay to the

Order of Columbia County Sheriff

Amount \$ *****28,420.00

Twenty-Eight Thousand Four Hundred Twenty and 00/100*****

DOLLARS

CASHIERS CHECK

Kaiser Property Purchase

Memo

Colleen Golowne
Authorized Signature

⑈078037⑈ ⑆031307125⑆ 5000100053⑈

Timothy Chamberlain

From: Linda Neff <linda.d.neff@gmail.com>
Sent: Thursday, November 2, 2017 3:19 PM
To: Timothy Chamberlain
Subject: Re: Andrew Kaiser Sheriff Sale, 338 Kachinka Hollow Rd.title

Tim - our client thinks there's additional money due other than the \$28,060.....

Again, please confirm, the recording fees, transfer taxes, etc. are included in the \$28,060 and nothing additional is required.

Thanks!!

Linda D. Neff, Legal Assistant
Glantz, Johnson & Associates
Happy Valley Settlement Services, Inc.
1901 East College Avenue
State College, PA 16801
(814) 308-0904
(814) 238-8016 fax

*****E-Mail Confidentiality Notice*****

This message (including any attachments) contains information intended for a specific individual(s) and purpose that may be privileged, confidential or otherwise protected from disclosure pursuant to applicable law. Any inappropriate use, distribution or copying of the message is strictly prohibited and may subject you to criminal or civil penalty. If you have received this transmission in error, please reply to the sender indicating this error and delete the transmission from your system immediately.

On Thu, Nov 2, 2017 at 10:08 AM, Linda Neff <linda.d.neff@gmail.com> wrote:

You may want to call Elaine and advise she has to have the check to the Sheriff's Office, payable to "Columbia County Sheriff" in the amount of \$28,060.00. The Sheriff has confirmed he will have "Broyan Associates Limited Partnership" named as Grantee and his office takes care of recording the deed.

Is there anything else we have to do Louis? I have ordered a bringdown from date of last search.....

Linda D. Neff, Legal Assistant
Glantz, Johnson & Associates
Happy Valley Settlement Services, Inc.
1901 East College Avenue
State College, PA 16801
(814) 308-0904
(814) 238-8016 fax

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----- Forwarded message -----

From: **Timothy Chamberlain** <tchamberlain@columbiapa.org>
Date: Thu, Nov 2, 2017 at 8:16 AM
Subject: RE: Andrew Kaiser Sheriff Sale, 338 Kachinka Hollow Rd.title
To: Linda Neff <linda.d.neff@gmail.com>

Yes, I do.

Timothy T. Chamberlain

Sheriff of Columbia County

PO Box 380

Bloomsburg, PA 17815

570-389-5622



From: Linda Neff [<mailto:linda.d.neff@gmail.com>]
Sent: Wednesday, November 1, 2017 10:13 PM
To: Timothy Chamberlain <tchamberlain@columbiapa.org>
Subject: Re: Andrew Kaiser Sheriff Sale, 338 Kachinka Hollow Rd.title

Thank you. Do you take care of recording deed?

- Linda Neff

Sent from my iPhone

On Nov 1, 2017, at 4:30 PM, Timothy Chamberlain <tchamberlain@columbiapa.org> wrote:

The amount due is correct (\$28,060.00). I prefer a certified check and payment can be made out to "Columbia County Sheriff" at PO Box 380, Bloomsburg, PA 17815. I will title the deed as you have instructed in your email.

Timothy T. Chamberlain

Sheriff of Columbia County

PO Box 380

Bloomsburg, PA 17815

570-389-5622

<image001.jpg>

From: Linda Neff [<mailto:linda.d.neff@gmail.com>]
Sent: Wednesday, November 1, 2017 2:00 PM
To: Timothy Chamberlain <tchamberlain@columbiapa.org>
Cc: Louis Glantz <louis.glantz@gmail.com>
Subject: Andrew Kaiser Sheriff Sale, 338 Kachinka Hollow Rd.

Sheriff Chamberlain

Our office represents the Broyan family who purchased the above referenced property this morning at the Sheriff's Sale.

Please be advised the deed should be titled as follows: "Broyan Associates Limited Partnership", a Pennsylvania limited partnership, of Berwick, Columbia County, PA" Mailing address for certification: 492 Cemetery Rd., Berwick, PA 18603

Also - please confirm the total due is \$28,060 per the cost sheet provided to the buyers and how the payment is required to be made, i.e. certified check, etc. and place of payment.

Thank you!

- Linda

Linda D. Neff, Legal Assistant
Glantz, Johnson & Associates

Happy Valley Settlement Services, Inc.
1901 East College Avenue
State College, PA 16801
(814) 308-0904
(814) 238-8016 fax

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
ANDREW P KAISER

Case Number
2016CV671

PROPERTY ADDRESS

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
07/31/2017	Advance Fee	Advance Fee	236419	\$0.00	\$1,350.00
07/31/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/31/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/31/2017	Crying Sale			\$10.00	\$0.00
07/31/2017	Docketing			\$15.00	\$0.00
07/31/2017	Levy			\$15.00	\$0.00
07/31/2017	Mailing Costs			\$48.00	\$0.00
07/31/2017	Posting Handbill			\$15.00	\$0.00
07/31/2017	Poundage			\$620.00	\$0.00
07/31/2017	Press Enterprise Inc.			\$1,036.77	\$0.00
07/31/2017	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
07/31/2017	Sheriff Automation Fund			\$50.00	\$0.00
07/31/2017	Sheriff's Deed			\$35.00	\$0.00
07/31/2017	Solicitor Services			\$100.00	\$0.00
07/31/2017	Transfer Tax Form			\$25.00	\$0.00
07/31/2017	Web Posting			\$100.00	\$0.00
10/02/2017	Service			\$210.00	\$0.00
10/02/2017	Service Mileage			\$24.00	\$0.00
10/02/2017	Distribution Form			\$25.00	\$0.00
10/02/2017	Copies			\$7.00	\$0.00
10/02/2017	Notary Fee			\$10.00	\$0.00
10/02/2017	Tax Claim Search			\$5.00	\$0.00
10/02/2017	Surcharge			\$150.00	\$0.00
10/02/2017	Recording Fees			\$67.00	\$0.00
10/27/2017	Continued or Cancelled Sale	Postponed to: 11/1/2017		\$10.00	\$0.00
11/01/2017	Recorder, Lien Search			\$250.00	\$0.00
11/01/2017	Transfer Taxes (Local)			\$890.97	\$0.00
11/01/2017	Transfer Taxes (State)			\$890.97	\$0.00
11/01/2017	Advance Fee	Advance Fee	Cash	\$0.00	\$3,200.00
				\$4,652.21	\$4,550.00

TOTAL BALANCE:	\$(102.21)
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BAYVIEW LOAN SERVICING LLC

vs.

Defendant
ANDREW P KAISER

Attorney for the Plaintiff:
MATTLEMAN, WEINROTH & MILLER, P.C.
401 ROUTE 70 EAST, SUITE 100
CHERRY HILL, NJ 08034

Sheriff's Sale Date: Wednesday, November 1, 2017
Writ of Execution No. : 2016CV671
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 338 KACHINKA HOLLOW ROAD, 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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
Continued or Cancelled Sale	\$10.00
Postponed to: 11/1/2017	

Total Sheriff Costs **\$1,933.27**

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$2,000.27**

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



Mattleman, Weinroth & Miller, P.C.

ATTORNEYS-AT-LAW

401 Route 70 East, Suite 100 • Cherry Hill, New Jersey 08034

Tel: 856.429.5507 • Fax: 856.429.9036

www.mwm-law.com

Robert W. Williams

856-492-5507 ext. 465

Email: rwilliams@mwm-law.com

Member of NJ, PA, and MD Bars

Our File: 1599.92890

October 4, 2017

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

Re: Bayview Loan Servicing, LLC vs. Andrew P. Kaiser
Property: 338 Kachinka Hollow Road, Berwick, PA 18603
Docket No.: 2016-CV-671; 2016-ED-134
Sale Date: 10/04/2017

Dear Clerk:

The above referenced matter was scheduled for sheriff sale on October 4, 2017. The Sheriff's Office postpone our Sale to November 1, 2017. Attached is a copy of the Notice of Date of Continued Sale and Certificate of Filing. Kindly file the affidavit and return a stamped "filed" copy of the original document to our office in the envelope provided.

If you have any questions, feel free to contact me or my assistant Olivia Devone at 1-888-229-2289, ext. 148 or by email at odevone@mwm-law.com. Thank you for your courtesy.

Very truly yours,

A handwritten signature in black ink, appearing to read 'R Williams', written over a horizontal line.

Robert W. Williams
For the Firm

RWW/od
Enclosure
cc: Columbia County Sheriff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC

CIVIL DIVISION

Plaintiff

CASE NO. 2016-CV-671/ 2016-ED-134

vs.

ANDREW P. KAISER

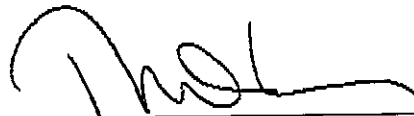
Defendant

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for October 4, 2017 at 9:00 a.m. in the above captioned matter has been continued until November 1, 2017 at 9:00 a.m.

Date:

10/4/2017



ROBERT W. WILLIAMS, ESQUIRE
Attorney I.D. No. 315501
Mattleman, Weinroth & Miller
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
(856) 429-5507
Attorney for Plaintiff

1599.92890

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

BAYVIEW LOAN SERVICING, LLC

CIVIL DIVISION

Plaintiff

CASE NO. 2016-CV-671/ 2016-ED-134

vs.

ANDREW P. KAISER

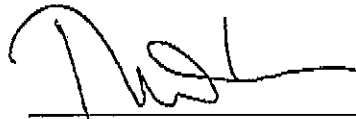
Defendant

CERTIFICATE OF FILING

On this date, I sent for filing 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:

10/4/2017



ROBERT W. WILLIAMS, ESQUIRE
Attorney I.D. No. 315501
Mattleman, Weinroth & Miller
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
(856) 429-5507
Attorney for Plaintiff

1599.92890

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____
 vs. Kaiser

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>216.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>471.50</u>

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

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

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

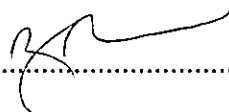
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

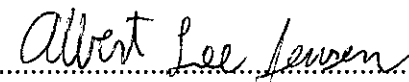
TOTAL COSTS (OPENING BID) \$ 1990.27

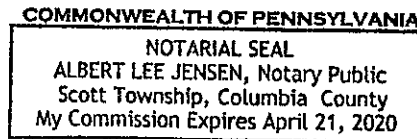
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 20 17

.....
(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.

.....



Mattleman, Weinroth & Miller, P.C.

ATTORNEYS-AT-LAW

401 Route 70 East, Suite 100 • Cherry Hill, New Jersey 08034

Tel: 856.429.5507 • Fax: 856.429.9036

www.mwm-law.com

Robert W. Williams

856-492-5507 ext. 465

Email: rwilliams@mwm-law.com

Member of NJ, PA, and MD Bars

Our File: 1599.92890

September 14, 2017

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

Re: Bayview Loan Servicing, LLC vs. Andrew P. Kaiser
Property: 338 Kachinka Hollow Road, Berwick, PA 18603
Docket No.: 2016-CV-671
Sale Date: 10/04/2017

Dear Sir/Madam:

Enclosed herewith please find Plaintiff's Affidavit Pursuant to Rule 3129.2 with regard to the above-referenced matter. Kindly file the affidavit and return a stamped "filed" copy of the original document to our office in the envelope provided.

Should you have any questions or concerns, please feel free to contact Olivia Devone directly at the above number or by email odevone@mwm-law.com. Thank you for your courtesy.

Very truly yours,

Robert W. Williams
For the Firm

RWW/od

Encl.

cc: Columbia County Sheriff

MATTLEMAN, WEINROTH & MILLER
BY: ROBERT W. WILLIAMS, ESQUIRE
Attorney I.D. No.: 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Telephone: (856) 429-5507
Facsimile: (856) 964-0156
Attorneys for Plaintiff

File No.: 1599.92890

BAYVIEW LOAN SERVICING, LLC

Plaintiff

vs.

ANDREW P. KAISER

Defendant

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

DOCKET NO.: 2016-CV-671

**AFFIDAVIT PURSUANT TO
RULE 3129.2**


STATE OF NEW JERSEY :
SS
COUNTY OF CAMDEN :

I, Robert W. Williams, Esquire, of full age, being duly sworn according to law, upon my oath, depose and say:

1. I am an associate of the firm of Mattleman, Weinroth & Miller, attorneys for the Plaintiff in the above entitled cause of action.
2. This matter is scheduled for sheriff sale on October 4, 2017.
3. On August 1, 2017, the Notice of Sheriff's Sale of Real Property was served on defendant Andrew P. Kaiser by handing a copy to his daughter, an adult in charge of the residence. A copy of the Affidavit of Service is attached hereto and made a part hereof as Exhibit "A."
4. On August 30, 2017, the Handbill/Sheriff's Sale Bill was posted on the subject property. A copy of the Affidavit of Service is attached hereto and made a part hereof as Exhibit "B."

5. On September 1, 2017, a copy of the Notice of Sheriff's Sale of Real Property was sent to all parties in interest and claimants by registered mail. A copy of the receipt of registered mail is attached hereto and made a part hereof as Exhibit "C."

MATTLEMAN, WEINROTH & MILLER


Robert W. Williams, Esquire
Attorney I.D. No.: 315501

Sworn and Subscribed to
before me this 1st day
of September, 2017.



MARGARET R. IP
Notary Public
State of New Jersey
My Commission Expires January 24, 2021

Exhibit "A"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
ANDREW P KAISER

Case Number
2016CV671

SHERIFF'S RETURN OF SERVICE

08/01/2017 11:58 AM - 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 KAITLYN KAISER DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANDREW P KAISER AT 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 14, 2017

NOTARY

Affirmed and subscribed to before me this

14TH day of SEPTEMBER, 2017

Plaintiff Attorney: MATTLEMAN, WEINROTH & MILLER, P.C., 401 ROUTE 70 EAST, SUITE 100, CHERRY HILL, NJ 08034

(c) CountySuite Sheriff, Teleosoft, Inc.

Exhibit "B"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
ANDREW P KAISER

Case Number
2016CV671

SHERIFF'S RETURN OF SERVICE

08/30/2017 02:30 PM - SHERIFF TIMOTHY T. CHAMBERLAIN, 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 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 14, 2017

NOTARY

Affirmed and subscribed to before me this

14TH day of SEPTEMBER, 2017

Plaintiff Attorney: MATTLEMAN, WEINROTH & MILLER, P.C., 401 ROUTE 70 EAST, SUITE 100, CHERRY HILL, NJ 08034

(c) CountySuite Sheriff, Telesoft, Inc.

Exhibit "C"

Name and Address of Sender

Mattelman, Weinroth & Miller
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Signature Confirmation
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Postmark and Date of Receipt

Article Number	Address (Name, Street, City, State & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	Andrew P. Kaiser 338 Kachinka Hollow Road Berwick, PA 18603											
2.	Bayview Loan Servicing, LLC 4425 Ponce de Leon Blvd Coral Gables, FL 33146											
3.	Occupant 338 Kachinka Hollow Road Berwick, PA 18603											
4.	Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815											
5.	Mr. Donald Coleman Chief Adult Probation Officer 35 West Main Street Bloomsburg, PA 17815											
6.	Columbia County Tax Claim Office 11 West Main Street Main Street County Annex Bloomsburg, PA 17815											
7.	Briar Creek Township 150 Municipal Road Berwick, PA 18603											
8.	Internal Revenue Service US Dept. of the Treasury Philadelphia 600 Arch Street, Philadelphia, PA 19106											

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

File # 1599.92890

Kaiser, Andrew

Notice to Lienholders

Pg. 1 of 2

Name and Address of Sender

Mattlerman, Weinroth & Miller
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Insured

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	Pennsylvania Department of Revenue Bureau of Compliance Attn: Keith Richardson 4th & Walnut Streets, Harrisburg, PA 17128											
2.	Commonwealth of Pennsylvania Department of Revenue P. O. Box 280946 Harrisburg, PA 17128											
3.	Commonwealth of Pennsylvania Dept. of Labor & Industry UCF 16th Floor L&I Building Harrisburg, PA 17121											
4.												
5.												
6.												
7.												
8.												

Total Number of Pieces Listed by Sender

Received at Post Office

Postmark and Date of Receipt

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

File # 1599.92890

Kaiser, Andrew

Notice to Lienholders

Pg. 2 of 2

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

REAL ESTATE TAX CERTIFICATION

Date: 08/23/2017

Fee: \$5.00

Cert. NO: 28270

KAISER ANDREW P
338 KACHINKA HOLLOW ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20071 -1009
Location: 338 KACHINKA HOLLOW R
Parcel Id:07 -10 -015-00,000

Assessment: 22,787
Balances as of 08/23/2017

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

2017
ED98

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

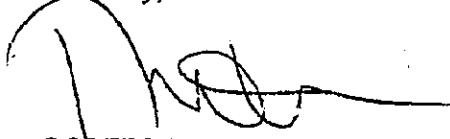
TO: ALL PARTIES IN INTEREST AND CLAIMANTS
OWNER(S): ANDREW P. KAISER
PLAINTIFF/SELLER: BAYVIEW LOAN SERVICING, LLC
DEFENDANT(S): ANDREW P. KAISER
PROPERTY: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

DOCKET NO.: 2016-CV-671

The above captioned property is scheduled to be sold at Columbia County Sheriff's Sale on Oct. 4th 2017 at 9:00 a.m. in the Columbia County Sheriff's Office, located at 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no 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.

Sincerely,



2017 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Briar Creek Township

Make Check Payable To:

The Berwick Area School District
Joan Rothery, Tax Collector
122 Twin Church Road
Berwick, PA 18603

Telephone: 570-759-2118 Fax:
Email:

Taxes are due and payment is requested from:

KAISER ANDREW P
338 KACHINKA HOLLOW RD
BERWICK, PA 18603-5209

Bill Date: 7/1/2017

Bill#: 826

TAX COLLECTOR COPY

Parcel #: 07 10 01500000

Prop. Type

Property Location and Description:

338 KACHINKA HOLLOW RD
.587

Assessment:

L= 3,195
B= 19,592
T= 22,787

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	985.08
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017	2% Discounted Amount	965.38
If Paid By 10/31/2017	FACE Amount	985.08
If Paid After 10/31/2017	Penalty Amount	1,083.59

Last Day to Pay: 12/31/2017

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

8.14-17



August 8, 2017

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

BAYVIEW LOAN SERVICING, LLC

VS.

ANDREW P. KAISER

NO: 2016-CV-671

Dear Timothy:

The property located at 338 Kachinka Hollow Road Berwick Pa is not hooked to public sewer therefore no money is due to our office.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
KAISER, ANDREW P

Case Number
2016CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 98

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 Col

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 KLESS

Relation: Clerk

Date: 8/4/17

Time: 0934

Deputy: 4

Mileage:

Attorney / Originator:

Name: MATTLEMAN, WEINROTH & MILLER, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2016CV671

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



BAYVIEW LOAN SERVICING LLC
vs.
KAISER, ANDREW P

Case Number
2016CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

98

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 WHITEKING

Relation:

CLERK

Date:

8/4/17

Time:

0930

Deputy:

4

Mileage:

Attorney / Originator:

Name: MATTLEMAN, WEINROTH & MILLER, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV671

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
ANDREW P KAISER

Case Number
2016CV671

SHERIFF'S RETURN OF SERVICE

08/01/2017 11:58 AM - 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 KAITLYN KAISER DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANDREW P KAISER AT 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

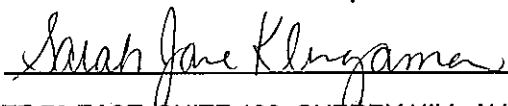
August 02, 2017

NOTARY

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

Affirmed and subscribed to before me this

2ND day of AUGUST, 2017



Plaintiff Attorney: MATTLEMAN, WEINROTH & MILLER, P.C., 401 ROUTE 70 EAST, SUITE 100, CHERRY HILL, NJ 08034

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
KAISER, ANDREW P

Case Number
2016CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 98

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: ANDREW P KAISER

Primary Address: 338 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

Phone: DOB: 01/20/1971

Alternate Address: 14 CLOVERLEAF LANE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kaitlyn Kaiser

Relation: Daughter

Date: 8-1-17

Time: 11:58

Deputy: 3

Mileage:

Attorney / Originator:

Name: MATTLEMAN, WEINROTH & MILLER, P.C.

Phone:

Service Attempts:

Date: 8-1-17

Time: 11:48

Mileage:

Deputy: 3

Service Attempt Notes:

1. C/K Looks like they are moving

2.

3.

4.

5.

6.

KAISER, ANDREW P

2016CV671

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
KAISER, ANDREW P

Case Number
2016CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 98

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: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally (circled) · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-1-17

Time: 12:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: MATTLEMAN, WEINROTH & MILLER, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

ROTHERY, JOAN M.

2016CV671

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING LLC
vs.
KAISER, ANDREW P

Case Number
2016CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 98

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: 338 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kaitlyn Kaiser

Relation: Daughter

Date: 8-1-17 Time: 11:58

Deputy: 3 Mileage:

Attorney / Originator:

Name: MATTLEMAN, WEINROTH & MILLER, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2016CV671

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING LLC
vs.
KAISER, ANDREW P

Case Number
2016CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 98

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: BRIAR CREEK TOWNSHIP

Primary Address: 150 MUNICIPAL ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Terry Albertson

Relation: Road Crew Employee

Date: 8-1-17 Time: 11:54

Deputy: 3 Mileage:

Attorney / Originator:

Name: MATTLEMAN, WEINROTH & MILLER, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

BRIAR CREEK TOWNSHIP

2016CV671

150 MUNICIPAL ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING LLC
vs.
KAISER, ANDREW P

Case Number
2016CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 98

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: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 8-1-17

Time: 11:37

Deputy: 3

Mileage:

Attorney / Originator:

Name: MATTLEMAN, WEINROTH & MILLER, P.C.

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2016CV671

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

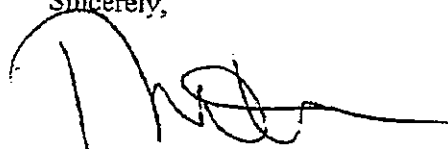
TO: ALL PARTIES IN INTEREST AND CLAIMANTS
OWNER(S): ANDREW P. KAISER
PLAINTIFF/SELLER: BAYVIEW LOAN SERVICING, LLC
DEFENDANT(S): ANDREW P. KAISER
PROPERTY: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

DOCKET NO.: 2016-CV-671

The above captioned property is scheduled to be sold at Columbia County Sheriff's Sale on Oct. 4th 2017 at 9:00 a.m. in the Columbia County Sheriff's Office, located at 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no 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.

Sincerely,



2017 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Briar Creek Township

Make Check Payable To:

The Berwick Area School District
Joan Rothery, Tax Collector
122 Twin Church Road
Berwick, PA 18603

Telephone: 570-759-2118 Fax:
Email:

Taxes are due and payment is requested from:

KAISER ANDREW P
338 KACHINKA HOLLOW RD
BERWICK, PA 18603-5209

Bill Date: 7/1/2017

Bill#: 826

TAX COLLECTOR COPY

Parcel #: 07 10 01500000

Prop. Type

Property Location and Description:
338 KACHINKA HOLLOW RD
.587

Assessment:

L= 3,195
B= 19,592
T= 22,787

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	985.08
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017 2% Discounted Amount		965.38
If Paid By 10/31/2017 FACE Amount		985.08
If Paid After 10/31/2017 10% Penalty Amount		1,083.59

Last Day to Pay: 12/31/2017
For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

**JOAN ROTHERY
TAX COLLECTOR
BRIAR CREEK TOWNSHIP**

**122 TWIN CHURCH ROAD
BERWICK, PA 18603**

(570) 759-2118

~~(570) 759-2118 FAX~~

TO: Sheriff's Office

FAX: 389-5625

PAGES: 3 (INC. COVER)

DATE: _____

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 07/31/17

Account:

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

Ad ID: 1112643
Description: KAISER SHERIFF SALE
Run Dates: 09/13/17 to 09/27/17
Class: 2
Agate Lines: 189
Blind Box:

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

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/13/17	09/27/17	3	\$1,036.77

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV671

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 lot, piece, or parcel of land lying and being situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone on the east side of State Road, Route 19044, leading from Berwick to Jonestown, at the northwesterly corner of land now or late of Jack Belles; thence along said State Road N. 23 degrees 15 feet E. One hundred and eighty-six feet to a post; thence along land now or late of Henderson F. Belles S. 87 degrees E. One hundred and six feet to a post; thence continuing along same S. 1 degree W. one hundred and seventy two and two-tenths feet to a post on line of land now or late of Jack Belles; thence along same N. 83 degrees W. one hundred and seventy-eight feet to the place of beginning.

BEING the same property conveyed to Andrew P. Kaiser, a married man, by deed from Andrew P. Kaiser and Paula M. Kaiser, his wife, dated January 17, 2007, recorded October 26, 2007 in the Columbia County Clerk's/Register's Office as Instrument number 200711009.

BEING known as 338 Kachinka Hollow Road, Berwick, PA 18603.
PARCEL ID. 07 1001500000. PIN: 07 1001500.

PROPERTY ADDRESS: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 071001500000

Seized and taken into execution to be sold as the property of ANDREW P KAISER in suit of BAYVIEW LOAN SERVICING LLC.

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

Attorney for the Plaintiff:
MATTHEMAN, WEINROTH & MILLER, P.C.
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BAYVIEW LOAN SERVICING LLC
vs.
KAISER, ANDREW P

Case Number
2016CV671

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: 338 KACHINKA HOLLOW ROAD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-30

Time: 1130

Deputy: KC

Mileage:

Attorney / Originator:

Name: MATTLEMAN, WEINROTH & MILLER, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV671

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV671

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 lot, piece, or parcel of land lying and being situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone on the east side of State Road, Route 19044, leading from Berwick to Jonestown, at the northwesterly corner of land now or late of Jack Belles; thence along said State Road N. 23 degrees 15 feet E. One hundred and eighty-six feet to a post; thence along land now or late of Henderson F. Belles S. 87 degrees E. One hundred and six feet to a post; thence continuing along same S. 1 degree W. one hundred and seventy two and two-tenths feet to a post on line of land now or late of Jack Belles

thence along same N. 88 degrees W. one hundred and seventy-eight feet to the place of beginning.

BEING the same property conveyed to Andrew P. Kaiser, a married man, by deed from Andrew P. Kaiser and Paula M. Kaiser, his wife, dated January 17, 2007, recorded October 26, 2007 in the Columbia County Clerk's/Register's Office as Instrument number 200711009.

BEING known as 338 Kachinka Hollow Road, Berwick, PA 18603.

PARCEL ID. 07 1001500000. PIN: 07 1001500.

PROPERTY ADDRESS: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 071001500000

Seized and taken into execution to be sold as the property of ANDREW P KAISER in suit of BAYVIEW LOAN SERVICING LLC.

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

Attorney for the Plaintiff:
MATTLEMAN, WEINROTH & MILLER, P.C.
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

BAYVIEW LOAN SERVICING, LLC

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

v.

ANDREW P. KAISER

Defendant

DOCKET NO.: 2016-cv-671

2017-ED-98

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:

338 Kachinka Hollow Road, Berwick, PA 18603

Robert W. Williams, Esq. ID # 315501
Mattleman, Weinroth & Miller, P.C.
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Attorney for Plaintiff

Amount Due	\$103,341.63
Interest from 7/21/2016 - sale date	\$
Plus \$16.99 per diem thereafter	
(Costs to be added)	

Prothonotary

By Barbara N. Silvestri
Clerk

Date 7/28/17

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO.: 2016-cv-671

Bayview Loan Servicing, LLC

Plaintiff

v.

Andrew P. Kaiser

Defendant

338 Kachinka Hollow Road, Berwick, PA 18603

Writ of Execution

Real Debt \$103,341.63

Interest From 7/21/2016 - sale date \$
plus \$16.99 per diem thereafter

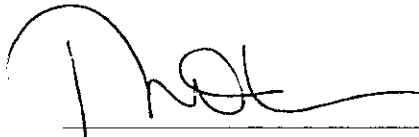
Costs Paid:

Prothonotary

Sheriff

Statutory

Costs Due Prothonotary



Robert W. Williams, Esq., ID # 315501
Mattleman, Weinroth & Miller, P.C.
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BAYVIEW LOAN SERVICING LLC
vs.
KAISER, ANDREW P

Case Number
2016CV671

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 98

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: ADULT PROBATION

Primary Address: 35 WEST MAIN STREET
P.O. BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Donald Coleman Jr.

Relation: Chief probation officer

Date: 07/31/17 Time: 13:32

Deputy: #2 Mileage:

Attorney / Originator:

Name: MATTLEMAN, WEINROTH & MILLER, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

ADULT PROBATION

2016CV671

35 WEST MAIN STREET, P.O. BOX 380, BLOOMSBURG, PA NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2017 ED 92

DATE RECEIVED 7-28-2017
DOCKET AND INDEX 2016 CV 671

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>236419</u>

****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 _____

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



71901140006000110294

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

BAYVIEW LOAN SERVICING, LLC

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

v.

ANDREW P. KAISER

Defendant

DOCKET NO.: 2016-cv-671

2017-ED-98

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:

338 Kachinka Hollow Road, Berwick, PA 18603

Robert W. Williams, Esq. ID # 315501
Mattleman, Weinroth & Miller, P.C.
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Attorney for Plaintiff

Amount Due	\$103,341.63
Interest from 7/21/2016 - sale date	\$
Plus \$16.99 per diem thereafter	
(Costs to be added)	

Prothonotary

By Barbara Silvette/RA
Clerk

Date 7/28/17

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO.: 2016-cv-671

Bayview Loan Servicing, LLC

Plaintiff

v.

Andrew P. Kaiser

Defendant

338 Kachinka Hollow Road, Berwick, PA 18603

Writ of Execution

Real Debt \$103,341.63

Interest From 7/21/2016 - sale date \$
plus \$16.99 per diem thereafter

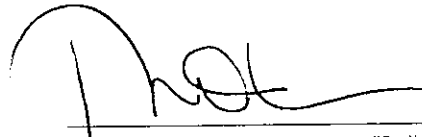
Costs Paid:

Prothonotary

Sheriff

Statutory

Costs Due Prothonotary



Robert W. Williams, Esq., ID # 315501
Mattleman, Weinroth & Miller, P.C.
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Attorney for Plaintiff

MATTLEMAN, WEINROTH & MILLER
BY: ROBERT W. WILLIAMS, ESQUIRE

Attorney I.D. No.: 315501

401 Route 70 East, Suite 100

Cherry Hill, NJ 08034

Telephone: 856-429-5507

Facsimile: 856-964-0156

Attorneys for Plaintiff

FILED
JUDICIAL

2017 JUL 28 P 12:09

File # 1599-92890

BAYVIEW LOAN SERVICING, LLC

Plaintiff

vs.

ANDREW P. KAISER

Defendant

COURTS OFFICE
CITY OF COLUMBIA, PA
COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

DOCKET NO.: 2016-cv-671

2017-ED-98

AFFIDAVIT PURSUANT TO
RULE 3129.1

STATE OF NEW JERSEY :
SS

COUNTY OF CAMDEN :

Bayview Loan Servicing, LLC, Plaintiff in the above entitled cause of action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at **338 Kachinka Hollow Road, Berwick, PA 18603**:

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

Andrew P. Kaiser
338 Kachinka Hollow Road
Berwick, PA 18603

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

Andrew P. Kaiser
338 Kachinka Hollow Road
Berwick, PA 18603

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

Bayview Loan Servicing, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

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

Bayview Loan Servicing, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146

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

Not known.

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

Occupant
338 Kachinka Hollow Road
Berwick, PA 18603

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

Occupant
338 Kachinka Hollow Road
Berwick, PA 18603

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815

Mr. Donald Coleman
Chief Adult Probation Officer
35 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Claim Office
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

Briar Creek Township
150 Municipal Road
Berwick, PA 18603

Internal Revenue Service
US Dept. of the Treasury Philadelphia
600 Arch St.
Philadelphia, PA 19106

Pennsylvania Department of Revenue
Bureau of Compliance
Attn: Keith Richardson
4th & Walnut Sts.
Harrisburg, PA 17128

Commonwealth of Pennsylvania
Department of Revenue
P. O. Box 280946
Harrisburg, PA 17128

Commonwealth of Pennsylvania
Dept. of Labor & Industry UCF
16th Floor L&I Building
Harrisburg, PA 17121

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

Date: 7/26/2017

SWORN TO AND SUBSCRIBED
BEFORE ME THIS DAY 27 OF
July, 2017.

Raezelle J. Hadley
NOTARY PUBLIC

RAEZELLE J. HADLEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/4/2022

MATTLEMAN, WEINROTH & MILLER, P.C.
[Signature]

ROBERT W. WILLIAMS, ESQUIRE
ATTORNEY ID NO. 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Attorney for Plaintiff

Brian Kelly
570-288-7800

**MATTLEMAN, WEINROTH & MILLER
BY: ROBERT W. WILLIAMS, ESQUIRE**

Attorney I.D. No.: 315501

401 Route 70 East, Suite 100

Cherry Hill, NJ 08034

Telephone: 856-429-5507

Facsimile: 856-964-0156

Attorneys for Plaintiff

FILED
IN THE
NOTARY

JUL 28 P 12:09

File # 1599.92890

BAYVIEW LOAN SERVICING, LLC

Plaintiff

vs.

ANDREW P. KAISER

Defendant

COURTS OFFICE
OF COLUMBIA, PA
COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

DOCKET NO.: 2016-cv-671

**AFFIDAVIT OF LAST KNOWN
ADDRESS**

STATE OF NEW JERSEY :

SS

COUNTY OF CAMDEN :

BEFORE ME, the undersigned authority, personally appeared ROBERT W. WILLIAMS, ESQUIRE, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief that the last known address of Defendant Andrew P. Kaiser is 338 Kachinka Hollow Road, Berwick, PA 18603.

Date:

7/26/2017

SWORN TO AND SUBSCRIBED
BEFORE ME THIS DAY 27 OF
July, 2017.

Raezelle J. Hadley
NOTARY PUBLIC

RAEZELLE J. HADLEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/4/2022

MATTLEMAN, WEINROTH & MILLER, P.C.

Robert W. Williams

ROBERT W. WILLIAMS, ESQUIRE

ATTORNEY ID NO. 315501

401 Route 70 East, Suite 100

Cherry Hill, NJ 08034

Attorney for Plaintiff

MATTLEMAN, WEINROTH & MILLER
BY: ROBERT W. WILLIAMS, ESQUIRE
Attorney I.D. No.: 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Telephone: 856-429-5507
Facsimile: 856-964-0156
Attorneys for Plaintiff

FILED
NOTARY

2017 JUL 28 P 12:09

File # 1599.92890

BAYVIEW LOAN SERVICING, LLC

Plaintiff

vs.

ANDREW P. KAISER

Defendant

CLERK OF COURTS OFFICE
COURT OF COMMON PLEAS, PA
CIVIL DIVISION
COLUMBIA COUNTY

DOCKET NO.: 2016-cv-671

**AFFIDAVIT OF NON-MILITARY
SERVICE**

STATE OF NEW JERSEY :

SS

COUNTY OF CAMDEN :

I, ROBERT W. WILLIAMS, Esquire, of full age, being duly sworn according to law, upon my oath, depose and say:

1. That the Defendant is not in the Military, Naval or Air Services of the United States or any other County within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress, as amended; and

2. That the Defendant is at least 21 years of age and resides at 338 Kachinka Hollow Road, Berwick, PA 18603.

The affiant has ascertained the foregoing information by personal inquiry and knowledge and makes this Affidavit with due authority.


Date: 7/26/2017

SWORN TO AND SUBSCRIBED
BEFORE ME THIS DAY 27 OF
July, 2017.

Margaret Hadley
NOTARY PUBLIC

RAEZELLE J. HADLEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/4/2022

MATTLEMAN, WEINROTH & MILLER, P.C.


ROBERT W. WILLIAMS, ESQUIRE
ATTORNEY ID NO. 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Attorney for Plaintiff



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-9798

Birth Date:

Last Name: KAISER

First Name: ANDREW

Middle Name: P

Active Duty Status As Of: Jul-26-2017

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: 9DW74CDC4535GC0

MATTLEMAN, WEINROTH & MILLER
BY: ROBERT W. WILLIAMS, ESQUIRE
Attorney I.D. No.: 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Telephone: 856-429-5507
Facsimile: 856-964-0156
Attorneys for Plaintiff

File # 1599.92890

BAYVIEW LOAN SERVICING, LLC

Plaintiff

vs.

ANDREW P. KAISER

Defendant

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

DOCKET NO.: 2016-cv-671

AFFIDAVIT OF ACT 6/ 91

BEFORE ME the undersigned authority, personally appeared ROBERT W. WILLIAMS, ESQUIRE, who, being duly sworn according to law, deposes and says that the provisions of Act 91 of 1983 and Act 6, 41P.S. 403 have been complied with. A Notice of Homeowners' Emergency Mortgage Assistance was sent on March 3, 2016.

Date:

7/26/2017

SWORN TO AND SUBSCRIBED
BEFORE ME THIS DAY 27 OF
July, 2017.

Raezelle J. Hadley
NOTARY PUBLIC

RAEZELLE J. HADLEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/4/2022

MATTLEMAN, WEINROTH & MILLER, P.C.



ROBERT W. WILLIAMS, ESQUIRE
ATTORNEY ID NO. 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Attorney for Plaintiff

MATTLEMAN, WEINROTH & MILLER
BY: ROBERT W. WILLIAMS, ESQUIRE
Attorney I.D. No.: 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Telephone: 856-429-5507
Facsimile: 856-964-0156
Attorneys for Plaintiff

File # 1599.92890

BAYVIEW LOAN SERVICING, LLC

Plaintiff

vs.

ANDREW P. KAISER

Defendant

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

DOCKET NO.: 2016-cv-671

WAIVER OF WATCHMAN

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

Date:

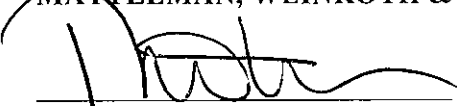
7/26/2017

SWORN TO AND SUBSCRIBED
BEFORE ME THIS DAY 27 OF
July, 2017.

Raezelle J. Hadley
NOTARY PUBLIC

RAEZELLE J. HADLEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/4/2022

MATTLEMAN, WEINROTH & MILLER, P.C.


ROBERT W. WILLIAMS, ESQUIRE
ATTORNEY ID NO. 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): ANDREW P. KAISER

PLAINTIFF/SELLER: BAYVIEW LOAN SERVICING, LLC

DEFENDANT(S): ANDREW P. KAISER

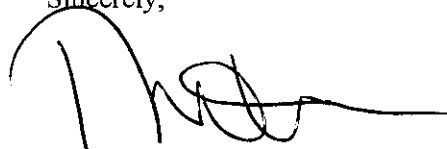
PROPERTY: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

DOCKET NO.: 2016-CV-671

The above captioned property is scheduled to be sold at Columbia County Sheriff's Sale on Oct. 4th 2017 at 9:00 a.m. in the Columbia County Sheriff's Office, located at 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Williams', with a large, sweeping initial 'R' and a long horizontal flourish extending to the right.

ROBERT W. WILLIAMS, Esquire
MATTLEMAN, WEINROTH & MILLER
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
(856) 429-5507

1599.92890

MATTLEMAN, WEINROTH & MILLER
BY: ROBERT W. WILLIAMS, ESQUIRE
Attorney I.D. No.: 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Telephone: 856-429-5507
Facsimile: 856-964-0156
Attorneys for Plaintiff

File # 1599.92890

BAYVIEW LOAN SERVICING, LLC

Plaintiff

vs.

ANDREW P. KAISER

Defendant

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

DOCKET NO.: 2016-cv-671

I HEREBY CERTIFY THAT:

1. The judgment entered in above matter is based on an action:
☐ A. In Assumpsit (Contract)
☐ B. In Trespass (Accident)
☒ C. In Mortgage Foreclosure
☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
2. The defendant(s) own(s) the property being exposed to sale as:
☒ A. An individual
☐ B. Tenants by the Entireties
☐ C. Joint Tenants with Right of Survivorship
☐ D. A partnership
☐ E. Tenants in Common
☐ F. A Corporation
3. The defendant(s) is/ are:
☒ A. Resident(s) in the Commonwealth of Pennsylvania
☐ B. Not resident(s) in the Commonwealth of Pennsylvania
☐ C. If more than one defendant and either A or B above are not applicable, state which defendant(s) are residents in the Commonwealth of Pennsylvania.

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by the Plaintiff.

Date:

7/26/2017

MATTLEMAN, WEINROTH & MILLER, P.C.

ROBERT W. WILLIAMS, ESQUIRE
ATTORNEY ID NO. 315501

Attorney for Plaintiff

MATTLEMAN, WEINROTH & MILLER
BY: ROBERT W. WILLIAMS, ESQUIRE

Attorney I.D. No.: 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Telephone: 856-429-5507
Facsimile: 856-964-0156
Attorneys for Plaintiff

File # 1599.92890

BAYVIEW LOAN SERVICING, LLC

Plaintiff

vs.

ANDREW P. KAISER

Defendant

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

DOCKET NO.: 2016-cv-671

AFFIDAVIT OF ACT 6/91

BEFORE ME the undersigned authority, personally appeared ROBERT W. WILLIAMS, ESQUIRE, who, being duly sworn according to law, deposes and says that the provisions of Act 91 of 1983 and Act 6, 41P.S. 403 have been complied with. A Notice of Homeowners' Emergency Mortgage Assistance was sent on March 3, 2016.

Date: 7/26/2017

SWORN TO AND SUBSCRIBED
BEFORE ME THIS DAY 27 OF
July, 2017.

Raezelle J. Hadley
NOTARY PUBLIC

RAEZELLE J. HADLEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/4/2022

MATTLEMAN, WEINROTH & MILLER, P.C.



ROBERT W. WILLIAMS, ESQUIRE
ATTORNEY ID NO. 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Attorney for Plaintiff

MATTLEMAN, WEINROTH & MILLER

BY: ROBERT W. WILLIAMS, ESQUIRE

Attorney I.D. No.: 315501

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Cherry Hill, NJ 08034

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Attorneys for Plaintiff

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BAYVIEW LOAN SERVICING, LLC

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vs.

ANDREW P. KAISER

Defendant

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

DOCKET NO.: 2016-cv-671

**REQUEST FOR SERVICE COLUMBIA
COUNTY SHERIFF**

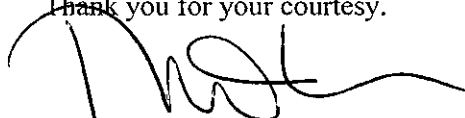
Dear Sir/Madam:

Please attempt service of the Notice of Sale upon defendant:

Andrew P. Kaiser
338 Kachinka Hollow Road
Berwick, PA 18603

Post Handbill on property:
338 Kachinka Hollow Road
Berwick, PA 18603

Thank you for your courtesy.



Robert W. Williams, Esquire
For the Firm

MATTLEMAN, WEINROTH & MILLER
BY: ROBERT W. WILLIAMS, ESQUIRE
Attorney I.D. No.: 315501
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
Telephone: 856-429-5507
Facsimile: 856-964-0156
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BAYVIEW LOAN SERVICING, LLC

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ANDREW P. KAISER

Defendant

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

DOCKET NO.: 2016-cv-671

LEGAL DESCRIPTION

ALL that certain lot, piece, or parcel of land lying and being situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone on the east side of State Road, Route 19044, leading from Berwick to Jonestown, at the northwesterly corner of land now or late of Jack Belles; thence along said State Road N. 23 degrees 15 feet E. One hundred and eighty-six feet to a post; thence along land now or late of Henderson F. Belles S. 87 degrees E. One hundred and six feet to a post; thence continuing along same S. 1 degree W. one hundred and seventy two and two-tenths feet to a post on line of land now or late of Jack Belles thence along same N. 88 degrees W. one hundred and seventy-eight feet to the place of beginning.

BEING the same property conveyed to Andrew P. Kaiser, a married man, by deed from Andrew P. Kaiser and Paula M. Kaiser, his wife, dated January 17, 2007, recorded October 26, 2007 in the Columbia County Clerk's/Register's Office as Instrument number 200711009.

BEING known as 338 Kachinka Hollow Road, Berwick, PA 18603.

PARCEL ID. 07 10 01500000. PIN: 07 10 01500.

Document Receipt

Trans #	11173	Carrier / service:	USPS Server	First-Class Mail®	7/31/2017 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

KEITH RICHARDSON

4TH & WALNUT STREET

Tracking #: 71901140006000110317

Doc Ref #: 2017ED98

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	11172	Carrier / service:	USPS Server	First-Class Mail®	7/31/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000110300

Doc Ref #: 2017ED98

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	11172	Carrier / service:	USPS Server	First-Class Mail®	7/31/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000110300

Doc Ref #: 2017ED98

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

Trans #	11171	Carrier / service:	USPS Server	First-Class Mail®	7/31/2017 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #:	71901140006000110294		
		Doc Ref #:	2017ED98		
		Postage	5.2600		
PHILADELPHIA	PA	19107-4214			

Document Receipt

Trans #	11171	Carrier / service:	USPS Server	First-Class Mail®	7/31/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000110294

Doc Ref #: 2017ED98

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11170	Carrier / service:	USPS Server	First-Class Mail®	7/31/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000110287

Doc Ref #: 2017ED98

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11169	Carrier / service:	USPS Server	First-Class Mail®	7/31/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000110270

Doc Ref #: 2017ED98

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans #	11169	Carrier / service:	USPS Server	First-Class Mail®	7/31/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000110270

Doc Ref #: 2017ED98

Postage 5.2600

HARRISBURG PA 17128

MATTLEMAN, WEINROTH & MILLER, P.C.

ATTORNEY BUSINESS ACCOUNT

401 RT 70 E, STE 100
CHERRY HILL, NJ 08034
856-429-5507

PNC BANK
NEW JERSEY
55-760/312

2364

07/24/17

236419

***\$1,350.00

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

AMOUNT

PAY
TO THE ORDER
OF Columbia County Sheriff



AUTHORIZED SIGNATURE

⑈236419⑈ ⑆031207607⑆ 8101790562⑈