

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

THE BANK OF NEW YORK MELLON VS JESSICA SMITH

NO. 144-2018 ED

NO. 254-2018 JD

DATE/TIME OF SALE: JANUARY 30, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 400,000.00

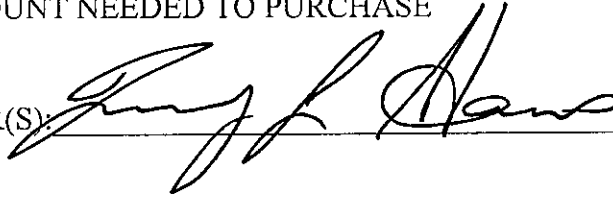
POUNDAGE - 2% OF BID \$ 8,000.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 25,000.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3299,75

PURCHASER(S):



ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE:

\$ 3299,75

LESS DEPOSIT:

\$ 1350,00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 1949,75

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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<u>Plaintiff</u>		<u>Defendant</u>
THE BANK OF NEW YORK MELLON	vs.	JESSICA SMITH

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**Attorney for the Plaintiff:**  
POWERS, KIRN & ASSOCIATES  
8 NESHAMINY INTERPLEX, SUITE 215  
TREVOSE, PA 19053

**Sheriff's Sale Date:** Wednesday, January 30, 2019  
**Writ of Execution No. :** 2018CV254  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 109 WILLOW DRIVE, 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.	\$1,272.00
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	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

**Total Sheriff Costs** \$2,178.00

## Distribution Costs

Recording Fees	\$71.75
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**Total Distribution Costs** \$71.75

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**Grand Total:** \$2,249.75

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: 231038  
Customer:  
SHERIFF'S OFFICE

Invoice Date: 07/15/2019 11:26:58 AM  
Last Change:

RECEIPT  
Receipt By: MAIL

Reg/Drw ID: 0102  
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201905327	BERWICK BORO
	Grantor - SMITH, JESSICE		07/15/19 11:27:07 AM	
	Grantee - BANK OF NEW YORK MELLON			
	Consideration - \$3,299.75			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFFS DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8630 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

**PK**  
**Powers Kirn, LLC**  
Attorneys at Law

728 Marne Highway  
Moorestown, NJ 08057  
856.802.1000

**Eight Neshaminy Interplex  
Suite 215  
Trevose, PA 19053**

**Telephone: 215.942.2090  
Fax: 215.942.8661**

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William M. E. Powers III \*  
Sarah E. Powers \*  
Edward W. Kirn III\*  
Jeanette J. O'Donnell \*  
Angela C. Pattison \*  
Michael B. McNeil\*

Jill Manuel-Coughlin \*  
Amanda L. Rauer \*  
Jolanta Pekalska +  
Harry B. Reese \*  
Matthew J. McDonnell \*  
\* Member of NJ and PA Bar  
+ Member of PA Bar

February 4, 2019

Sheriff of Columbia County  
35 W. Main Street  
Bloomsburg, PA 17815-

Re: THE BANK OF NEW YORK MELLON v. Jessica Smith  
Premises: 109 Willow Drive, Berwick, PA 18603  
Sale Held: 01/30/2019  
No. 2018-CV-254

Dear Sir/Madam:

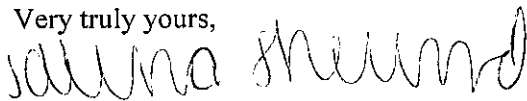
Enclosed please find items necessary to have the Sheriff's Deed recorded.

**Title should be transferred to: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE (CWABS 2005-BC4)**

Additionally, two realty transfer tax statements of value are enclosed for your use. Kindly return a copy of the recorded Sheriff's Deed to my attention using the self-addressed, stamped envelope provided. Should you need anything further, please contact me at 215-942-2090 or [pa-deeds@powerskirn.com](mailto:pa-deeds@powerskirn.com).

Thank you for your assistance in regards to this matter.

Very truly yours,



Sabrina Sherwood  
Powers Kirn, LLC

:sabs  
Enclosures  
#17-1410



pennsylvania

DEPARTMENT OF REVENUE

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please 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 POWERS KIRN, LLC		Telephone Number: (215) 942-2090	
Mailing Address EIGHT NESHAMINY INTERPLEX, SUITE 215		City TREVOSE	State PA
		ZIP Code 19053	

**B. TRANSFER DATA**

Date of Acceptance of Document 02 / 04 / 2019			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) ***PLEASE SEE ATTACHED	Telephone Number: (215) 942-2090
Mailing Address 35 W Main Street		Mailing Address 101 Barclay Street-4W	
City Bloomsburg	State PA	ZIP Code 17815	City New York
			State NY
			ZIP Code 10886

**C. REAL ESTATE LOCATION**

Street Address 109 Willow Drive		City, Township, Borough Berwick Boro	
County Columbia	School District Berwick Area S D	Tax Parcel Number 04D-03-048-00-000	

**D. VALUATION DATA**

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 40,000.00	2. Other Consideration + 0.00	3. Total Consideration = 40,000.00
4. County Assessed Value 21,876.00	5. Common Level Ratio Factor X 3.88	6. Fair Market Value = 84,878.88

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 84,878.88	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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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.) \_\_\_\_\_

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

2-4-19

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

THE BANK OF NEW YORK MELLON VS JESSICA SMITH

NO. 144-2018 ED

NO. 254-2018 JD

DATE/TIME OF SALE: JANUARY 30, 2019 @ 9:00 AM


BID PRICE (INCLUDES COST) \$ 400,000.00

POUNDAGE - 2% OF BID \$ 8,000.00

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3299.75

PURCHASER(S) 

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$ 3299.75

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 1949.75

Address	Start Time	Time	Prints	Result	Note
912159428661	06-17 14:21	00:00:39	001/001	OK	ORG

Result OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused  
 Cont: Continue LOVR: Receiving Length Over SOVR: Exceed Broadcast No. M-Full: Memory Full  
 NG: Other Error IL-PUL: PUL Error MDN-ER: MDN Resp. Error DSN-ER: DSN Resp. Error LGN-ER: Login Error  
 Note TMR: Timer TX PC: PC-Fax POL: Polling Call Manual TX  
 FWD: Forward Fcode: F-Code BUL: Bulletin I-FAX: Internet Fax ORG: Original Size

### TX Result Report

06/17/2019 14:22  
 Serial No. A6VF011029028  
 TC:00053904  
 P 1

# SHERIFF'S SALE COST SHEET

18-254

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>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>71.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>481.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1272.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1522.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

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

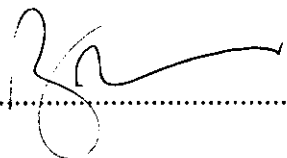
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

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

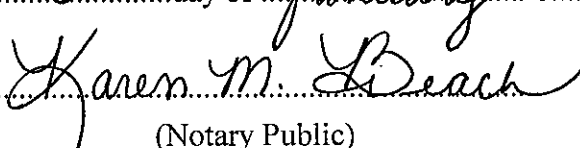
TOTAL COSTS (OPENING BID) \$ 2249.75

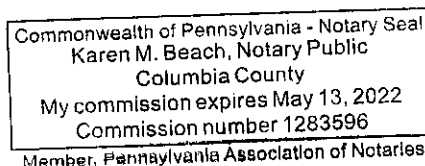
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 January 9, 16, 23, 2019 and 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 23<sup>rd</sup> day of January, 2019...

.....  
  
(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.

.....



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

REAL ESTATE TAX CERTIFICATION

Date: 01/25/2019

Fee: \$5.00

Cert. NO: 33581

SMITH JESSICA C  
7428 E NAVARRO AVE  
MESA AZ 85209

District: BERWICK BORO  
Deed: 20050 -0700  
Location: 109 WILLOW DR-LOT 30  
Parcel Id:04D-03 -048-00,000

Assessment: 21,876  
Balances as of 01/25/2019

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

By: **COLUMBIA COUNTY SHERIFF**

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

#17-1410  
 POWERS KIRN, LLC  
 Eight Neshaminy Interplex, Suite 215  
 Trevoose, PA 19053  
 Telephone: 215-942-2090  
 Attorneys for Plaintiff

The Bank of New York Mellon F/K/A The Bank of New York, As Trustee (CWABS 2005-BC4)  
 C/O Bayview Loan Servicing LLC  
**Plaintiff**

CIVIL DIVISION

COLUMBIA COUNTY

vs.

No. 2018-CV-254

Jessica C. Smith

**Defendant(s)**

AFFIDAVIT PURSUANT TO RULE 3129.2

Plaintiff, by and through its undersigned counsel, says:

1. On December 11, 2018, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant, by a private process server. The defendant was also served via regular and certified mail as well as publication per court order. A copy of the service return, court order, certificate of mailing and publication is attached hereto and made a part hereof as Exhibit "A".

2. On November 30, 2018 and December 6, 2018, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

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

POWERS KIRN, LLC

By: 

- ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
  - ☐ Amanda L. Rauer, Esquire Id. No. 307028
  - ☐ Jolanta Pekalska, Esquire Id. No. 307968
  - ☒ Harry B. Reese, Esquire Id. No. 310501
  - ☐ Matthew J. McDonnell, Esquire Id. No. 313549
- Attorneys for Plaintiff

Dated: 1.14.19

**EXHIBIT "A"**



238 SOUTH 15TH STREET  
PHILADELPHIA, PA 19107  
PHONE: (215) 548-7400  
FAX: (215) 985-0188



The Bank of New York Mellon f/k/a The Bank of New York, as  
Trustee (CWABS 2005-BC4) c/o Bayview Loan Servicing LLC

-VS-

Jessica C. Smith

COURT

Court of Common Pleas of  
Pennsylvania  
Columbia County

CASE NUMBER 2018-CV-254

State of Pennsylvania

# AFFIDAVIT

County of Dauphin

B&N Control # 05156535.01

Reference Number 17-1410

## SERVICE INFORMATION

On 12/31/2018, we received the  
Notice of Sheriff's Sale of Real Property  
For service upon: Jessica C. Smith  
At 189 Willow Drive, Berwick, PA 17803

☒ Served Date 12/11/18 Time 11:58 AM Accepted By: \_\_\_\_\_

In the manner described below.

☐ Personally served.

☐ Adult in charge of residence, relationship is \_\_\_\_\_

☐ Adult in charge of residence who refused to give name and/or relationship. \_\_\_\_\_

☐ Manager/Clerk of place of residence lodging \_\_\_\_\_

☐ Agent or person in charge of office or usual place of business \_\_\_\_\_

☒ Other Documents were posted to the premises

Description of Person Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_  
Other \_\_\_\_\_

☐ Not Served Date \_\_\_\_\_ Time \_\_\_\_\_ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant  
☐ Other \_\_\_\_\_

The Process Server, being duly sworn, deposes and says that the  
facts set forth herein are true and correct to the best of their  
knowledge, information and belief.

Sworn to and subscribed before me this

28 day of DECEMBER, 2018

Matthew C. Smith  
Notary Public

Process Server/Server John Morgan

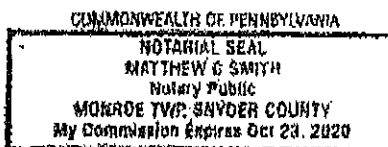
Client Phone (215) 942-2090

Sale Date: 1/30/2019

Filed Date: \_\_\_\_\_

BR Serve By: 12/20/2018

Jessica Leininger, Legal Assistant  
Powers, Kira & Associates, LLC  
8 Nottingham Interplex, Suite 215  
Yazoo, PA 19083



ORIGINAL

**COURT OF COMMON PLEAS  
CIVIL DIVISION**

The Bank of New York Mellon fka The  
Bank of New York, As Trustee (CWABS  
2005-B4) c/o Bayview Loan Servicing, LLC  
**Plaintiff**

**COURT OF COMMON PLEAS  
CIVIL DIVISION**

**COLUMBIA COUNTY**

vs.  
Jessica C. Smith

No. 2018-CV-254

**Defendant**

**ORDER GRANTING ALTERNATIVE SERVICE**

Upon Consideration of the Plaintiff's Motion for Alternate Service pursuant to Pa.R.C.P. 430, and  
the response thereto, if any, it is hereby ORDERED that on this date June 21, 2018

1. Plaintiff's Motion is GRANTED;
2. Service of the Complaint in Mortgage Foreclosure upon Defendant Jessica C. Smith shall be by posting the mortgaged property located at 109 Willow Drive, Berwick, PA 18603; and
3. Plaintiff shall mail copies of the Notice of Sale to the Defendant's last known addresses, by regular and certified mail, which are as follows:
  - a. 2152 E. Folley Street, Chandler, AZ 85225
  - b. 7428 E. Navarro Avenue, Mesa, AZ 85209; and

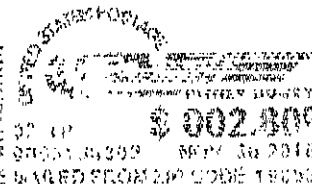
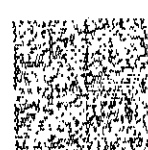
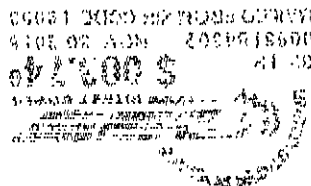
4. By publication under Pa R.C.P. 430(b)(1)

BY THE COURT:

1st Mary E. Norton  
I.

FILED  
PROTHONOTARY  
2018 JUN 25 A 11:18  
CLERK OF COURT  
COUNTY OF COLUMBIA

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL			CHECK APPROPRIATE BLOCK FOR			POSTMARK AND DATE OF RECEIPT					
Powert, Kim & Associates. 8 Neshaminy Interplex Suite 215 Traverse, PA 19053		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.					
		<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail											
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act Value (If Regis.)	Insured Value	Due Sender IF C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1	1	Columbia County Domestic Relations 11 West Main Street P.O. Box 380 Bloomsburg, PA 17815											
2	1	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex P.O. Box 380 Bloomsburg, PA 17815											
3	1	PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675											
4	1	Pennsylvania Office of Attorney General 16th Floor, Strawberry Square Harrisburg, PA 17120											
5	1	Commonwealth of PA, Dept. of Revenue Bureau of Compliance, Clearance Support Dept. 280948 Harrisburg, PA 17128-0948											
6	1	Housing Authority of the County of Columbia 700 Saw Mill Road Bloomsburg, PA 17815											
7	1	Park Place Village Homeowners Association 109 Willow Drive Berwick, PA 18603											
8	1	Park Place Village Homeowners Association Berwick, PA 18603											
9	1	Tenants / Occupants 109 Willow Drive Berwick, PA 18603											
10	1	Jessica C. Smith 109 Willow Drive Berwick, PA 18603											





U.S. Postal Service® CERTIFIED MAIL RECEIPT <i>Domestic Mail Only</i>	
USPS ARTICLE NUMBER	
Certified Mail Fee	\$3.30
Return Receipt (Hardcopy)	\$2.85
Return Receipt (Electronic)	\$1.00
Certified Mail Restricted Delivery	\$1.50
Postage	\$0.00
Total Postage and Fees	\$5.47
Sent to:	
Jessica C. Smith 7428 E. Navarro Ave Mesa, AZ 85209	
Reference Information	
17-1410 etc	

NOV 30 2018  
Postmark Here

U.S. POSTAL SERVICE

PS Form 3800, Prescribed July 2013



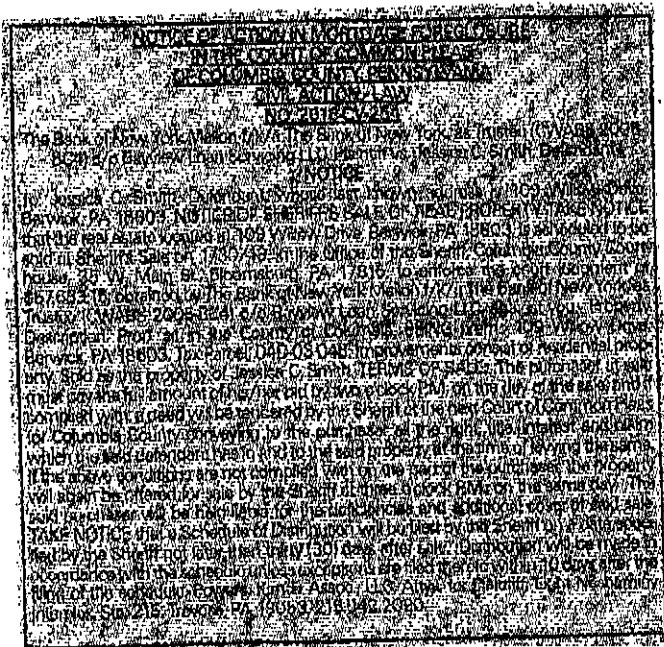
U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
Certified Mail Fee	\$3.70 8699 0420 0053 4824 77
Return Receipt (Hardcopy)	\$0.00
Return Receipt (Electronic)	\$1.50
Certified Mail Restricted Delivery	\$0.47
Postage	\$5.42
Total Postage and Fees	\$5.42
Sent to:	
Jessica C. Smith 109 Willow Drive Berwick, PA 18603	
Reference Information	
17-1410 tele	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS ARTICLE NUMBER	
Certified Mail No	7744 8679 0420 28053 442574
Return Receipt (Hardcopy)	\$0.45
Return Receipt (Electronic)	\$0.00
Certified Mail Restricted Delivery	\$1.00
Postage	\$0.00
Total Postage and Fees	\$0.45
Sent to:	5.45 PM NOV 30 2018 FBI OFFICE
Jessica C. Smith 2152 E. Folley Street Chandler, AZ 85225	
Reference Information	
17-1410 etc	
PS Form 3800, October 2016	

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 December 11, 2018 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.



11<sup>th</sup> day of December 2018

*Karen M. Beach*  
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Karen M. Beach, Notary Public  
Columbia County  
My commission expires May 13, 2022  
Commission number 1283596  
Member, Pennsylvania Association of Notaries

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.

STATE OF PENNSYLVANIA  
COUNTY OF NORTHUMBERLAND

SS: 20-5787549

Personally appeared before me, the subscriber,

L.F. Machesio, Controller

of the DAILY ITEM PUBLISHING CO., publishers of THE DAILY ITEM, a

general circulation in Union, Northumberland, Snyder and  
the paper in which publication has been directed, who  
according to law, doth depose and say that said  
established April 15, 1970, and has its place of business  
Market Sts., in the city of Sunbury, County of  
and Commonwealth of Pennsylvania, and that, the  
the attached is a copy was published in THE DAILY  
of Sunbury, County of Northumberland and State of  
the

September, 2018

is interested in the subject matter of the foregoing notice and avers that all of the allegations of the statement as to the content and character of the publication are true.

A. F. Machado

Toni L. Campbell

Commonwealth of Pennsylvania - Notary Seal  
TERIL L. CAMPBELL, Notary Public  
Northumberland County  
My Commission Expires November 19, 2021  
Commission Number 1280169

**EXHIBIT "B"**

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR		POSTMARK AND DATE OF RECEIPT							
Powers, Kim & Associates 8 Neshaminy Interplex Suite 215 Trevose, PA 19033		<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail		Affix stamp here if issued as certificate of mailing or for additional copies of this bill							
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1	1	Columbia County Domestic Relations 11 West Main Street P.O. Box 380 Bloomersburg, PA 17815											PA 17815 JAN 18 2019 \$ 002.800
2	1	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex P.O. Box 380 Bloomersburg, PA 17815											
3	1	PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675											
4	1	Pennsylvania Office of Attorney General 16th Floor, Strawberry Square Harrisburg, PA 17120											
5	1	Commonwealth of PA, Dept of Revenue Bureau of Compliance, Clearance Support Dept. 380948 Harrisburg, PA 17128-0948											
6	1	Housing Authority of the County of Columbia 700 Saw Mill Road Bloomersburg, PA 17815											
7	1	Park Place Village Homeowners Association 109 Willow Drive Berwick, PA 18603											
8	1	Park Place Village Homeowners Association Berwick, PA 18603											
9	1	Tennants / Occupants 109 Willow Drive Berwick, PA 18605											
10	1	Jessica C. Smith 109 Willow Drive Berwick, PA 18603											



NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL			CHECK APPROPRIATE BLOCK FOR REGISTERED MAIL			POSTMARK AND DATE OF RECEIPT					
Powers, Kim & Associates 1340 Industrial Boulevard, Suite 202 Southampton, PA 18966		<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> C.O.D. <input type="checkbox"/> Certified Mail			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	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender R.C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1		Adult probation and Parole 35 West Main Street Bloomington, PA 17815											
2		Commonwealth of Pennsylvania Court of common pleas of the 26 <sup>th</sup> judicial District of PA Columbia county branch 35 West Main Street Bloomington, PA 17815											
Total Number of Pieces Listed by Sender		POSTMASTER, PER (Name of receiving employee) <i>L. Wild</i>										The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per package, subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for C.O.D. and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.	

17-1410 Smith

PS FORM 3877



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
JESSICA SMITH

Case Number  
2018CV254

## SHERIFF'S RETURN OF SERVICE

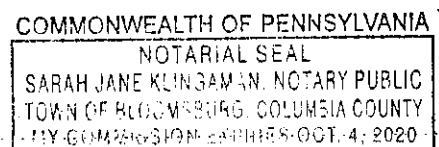
12/13/2018 07:05 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 109 WILLOW DRIVE, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2018



NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2018



Plaintiff Attorney: POWERS, KIRN & ASSOCIATES, 8 NESHAMINY INTERPLEX, SUITE 215, TREVOSE, PA 19053

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
SMITH, JESSICA

Case Number  
2018CV254

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 109 WILLOW DRIVE  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 12-13-18

**Time:** 19:05

**Deputy:** 3

**Mileage:**

**Attorney / Originator:**

**Name:** POWERS, KIRN & ASSOCIATES

**Phone:**

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

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

(POSTING)

2018CV254

109 WILLOW DRIVE, 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 MELLON  
vs.  
JESSICA SMITH

Case Number  
2018CV254

## SHERIFF'S RETURN OF SERVICE

11/28/2018 07:11 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 SALLY SMITH HER MOTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JESSICA SMITH AT 109 WILLOW DRIVE, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

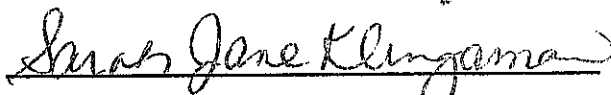
November 29, 2018

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

29TH day of NOVEMBER, 2018



Printed Name

PA 19003

December 5, 2018

Copy

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): JESSICA C. SMITH

PLAINTIFF/SELLER: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF  
NEW YORK, AS TRUSTEE (CWABS 2005-BC4) C/O BAYVIEW  
LOAN SERVICING LLC

DEFENDANT(S): JESSICA C. SMITH

PROPERTY: 109 WILLOW DRIVE  
BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2018-CV-254

The above captioned property is scheduled to be sold at Sheriff's Sale on January 30, 2019, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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

Powers, Kirn & Associates, LLC  
Eight Neshaminy Interplex Suite 215  
Trevose, PA 19053  
(215) 942-2090

CLERK OF COURTS  
COUNTY OF COLUMBIA

2018 DEC 10 A 8:56

FILED  
NOTARIAL

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
JESSICA SMITH

Case Number  
2018CV254

## SHERIFF'S RETURN OF SERVICE

11/28/2018 07:11 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 SALLY SMITH HER MOTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JESSICA SMITH AT 109 WILLOW DRIVE, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

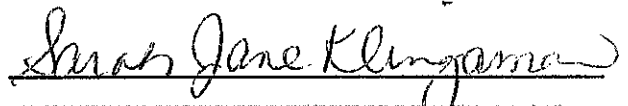
November 29, 2018

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

29TH day of NOVEMBER, 2018



Plaintiff Attorney: POWERS, KIRN & ASSOCIATES, 4 NESHAMINY INTERPLEX, SUITE 215, TREVOSE, PA 19053

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
SMITH, JESSICA

Case Number  
2018CV254

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	144
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	JESSICA SMITH
<b>Primary Address:</b>	109 WILLOW DRIVE BERWICK, PA 18603
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Sally Smith		
<b>Relation:</b>	Mother		
<b>Date:</b>	11-28-18	<b>Time:</b>	019:11
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> POWERS, KIRN & ASSOCIATES	<b>Phone:</b>
--	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. lives in Arizona
- 2.
- 3.
- 4.
- 5.
- 6.

SMITH, JESSICA

2018CV254

109 WILLOW DRIVE, 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 MELLON  
vs.  
SMITH, JESSICA

Case Number  
2018CV254

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 144

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 109 WILLOW DRIVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge - Posted - Other

Adult In Charge: Sally Smith

Relation: Tenant

Date: 11-28-18

Time: 19:11

Deputy: 3

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2018CV254

109 WILLOW DRIVE, 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 MELLON  
vs.  
SMITH, JESSICA

Case Number  
2018CV254

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 144  
**Manner:** < Not Specified > **Expires:** **Warrant:**  
**Notes:** SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** OCCUPANT  
**Primary Address:** 109 WILLOW DRIVE  
BERWICK, PA 18603  
**Phone:** **DOB:**  
**Alternate Address:**  
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** Sally Smith  
**Relation:** Tenant  
**Date:** 11-28-18 **Time:** 19:11  
**Deputy:** 3 **Mileage:**

### Attorney / Originator:

**Name:** POWERS, KIRN & ASSOCIATES **Phone:**

### Service Attempts:

<b>Date:</b> 11-14-18					
<b>Time:</b> 13:55					
<b>Mileage:</b>					
<b>Deputy:</b> 3					

### Service Attempt Notes:

1. No one home
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2018CV254

109 WILLOW DRIVE, BERWICK, PA 18603

NO EXPIRATION



**Tax Notice** 2018 County & Municipality  
**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**  
 BERWICK BOROUGH  
 TAX COLLECTOR  
 1615 LINCOLN AVENUE  
 BERWICK PA 18603  
**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS  
 NO PERSONAL CHECKS AFTER DEC.1, 2018  
**PHONE: 570-752-7442**

FOR: COLUMBIA County		DATE 03/01/2018		BILL NO. 6051	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,876	11.385	244.08	249.06	273.97
SINKING		1	21.44	21.88	24.07
FIRE		1.25	26.80	27.35	28.72
LIGHT		1.25	26.80	27.35	28.72
BORO RE		14.1	302.28	308.45	323.87
The discount & penalty have been calculated for your convenience		<b>PAY THIS AMOUNT</b>		621.40	679.35
		April 30 If paid on or before		June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

SMITH JESSICA C  
 7428 E NAVARRO AVE  
 MESA AZ 85209

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04D-03 -048-00,000  
 109 WILLOW DR  
 .2258 Acres Land 3,934  
 Buildings 17,942  
 Total Assessment 21,876

This tax returned  
 to courthouse on:  
 January 1, 2019

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

Connie C. Gingher FILE COPY

**2018 SCHOOL REAL ESTATE TAX NOTICE**  
 Berwick Area School District  
 Berwick Borough

Make Check Payable To: The Berwick Area School District

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

SMITH JESSICA C  
 7428 E NAVARRO AVE  
 MESA, AZ 85209-6267

Bill Date: 7/1/2018

Bill #: 3665

**TAXPAYER COPY**

Parcel #: 04D03 04800000

Prop. Type

Property Location and Description:  
 109 WILLOW DR  
 .226

Assessment:  
 L= 3,934  
 B= 17,942  
 T= 21,876

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	945.04
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2018	2% Discounted Amount	926.14
If Paid By 10/31/2018	FACE Amount	945.04
If Paid After 10/31/2018	10% Penalty Amount	1,039.54

Last Day to Pay: 12/31/2018

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

Connie C. Gingher

*1/10m Taxes pd by Inty. Co.*

*Connie*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

THE BANK OF NEW YORK MELLON  
vs.  
SMITH, JESSICA

Case Number  
2018CV254

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 144

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Gloria Bobersky

Relation: Supervisor

Date: 11-14-18

Time: 15:10

Deputy: 3

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BERWICK AREA JOINT SE

2018CV254

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
SMITH, JESSICA

Case Number  
2018CV254

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	144
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Connie C. Gingher		
<b>Primary Address:</b>	1615 Lincoln Avenue Berwick, PA 18603		
<b>Phone:</b>	570-752-7442	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally - Adult In Charge - Posted - Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	11-14-18	<b>Time:</b>	15:03
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> POWERS, KIRN & ASSOCIATES	<b>Phone:</b>
--	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2018CV254

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 MELLON  
vs.  
SMITH, JESSICA

Case Number  
2018CV254

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 144

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: HOUSING AUTHORITY OF COLUMBIA COL

Primary Address: 700 SAWMILL ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Jody Johnson

Relation: Clerk

Date: 11/14/18 Time: 1354

Deputy: 4 Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

HOUSING AUTHORITY OF C

2018CV254

700 SAWMILL ROAD, 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 MELLON  
vs.  
SMITH, JESSICA

Case Number  
2018CV254

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	144
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	SURELY EVANS
<b>Relation:</b>	CLERK
<b>Date:</b>	11/6/18
<b>Time:</b>	0950
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> POWERS, KIRN & ASSOCIATES	<b>Phone:</b>
--	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV254

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



THE BANK OF NEW YORK MELLON  
vs.  
SMITH, JESSICA

Case Number  
2018CV254

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 144

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia County

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: MICHELLE SANTOR

Relation: CLERK

Date: 11/6/18

Time: 0952

Deputy: 4

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2018CV254

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

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 11/01/18

Account:

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

Ad ID: 1152304  
Description: SMITH JESSICA SALE  
Run Dates: 01/09/19 to 01/23/19  
Class: 2  
Agate Lines: 210  
Blind Box:

Total Ad Cost \$1,272.00  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/09/19	01/23/19	3	\$1,272.00

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV254

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, JANUARY 30, 2019 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 situate on the westerly side of Willow Drive, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of Willow Drive at the southeasterly corner of Lot No. 31; THENCE along the southerly side of said lot south 82 degrees 1 minute west 148.55 feet to a point; THENCE in a southerly direction on a curve to the right (with radius of 903.45 feet) 60.11 feet to the northwesterly corner of Lot No. 29; THENCE along the northerly side of said lot north 85 degrees 49 minutes east 148.55 feet to a point on the westerly side of Willow Drive; THENCE in a northerly direction along the westerly line of Willow Drive on a curve to the left (with a radius of 1052 feet) 70 feet to the southeasterly corner of Lot No. 31. BEING Lot No. 30 in "Plan of Section 'A' of Park Place Village, Borough of Berwick, Penna., Scale 1" equal 60', Date - Jan. 17, 1947, Revision 1 May 1, 1948, Lawrence Perez, 7103, Registered Professional Engineer, State College, Penna." as recorded in Recorder's Office of Columbia County in Map Book 1, page 612 and UNDER AND SUBJECT to restrictions, reservations, qualifications and provisions as set forth in Deed Book 159 page 347. PROPERTY IDENTIFICATION NUMBER: 04D-03-048. BEING THE SAME PREMISES which Lynn Gillespie, executor of the Last will and Testament of Edward J. Gillespie, a/k/a Edward Gillespie, deceased, by Deed dated January 16, 2005 and recorded January 21, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument 200500700, granted and conveyed unto JESSICA C. SMITH.

IMPROVEMENTS: RESIDENTIAL DWELLING. TAX PARCEL: 04D-03-048

PROPERTY ADDRESS: 109 WILLOW DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-048. Seized and taken into execution to be sold as the property of JESSICA SMITH in suit of THE BANK OF NEW YORK MELLON. 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:  
POWERS, KIRN & ASSOCIATES  
TREVISO, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV254

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**WEDNESDAY, JANUARY 30, 2019**  
**AT 9:00 O'CLOCK A.M.**

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UNDER AND SUBJECT to restrictions, reservations, qualifications and provisions as set forth in Deed Book 159 page 347.

PROPERTY IDENTIFICATION NUMBER: 04D-03-048

BEING THE SAME PREMISES which Lynn Gillespie, executor of the Last will and Testament of Edward J. Gillespie, a/k/a Edward Gillespie, deceased, by Deed dated January 16, 2005 and recorded January 21, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument 200500700, granted and conveyed unto JESSICA C. SMITH.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04D-03-048

PROPERTY ADDRESS: 109 WILLOW DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-048

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---

**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:  
POWERS, KIRN & ASSOCIATES  
TREVOSÉ, PA

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



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

2018 OCT 30 P 1:42

CLERK OF COURT  
COUNTY OF COLUMBIA

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
TRUSTEE (CWABS 2005-BC4) C/O  
BAYVIEW LOAN SERVICING LLC

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2018-CV-254

vs.

2018-ED-144

JESSICA C. SMITH

**PRAECIPE FOR WRIT OF EXECUTION**  
**MORTGAGE FORECLOSURE**

TO THE PROTHONOTARY:

Kindly issue Writ of Execution in the above matter

Amount Due

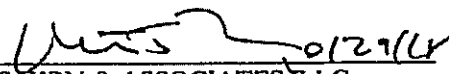
\$57,683.15

Interest from 10/24/2018 to Date of Sale  
@ \$9.48 per diem

\$ \_\_\_\_\_

Subtotal  
(Costs to be added)

\$ \_\_\_\_\_

  
POWERS KIRN & ASSOCIATES, LLC

- ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
  - ☐ Amanda L. Rauer, Esquire Id. No. 307028
  - ☐ Jolanta Pekalska, Esquire Id. No. 307968
  - ☐ Harry B. Reese, Esquire Id. No. 310501
  - ☒ Matthew J. McDonnell, Esquire Id. No. 313549
- Attorneys for Plaintiff

04D-03-048

Bwk Boro

REAL ESTATE OUTLINE

ED # 2018 ED 144

DATE RECEIVED 10-30-2018  
DOCKET AND INDEX 2018 CV 254

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>65059</u>

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

SALE DATE Jan. 30, 19 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

**PK**

**&A Powers, Kirn &  
Associates, LLC**

728 Marne Highway  
Suite 200  
Moorestown, NJ 08057

Eight Neshaminy  
Interplex Suite 215  
Trevose, PA 19053

Telephone: 215-942-2090  
Fax: 215-942-9695  
[www.pkjllc.com](http://www.pkjllc.com)

September 27, 2018

Sarah E. Powers\*  
William M.E. Powers, Jr.\*\*  
William M.E. Powers, III\*  
Edward W. Kim, III\*

Jill Manuel-Coughlin\*  
Amanda L. Rauer+  
Jolanata Pekalska+  
Harry B. Reese\*  
Matthew J. McDonnell+

\* Member of NJ and PA Bar  
\*\* Member of NJ Bar  
+ Member of PA Bar

Re: Sheriff's Service

Dear Sir/Madam:

Please be advised that we will be handling service of the NOS on the defendant.

Very truly yours,

*Deana Maier*

Deana Maier for  
Powers, Kirn & Associates, LLC

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
TRUSTEE (CWABS 2005-BC4) C/O  
BAYVIEW LOAN SERVICING LLC

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

Plaintiff IN MORTGAGE FORECLOSURE

vs.

No.: 2018-CV-254

JESSICA C. SMITH

Defendant(s)

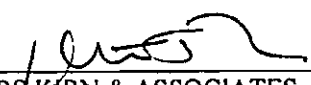
AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANTS AND PLAINTIFF

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) JESSICA C. SMITH is over 21 years of age, resides at 109 WILLOW DRIVE, BERWICK, PA 18603;

(b) Plaintiff, THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE (CWABS 2005-BC4) C/O BAYVIEW LOAN SERVICING LLC, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 4425 PONCE DE LEON BLVD., 5TH FLOOR, CORAL GABLES, FLORIDA 33146

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.

 10/29/18  
POWERSKIRN & ASSOCIATES, LLC

- ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
  - ☐ Amanda L. Rauer, Esquire Id. No. 307028
  - ☐ Jolanta Pekalska, Esquire Id. No. 307968
  - ☐ Harry B. Reese, Esquire Id. No. 310501
  - ☒ Matthew J. McDonnell, Esquire Id. No. 313549
- Attorneys for Plaintiff



## Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date:

Last Name: SMITH

First Name: JESSICA

Middle Name:

Status As Of: Oct-29-2018

Certificate ID: PBZKDG79YP02GT

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.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

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

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

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

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

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



## Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date:

Last Name: SMITH

First Name: JESSICA

Middle Name: C

Status As Of: Oct-29-2018

Certificate ID: K92C631RM7M2QZT

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.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

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THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
TRUSTEE (CWABS 2005-BC4) C/O  
BAYVIEW LOAN SERVICING LLC  
4425 PONCE DE LEON BLVD., 5TH  
FLOOR  
CORAL GABLES, FLORIDA 33146

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2018-285

254

vs.

JESSICA C. SMITH

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Deana Maier  
Submitted by

[Signature]  
Signature

POWERS KIRN & ASSOCIATES, LLC  
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252  
AMANDA L. RAUER, ESQUIRE Id. No. 307028  
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968  
HARRY B. REESE, ESQUIRE Id. No. 310501  
MATTHEW J. MCDONNELL, ESQUIRE Id. No. 313549  
EIGHT NESHAMINY INTERPLEX, SUITE 215  
TREVOSSE, PA 19053  
(215) 942-2090

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
TRUSTEE (CWABS 2005-BC4) C/O  
BAYVIEW LOAN SERVICING LLC

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2018-CV-254


vs.

JESSICA C. SMITH

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY  
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action  
and further certify this Property is:

- ( ) FHA
- ( ) Tenant Occupied
- ( ) Vacant
- ( ) Commercial
- ( ) As a result of Complaint in Assumpsit
- (X) Act 6 / Act 91 complied with

  
POWERS KIRN & ASSOCIATES, LLC  
☐ Jill Manuel-Coughlin, Esquire Id. No. 63252  
☐ Amanda L. Rauer, Esquire Id. No. 307028  
☐ Jolanta Pekalska, Esquire Id. No. 307968  
☐ Harry B. Reese, Esquire Id. No. 310501  
☒ Matthew J. McDonnell, Esquire Id. No. 313549  
Attorneys for Plaintiff

**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**  
**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW**  
**YORK AS TRUSTEE (CWABS 2005-BC-4) C/O HAYVIEW LOAN**  
**SERVICING LLC**

**COURT NO.: 2018-CV-254**

**DEFENDANT**  
**JESSICA C. SMITH**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**109 WILLOW DRIVE**  
**BERWICK, PA 18603**

**SALE DATE:**

**PLEASE POST SHERIFF'S HAND BILL.**

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_, o'clock \_\_. M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s).  
Relationship is \_\_\_\_\_.  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
☐ \_\_\_\_\_ an officer of said Defendant's company.  
☐ Other: \_\_\_\_\_

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy

Sheriff

On the \_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy

Sheriff

**DEPUTIZED SERVICE**

Now, this \_\_\_\_ day of \_\_\_\_\_, 2018, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

By: \_\_\_\_\_ Deputy

Sheriff  
**ATTORNEY FOR PLAINTIFF**  
**POWERS, KIRN & ASSOCIATES, LLC**  
Eight Neshaminy Interplex Suite 215  
Trevose, PA 19053  
(215) 942-2090

**SHERIFF'S RETURN OF SERVICE  
COLUMBIA COUNTY**

**PLAINTIFF**  
**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW**  
**YORK, AS TRUSTEE (CWABS 2003-BC4) C/O BAYVIEW LOAN**  
**SERVICING LLC**

**COURT NO.: 2018-CV-254**

**DEFENDANT**  
**JESSICA C. SMITH**

**TYPE OF ACTION**

**SERVE JESSICA C. SMITH AT:**  
**109 WILLOW DRIVE**  
**BERWICK, PA 18603**

**XX Notice of Sheriff's Sale**

**SALE DATE:**

**OUR OFFICE WILL SERVE NOS TO DEFENDANT**

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_, o'clock \_\_. M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s).  
    Relationship is \_\_\_\_\_.  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
☐ \_\_\_\_\_ an officer of said Defendant's company.  
☐ Other: \_\_\_\_\_

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy

Sheriff

On the \_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy

Sheriff

**DEPUTIZED SERVICE**

Now, this \_\_\_\_ day of \_\_\_\_\_, 2018, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.


**SHERIFF**

By: \_\_\_\_\_ Deputy

Sheriff  
**ATTORNEY FOR PLAINTIFF**  
**POWERS, KIRN & ASSOCIATES, LLC**  
Eight Neshaminy Interplex Suite 215  
Trevose, PA 19053  
(215) 942-2090

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.

 10/29/17

POWERS KIRN & ASSOCIATES, LLC

- ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
- ☐ Amanda L. Rauer, Esquire Id. No. 307028
- ☐ Jolanta Pekalska, Esquire Id. No. 307968
- ☐ Harry B. Reese, Esquire Id. No. 310501
- ☒ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

**SHORT DESCRIPTION**

**DOCKET NO:** 2018-CV-254

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania.

**TAX PARCEL NO:** 04D-03-048

**PROPERTY ADDRESS** 109 WILLOW DRIVE  
BERWICK, PA 18603

**IMPROVEMENTS:** a Residential Dwelling

**SOLD AS THE PROPERTY OF:** JESSICA C. SMITH

**ATTORNEY'S NAME:** Powers, Kirn & Associates, LLC

**SHERIFF'S NAME:** Timothy T. Chamberlain

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
TRUSTEE (CWABS 2005-BC4) C/O  
BAYVIEW LOAN SERVICING LLC

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2018-CV-254

vs.

JESSICA C. SMITH

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 109 WILLOW DRIVE, BERWICK, PA 18603:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
JESSICA C. SMITH	109 WILLOW DRIVE BERWICK, PA 18603
JESSICA C. SMITH	2152 E FOLLEY STREET CHANDLER, AZ 85225
JESSICA C. SMITH	7428 E. NAVARRO AVENUE MESA, AZ 85209

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

JESSICA C. SMITH	109 WILLOW DRIVE BERWICK, PA 18603
JESSICA C. SMITH	2152 E FOLLEY STREET CHANDLER, AZ 85225
JESSICA C. SMITH	7428 E. NAVARRO AVENUE MESA, AZ 85209

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None

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

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Plaintiff.

THE BANK OF NEW YORK MELLON F/K/A  
THE BANK OF NEW YORK, AS TRUSTEE  
(CWABS 2005-BC4) C/O BAYVIEW LOAN  
SERVICING LLC

4425 PONCE DE LEON BLVD, 5<sup>TH</sup> FLOOR  
CORAL GABLES, FL 33146

X

HOUSING AUTHORITY OF THE COUNTY  
OF COLUMBIA

700 SAW MILL ROAD  
BLOOMSBURG, PA 17815

✓

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

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

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.

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Columbia County Domestic Relations

11 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

✓

Columbia County Tax Claim Bureau

11 West Main Street  
Main Street County Annex  
P.O. Box 380  
Bloomsburg, PA 17815

✓

PA Department of Public Welfare  
Bureau of Child Support Enforcement

Health and Welfare Building – Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

+

Pennsylvania Office of Attorney  
General

16<sup>th</sup> Floor, Strawberry Square  
Harrisburg, PA 17120

✓

Commonwealth of PA, Dept of Revenue  
Bureau of Compliance, Clearance Support

Dept. 280948  
Harrisburg, PA 17128-0948

✓

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:



Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

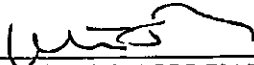
Tenants/Occupants

109 WILLOW DRIVE ✓  
BERWICK, PA 18603

Park Place Village Homeowners Association

Address to be supplied

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

 1012964  
\_\_\_\_\_  
POWERS KIRN & ASSOCIATES, LLC  
☐ Jill Manuel-Coughlin, Esquire Id. No. 63252  
☐ Amanda L. Rauer, Esquire Id. No. 307028  
☐ Jolanta Pekalska, Esquire Id. No. 307968  
☐ Harry B. Reese, Esquire Id. No. 310501  
☒ Matthew J. McDonnell, Esquire Id. No. 313549  
Attorneys for Plaintiff

October 29, 2018

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
TRUSTEE (CWABS 2005-BC4) C/O  
BAYVIEW LOAN SERVICING LLC  
4425 PONCE DE LEON BLVD., 5TH  
FLOOR  
CORAL GABLES, FLORIDA 33146

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2018-~~285~~ 254

vs.

JESSICA C. SMITH

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Deana Maier  
Submitted by

Dean Keri  
Signature

AT.1. that certain lot, piece or parcel of land situate on the westerly side of Willow Drive, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of Willow Drive at the southeasterly corner of Lot No. 31;

THENCE along the southerly side of said lot south 82 degrees 1 minute west 148.55 feet to a point;

THENCE in a southerly direction on a curve to the right (with a radius of 903.45 feet) 60.11 feet to the northwesterly corner of Lot No. 29;

THENCE along the northerly side of said lot north 85 degrees 49 minutes east 148.55 feet to a point on the westerly side of Willow Drive;

THENCE in a northerly direction along the westerly line of Willow Drive on a curve to the left (with a radius of 1052 feet) 70 feet to the southeasterly corner of Lot No. 31.

BEING Lot No. 30 in "Plan of Section 'A' of Park Place Village, Borough of Berwick, Penna., Scale 1" equal 60', Date - Jan. 17, 1947, Revision 1 - May 1, 1948, Lawrence Perez, 7103, Registered Professional Engineer, State College, Penna." as recorded in Recorder's Office of Columbia County in Map Book 1, page 612, and

UNDER AND SUBJECT to restrictions, reservations, qualifications and provisions as set forth in Deed Book 159 page 347.

PROPERTY IDENTIFICATION NUMBER: 04D-03-048

BEING THE SAME PREMISES which Lynn Gillespie, executor of the Last will and Testament of Edward J. Gillespie, a/k/a Edward Gillespie, deceased, by Deed dated January 16, 2005 and recorded January 21, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument 200500700, granted and conveyed unto JESSICA C. SMITH

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04D-03-048

POWERS KIRN & ASSOCIATES, LLC  
JILL MANUEL-COUGHILIN, ESQUIRE Id. No. 63252  
AMANDA L. RAUER, ESQUIRE Id. No. 307028  
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968  
HARRY B. REESE, ESQUIRE Id. No. 310501  
MATTHEW J. MCDONNELL, ESQUIRE Id. No. 313549  
EIGHT NESHAMINY INTERPLEX, SUITE 215  
TREVOSSE, PA 19053  
(215) 942-2090

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
TRUSTEE (CWABS 2005-BC4) C/O  
BAYVIEW LOAN SERVICING LLC

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2018-CV-254

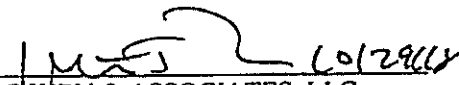
vs.

JESSICA C. SMITH

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY  
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action  
and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 6 / Act 91 complied with

  
POWERS KIRN & ASSOCIATES, LLC

- ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
  - ☐ Amanda L. Rauer, Esquire Id. No. 307028
  - ☐ Jolanta Pekalska, Esquire Id. No. 307968
  - ☐ Harry B. Reese, Esquire Id. No. 310501
  - ☒ Matthew J. McDonnell, Esquire Id. No. 313549
- Attorneys for Plaintiff

POWERS KIRN & ASSOCIATES, LLC  
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252  
AMANDA L. RAUER, ESQUIRE Id. No. 307028  
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968  
HARRY B. REESE, ESQUIRE Id. No. 310501  
MATTHEW J. MCDONNELL, ESQUIRE Id. No. 313549  
EIGHT NESHAMINY INTERPLEX, SUITE 215  
TREVOS, PA 19053  
(215) 942-2090

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
TRUSTEE (CWABS 2005-BC4) C/O  
BAYVIEW LOAN SERVICING LLC

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2018-CV-254

vs.

JESSICA C. SMITH

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

TO: JESSICA C. SMITH  
109 WILLOW DRIVE  
BERWICK, PA 18603

JESSICA C. SMITH  
2152 E FOLLEY STREET  
CHANDLER, AZ 85225

JESSICA C. SMITH  
7428 E. NAVARRO AVENUE  
MESA, AZ 85209

Your house (real estate) at 109 WILLOW DRIVE, BERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$57,683.15, obtained by **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE (CWABS 2005-BC4) C/O BAYVIEW LOAN SERVICING LLC**, against you.

**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 payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-2090**.
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.
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 Powers, Kirn & Associates, LLC at (215) 942-2090.
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. 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.
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.**

**NORTH PENN LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

**Please be advised that this firm is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against the property.**

## Document Receipt

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Trans #	14603	Carrier / service:	USPS Server	First-Class Mail®	11/1/2018 12:00:00 AM
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Ship to:

JESSICA C. SMITH

7428 E. NAVARRO AVENUE

Tracking #: 71901140006000142806

Doc Ref #: 2018ED144

Postage 5.4200

MESA AZ 85209

## Document Receipt

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Trans #	14602	Carrier / service:	USPS Server	First-Class Mail®	11/1/2018 12:00:00 AM
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Ship to:

JESSICA C. SMITH

2152 E FOLLEY STREET

Tracking #: 71901140006000142790

Doc Ref #: 2018ED144

Postage 5.4200

CHANDLER AZ 85209



## Document Receipt

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Trans #	14600	Carrier / service:	USPS Server	First-Class Mail®	11/1/2018 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #:	71901140006000142776
Doc Ref #:	2018ED144
Postage	5.4200

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	14599	Carrier / service:	USPS Server	First-Class Mail®	11/1/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000142769

Doc Ref #: 2018ED144

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14598	Carrier / service:	USPS Server	First-Class Mail®	11/1/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE                      COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000142752

Doc Ref #: 2018ED144

Postage 5.4200

HARRISBURG    PA    17128

## Document Receipt

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Trans #	14597	Carrier / service:	USPS Server	First-Class Mail®	11/1/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000142745

Doc Ref #: 2018ED144

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14597	Carrier / service:	USPS Server	First-Class Mail®	11/1/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000142745

Doc Ref #: 2018ED144

Postage 5.4200

HARRISBURG PA 17105

October 29, 2018

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): JESSICA C. SMITH

PLAINTIFF/SELLER: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF  
NEW YORK, AS TRUSTEE (CWABS 2005-BC4) C/O-BAYVIEW  
LOAN SERVICING LLC

DEFENDANT(S): JESSICA C. SMITH

PROPERTY: 109 WILLOW DRIVE  
BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2018-CV-254

The above captioned property is scheduled to be sold at Sheriff's Sale on  
Jan. 30<sup>th</sup> 2019 at 9:00 am, in the Office of the Sheriff, Columbia County  
Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a judgment on the  
property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to  
protect your interest.

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

Powers, Kirn & Associates, LLC  
Eight Neshaminy Interplex Suite 215  
Trevose, PA 19053  
(215) 942-2090

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



71901140006000142806

JESSICA C. SMITH  
7428 E. NAVARRO AVENUE

MESA AZ 85209

---

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



71901140006000142790

JESSICA C. SMITH  
2152 E FOLLEY STREET

CHANDLER AZ 85209

---



TRUE WATERMARKED PAPER • HOLD TO LIGHT TO VIEW

SECURE PAPER CONTAINS TONER ADHESION PROTECTION AND A METALLIC HOLOGRAM

POWERS KIRN & ASSOCIATES, LLC  
OPERATING COST ACCOUNT  
215-942-2080

3-7315/380

Citizens Bank

65059

10/26/2018

PAY TO THE  
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred Fifty and 00/100

\$ 1,350.00

DOLLARS

Sheriff of Columbia County  
Attn: Real Estate Division  
35 W. Main Street  
Bloomsburg, PA 17815

MEMO

17-1410/Sheriff deposit retainer/ADV

⑈065059⑈ ⑆036076⑆50⑆ 6236636366⑈

