

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 224739	Invoice Date: 10/04/2018 9:57:09 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201807705	BERWICK BORO
	Grantor - BERLIN, BRENDA		10/04/18 9:57:12 AM	
	Grantee - BANK OF NEW YORK MELLON			
	Consideration - \$2,056.07			
	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: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8319 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		



133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
Facsimile 561-536-5724

09/28/2018

RE: Alfonso Korus/1548 Spring Garden Ave, Berwick, PA 18603 Case#2017-CV-1064 2018-ED-29

Hello,

Please find settlement funds attached for the above-mentioned file. Please proceed with deed instructions previously provided by Udren Law Offices. Recorded deed however can be returned to our office as we are now servicing this loan.

Thank you.

A handwritten signature in black ink, appearing to be 'Ed Cotter', with a long, sweeping horizontal stroke extending to the right.

Ed Cotter
Post Sale Legal Assistant
RAS Citron, LLC
ECotter@rasnj.com

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

UDREN LAW OFFICES, P.C.

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

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

July 27, 2018

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

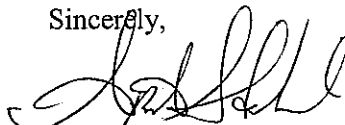
RE: **The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4 vs. BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER; BRYAN YODER, KNOWN HEIR OF EARL E. YODER; ALFONSO P. KORUS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARL E. YODER; Property: 1548 Spring Garden Ave, Borough of Berwick, PA 18603 County C.C.P. No.: 2017-CV-1064 2018-ED-29 Sheriff's Sale Date: 07/25/2018**

Dear Sir or Madam:

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

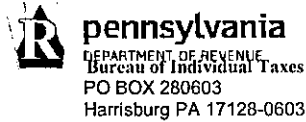
Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



April Stahl
Legal Assistant

Enclosure



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Date of Acceptance of Document 07/30/2018			
Grantor(s)/Lessor(s) COLUMBIA COUNTY SHERIFF	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 2002-4, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-4	Telephone Number: (856) 669-5400
Mailing Address 35 W. MAIN STREET		Mailing Address 1661 WORTHINGTON ROAD, SUITE 100	
City BLOOMSBURG	State PA	ZIP Code 17815	City WEST PALM BEACH
			State FL
			ZIP Code 33409

C. REAL ESTATE LOCATION

Street Address 1548 SPRING GARDEN AVE, BOROUGH OF BERWICK, PA 18603		City, Township, Borough BOROUGH OF BERWICK
County COLUMBIA	School District BERWICK AREA S. D.	Tax Parcel Number 04D05 08600000

D. VALUATION DATAWas transaction part of an assignment or relocation? ☒ Y ☐ N

1. Actual Cash Consideration \$ 1,839.12	2. Other Consideration + 0	3. Total Consideration = \$ 1,839.12
4. County Assessed Value \$16,663.00	5. Common Level Ratio Factor X 3.88	6. Fair Market Value = \$64,652.44

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

1a. Amount of Exemption Claimed \$64,652.44	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party

Date

7/30/18

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

THE BANK OF NEW YORK MELLON VS ALFONSO KORUS & EARL YODER

NO. 29-2018 ED

NO. 1064-2017 JD

DATE/TIME OF SALE: July 25, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2015.75

POUNDAGE - 2% OF BID \$ 40.32

TRANSFER TAX - 2% OF FAIR MKT \$ _____

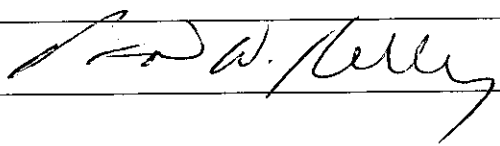
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2056.07

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2056.07

LESS DEPOSIT: \$ 1356.~

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 706.07

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
THE BANK OF NEW YORK MELLON

vs.

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

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

Sheriff's Sale Date: Wednesday, July 25, 2018

Writ of Execution No. : 2017CV1064

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1548 SPRING GARDEN AVE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,074.00
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	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Continued or Cancelled Sale	\$10.00
Postponed to: 7/25/2018	

Total Sheriff Costs \$1,944.00

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: \$2,015.75

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

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

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Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

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

vs.

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

**Columbia County C.C.P. No. 2017-CV-1064 2018-ED-29
MJU#: 17080098 CASE#: 17080098-1**

To whom it may concern:

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

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

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Jodie Boos
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

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

pleadings@udren.com

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

Plaintiff

v.

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

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-1064 2018-ED-29

CERTIFICATE OF FILING

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

Date:

6-11-18

BY: 

Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400
ELIZABETH L. WASSALL, ESQ
PA ID 77788

MJU#: 17080098 CASE#: 17080098-1

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-1064 2018-ED-29

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 06/06/2018 at 09:00 AM in the above-captioned matter has been continued until 7/25/18 at 9:00 A.M.

Date:

6-11-18

BY: 
Attorney for Plaintiff **ELIZABETH L. WASSALL, ESQ**
PA ID 77788

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

MJU#: 17080098 CASE#: 17080098-1

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-1064 2018-ED-29

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

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

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

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

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

Dated: 6-11-18

UDREN LAW OFFICES, P.C.

BY: [Signature]
Attorneys for Plaintiff

ELIZABETH L. WASSALL, ESQ.
PA ID 77788

MJU#: 17080098 CASE#: 17080098-1

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2017-CV-1064 2018-ED-29

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

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

1548 Spring Garden Ave, Borough of Berwick, PA 18603

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

**Brenda Berlin, Known Heir of Earl E. Yoder
1127 Pine Street
Berwick, PA 18603**

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

**Alfonso P. Korus
1626 Fairview Avenue
Borough of Berwick, PA 18603**

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

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or under Earl E. Yoder
1548 Spring Garden Ave
Borough of Berwick, PA 18603**

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

**Brenda Berlin, Known Heir of Earl E. Yoder
1127 Pine Street
Berwick, PA 18603**

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

**Alfonso P. Korus
1626 Fairview Avenue
Borough of Berwick, PA 18603**

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

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or under Earl E. Yoder
1548 Spring Garden Ave
Borough of Berwick, PA 18603**

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

Jr Lien Holders - None

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

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

Sr Mortgage Holders - None

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

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

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

Sr lien Holders - None

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

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

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

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

**Tenants/Occupants
1548 Spring Garden Ave
Borough of Berwick, PA 18603**

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

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

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

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

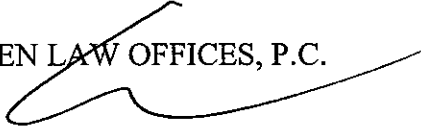
Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 6-11-18

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

MJU#: 17080098 CASE#: 17080098-1

**ELIZABETH L WASSALL, ESQ
PA ID 77788**

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-1064 2018-ED-29

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

PROPERTY: 1548 Spring Garden Ave, Borough of Berwick, PA 18603

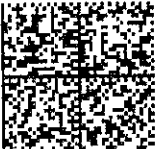
Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **06/06/2018 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

MJU#: 17080098 CASE#: 17080098-1

Exhibit A

Name and Address of Sender		Jodie Boos UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		<input type="checkbox"/> Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.		
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Ret. Rem.
1		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815										
2	Docket# 2017-CV- 1064 2018- ED-29	Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815										
3		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230										
4	Sale Date: 06/06/2018	Tenants/Occupants 1548 Spring Garden Ave Borough of Berwick, PA 18603										
5		American Business Credit, Inc. 111 Presidential Blvd, Suite 127 Bala Cynwyd, PA 19004										
6												
7												
8												
9												
10												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		 U.S. POSTAGE PITNEY BOWES ZIP 08003 \$ 004.98 ⁰ 02 1W 0001404430 APR 16 2018		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.		PS Form 3877, February 1994		Form Must be Completed by Typewriter, Ink or Ball Point Pen	

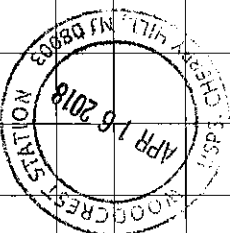
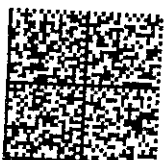


Exhibit A

Brenda Berlin, Known Heir of Earl E. Yoder - MJU# 17080098-1 (Columbia County)
 Bryan Yoder, Known Heir of Earl E. Yoder - MJU# 17080098-1 (Columbia County)
 Alfonso P. Korus - MJU# 17080098-1 (Columbia County) Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations
 Claiming Right, Title or Interest from or under Earl E. Yoder - MJU# 17080098-1 (Columbia County)

Name and Address of Sender		Jodie Boos UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.			
Line	Article Number	Name of Addressee, Street, and Post Office Address		Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
1		Manufacturers and Traders Trust Company, as Trustee, on behalf of the Holders of The ConitMortgage Home Equity Loan Trust 1996-4 Certificates 3815 South West Temple Salt Lake City, UT 84115											
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual §900, §913, and §921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.							
PS Form 3877, February 1994				Form Must be Completed by Typewriter, Ink or Ball Point Pen									



U.S. POSTAGE >>> PITNEY BOWES

ZIP 08003 \$001.40⁰
02 1W
0001404430 APR 10 2018

Exhibit A

Name and Address of Sender

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

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

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

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

Postmark and Date of Receipt

Line Article Number

Name of Addressee, Street, and Post Office Address

Postage

Fee

Handling Charge

Act Value (If Regis.)

Insured Value

Due Sender If COD

R.R. Fee

S.D. Fee

S.H. Fee

Rst. Del. Fee Remarks

1 Internal Revenue Service, Pittsburgh Office

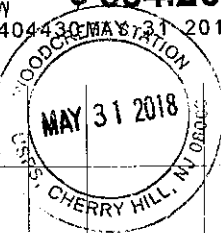
W.S. Moorhead Federal Building
1000 Liberty Avenue, Room 704 - Advisory
Pittsburgh, PA 15222

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

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

U.S. POSTAGE >> PITNEY BOWES

ZIP 08003 \$ 004.20⁰
02 1W
0001404430 MAY 31 2018



Total number of Pieces Listed by Sender
Total Number of Pieces Received at Post Office
Postmaster's Per (Name of Receiving Employee)

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PS Form 3877, February 1994

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

Brenda Berlin, Known Heir of Earl E. Yoder - MJU# 17080098-1 (Columbia County) 6/6/18
Bryan Yoder, Known Heir of Earl E. Yoder - MJU# 17080098-1 (Columbia County)
Alfonso P. Korus - MJU# 17080098-1 (Columbia County)
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder - MJU# 17080098-1 (Columbia County)

Exhibit A

CERTIFIED MAIL

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



91 7199 9991 7038 9926 0714

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



U.S. POSTAGE PITNEY BOWES
ZIP 08003 \$ 005.42⁰
02 1W
0001404430 MAY 31 2018

Exhibit A

17080098-1

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

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

NO. 2017-CV-1064 2018-ED-29

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

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

Date:

6-11-18

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

**ELIZABETH L. WASSALL, ESQ
PA ID 77788**

Exhibit B

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-1064 2018-ED-29

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Brenda Berlin, Known Heir of Earl E. Yoder
1127 Pine Street
Berwick, PA 18603**

Your house (real estate) at 1548 Spring Garden Ave, Borough of Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on 6/6/18 at 9:00 A.M. at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of **\$150,646.53**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

Exhibit B

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

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

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

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

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

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

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

Exhibit B

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE
FORECLOSURE

NO. 2017-CV-1064 2018-ED-29

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at **1548 Spring Garden Ave, Borough of Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on **6/6/18 at 9:00 A.M.** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$150,646.53**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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WOODCREST CORPORATE CENTER
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CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-1064 2018-ED-29

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Alfonso P. Korus
1626 Fairview Avenue
Borough of Berwick, PA 18603

Your house (real estate) at **1548 Spring Garden Ave, Borough of Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on **6/6/18 at 9:00 A.M.** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$150,646.53**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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Plaintiff

v.

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

Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-1064 2018-ED-29

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder
1548 Spring Garden Ave
Borough of Berwick, PA 18603**

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

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

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

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

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

Exhibit B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

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

/ Plaintiff
v.

NO. 2017-CV-1064

Brenda Berlin, Known Heir of Earl E Yoder

Bryan Yoder, Known Heir of Earl E Yoder

Alfonso P Korus

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

Defendant(s)

ORDER

FILED
PROTHOMATARY
2017 OCT 25 P 3:06
CLERK OF COURTS OF
COUNTY OF COLUMBIA

AND NOW, this 25 Day of October, 2017, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order of Court, and any response thereto, it is hereby **ORDERED AND DECREED** that Service of the filed Complaint in Mortgage Foreclosure upon Defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Earl E Yoder shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, *inter alia*, the Notice of Sheriff's Sale that require personal service, shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted only, a copy of said subsequent

Exhibit B

pleadings and/or Notice on the most public part of the property located at: 1548 Spring Garden Avenue
Borough of Berwick, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:

/s/ Thomas A. Games, Jr.

J.

MJU: 17080098-1 (Yoder)

Exhibit B

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



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

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

APS File #: 150367-0003

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

—Bryan Yoder, Known Heir of Earl E. Yoder
Court Case No. Columbia Co 2017-CV-1064-2018-ED-29

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

State of: Georgia ss.

County of: Oconee

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

Date/Time of Service: that on the 11th day of April, 20 18, at 6:07 o'clock PM

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

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

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

Person Served, and
Method of Service:

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

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex M; Skin Color White; Hair Color brown; Facial Hair NO
Approx. Age 22; Approx. Height 5'9"; Approx. Weight 180

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

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

Jennifer Jordan
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this
12 day of April, 20 18

Erin Youngblood
Notary Public (Commission Expires)

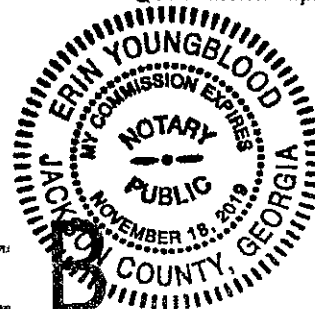


Exhibit B

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



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

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

APS File #: 150367-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Brenda Berlin, Known Heir of Earl E. Yoder
Court Case No. Columbia Co 2017-CV-1064-2018-ED-29

UDREN LAW OFFICES

Ms. Jodie L. Boos

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003-3620

State of: PENNSYLVANIA ss.

County of: Schuylkill

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

Date/Time of Service: that on the 10th day of April, 20 18, at 2:57 o'clock pM

Place of Service: at 1127 Pine Street, in Berwick, PA 18603

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

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

Person Served, and
Method of Service:

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

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex F; Skin Color CAUC.; Hair Color BLONDE; Facial Hair N/A
Approx. Age 56; Approx. Height 5'5"; Approx. Weight 185 lbs

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

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

[Signature]
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

10 day of April, 20 18
Brenda E. Hill

Notary Public

(Commission Expires)

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Brenda E. Hill, Notary Public
Schuylkill Township, Schuylkill County
My commission expires February 27, 2019

Exhibit B

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



Service of Process by
APS International, Ltd.
1-800-328-7171
APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 150367-0002

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Alfonso P. Korus

Court Case No. Columbia Co 2017-CV-1064-2018-ED-29

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

State of: PENNSYLVANIA ss.

County of: Schuylkill

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

Date/Time of Service: that on the 10th day of April, 20 18, at 3:23 o'clock PM

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

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Alfonso P. Korus

Person Served, and Method of Service: ☒ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Alfonso P. Korus at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex M; Skin Color CAUC.; Hair Color GRAY/BALDING; Facial Hair MUSTACHE
Approx. Age 63; Approx. Height 5'8"; Approx. Weight 165 lbs

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

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

Jack Sarge
Signature of Server
APS International, Ltd.

Subscribed and sworn to before me this

10 day of April, 20 18
Brenda E. Hill
Notary Public (Commission Expires)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Brenda E. Hill, Notary Public
Schuylkill Township, Schuylkill County
My commission expires February 27, 2019

Exhibit B

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



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

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

APS File #: 150367-0004

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Unknown Heirs, Successors Assigns and All Persons,
Firms or Associations Claiming Right, Title or Interest
From or Under Earl E. Yoder by posting
Court Case No. Columbia Co 2017-CV-1064-2018-ED-29

UDREN LAW OFFICES

Ms. Jodie L. Boos

111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

State of: PENNSYLVANIA) ss.

County of: Schuylkill)

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

Date/Time of Service: that on the 10th day of April, 20 18, at 3:17 o'clock PM

Place of Service: at 1548 Spring Garden Ave, in Borough of Berwick, PA 18603

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

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

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

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex ____; Skin Color ____; Hair Color ____; Facial Hair ____
Approx. Age ____; Approx. Height ____; Approx. Weight ____

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

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

Jack Sarge
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this
11 day of April, 20 18
Brenda E Hill
Notary Public (Commission Expires)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Brenda E. Hill, Notary Public
Schuylkill Township, Schuylkill County
My commission expires February 27, 2019

Exhibit B

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

pleadings@udren.com

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

Plaintiff

v.

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

Defendant(s)

ATTORNEY FOR PLAINTIFF

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

MORTGAGE FORECLOSURE

NO. 2017-CV-1064 2018-ED-29

CERTIFICATE OF SERVICE

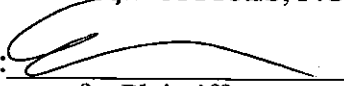
The undersigned hereby certifies that true and correct copies of the Notice of Sale were served upon the following Defendant(s) named herein by:

- ☒ Regular First Class Mail
☒ Certified Mail

Date Served: 4/10/18

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

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

**ELIZABETH L. WASSALL, ESQ.
PA ID 77788**

MJU#: 17080098 CASE#: 17080098-1

Exhibit B

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2017-CV-1064 2018-ED-29

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at **1548 Spring Garden Ave, Borough of Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on **6/6/18 at 9:00 A.M.** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$150,646.53**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

Exhibit B

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

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

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

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

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

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

Exhibit B

CERTIFIED MAIL

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



91 7199 9991 7038 3527 6649

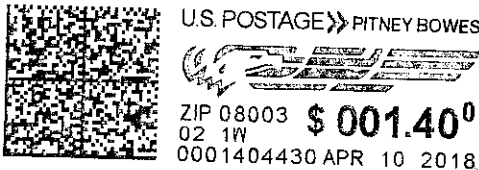
Alfonso P. Korus
c/o North Penn Legal Services
168 East Fifth Street
Bloombsburg, PA 17815



US POSTAGE PITNEY BOWES
ZIP 08003 \$ 005.42
02 1W
0001404430 AFR 10-2018

Exhibit B

17080098-1

Name and Address of Sender	Jodie Boos UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003		Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.						
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	Postmark and Date of Receipt	Stamps	Rst. Del. Fee Remarks
1		Alfonso P. Korus c/o North Penn Legal Services 168 East Fifth Street Bloomburg, PA 17815										
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster Per (Name of Receiving Employee)									
PS Form 3877, February 1994		Form Must be Completed by Typewriter, Ink or Ball Point Pen										

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual P900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

Exhibit B

Brenda Berlin, Known Heir of Earl E. Yoder - MJU# 17080098-1 (Columbia County) 6/6/18
 Bryan Yoder, Known Heir of Earl E. Yoder - MJU# 17080098-1 (Columbia County)
 Alfonso P. Korus - MJU# 17080098-1 (Columbia County)
 Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder - MJU# 17080098-1 (Columbia County)

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

UDREN LAW OFFICES, P.C.

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

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

June 5, 2018

Sent via fax #(570)389-5625

Columbia County Sheriff's Office
Attn: Real Estate

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

vs.

BRENDA BERLIN, KNOWN HEIR OF EARL E. YODER

BRYAN YODER, KNOWN HEIR OF EARL E. YODER

ALFONSO P. KORUS

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

Columbia County

Docket No.: 2017-CV-1064 2018-ED-29

Premises: 1548 Spring Garden Ave, Borough of Berwick, PA 18603

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **06/06/2018** to **7/25/18**, on behalf of the Plaintiff.

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

Sincerely,
Udren Law Offices, P.C.
Jodie Boos
Foreclosure Specialist

MJU#: 17080098 CASE#: 17080098-1

SHERIFF'S SALE COST SHEET

17- 064

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$195.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$42.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$24.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$6.50	
NOTARY	\$15.00	
TOTAL *****		\$455.00

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$1074.00	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$1324.00

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$71.75	
TOTAL *****		\$81.75

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$-0-

SURCHARGE FEE (DSTE)		\$146.00
MISC. _____	\$	
_____	\$	
TOTAL *****		\$-0-

TOTAL COSTS (OPENING BID) \$2005.75

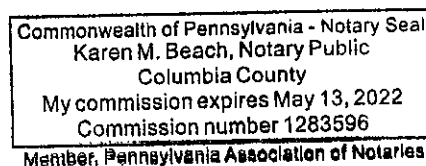
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 May 16, 23, 30, 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.

.....

Sworn and subscribed to before me this 30th day of May 2018.

.....
Karen M. Beach
(Notary Public)



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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRENDA BERLIN (et al.)

Case Number
2017CV1064

SHERIFF'S RETURN OF SERVICE

03/27/2018 01:05 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRENDA BERLIN AT 1127 PINE STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 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

2ND day of MAY, 2018



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRENDA BERLIN (et al.)

Case Number
2017CV1064

SHERIFF'S RETURN OF SERVICE

03/27/2018 11:20 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: ALFONSO KORUS, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1626 FAIRVIEW AVENUE, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

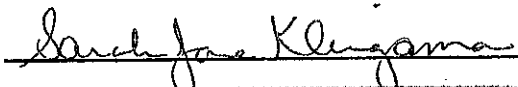
May 02, 2018

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2018

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



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
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Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRENDA BERLIN (et al.)

Case Number
2017CV1064

SHERIFF'S RETURN OF SERVICE

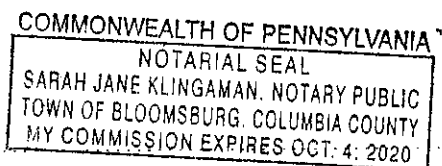
05/02/2018 11:05 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1548 SPRING GARDEN AVE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

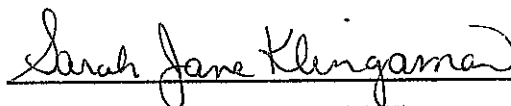
May 02, 2018



NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2018



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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
BERLIN, BRENDA (et al.)

Case Number
2017CV1064

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1548 SPRING GARDEN AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 5-2-18

Time: 11:05

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2017CV1064

1548 SPRING GARDEN AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRENDA BERLIN (et al.)

Case Number
2017CV1064

SHERIFF'S RETURN OF SERVICE

03/27/2018 11:20 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: ALFONSO KORUS, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1626 FAIRVIEW AVENUE, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 2018

Affirmed and subscribed to before me this

NOTARY

2ND day of MAY, 2018

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



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

Countywide Sheriff, The Sheriff, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
BERLIN, BRENDA (et al.)

Case Number
2017CV1064

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	ALFONSO KORUS
Primary Address:	1626 FAIRVIEW AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	1548 SPRING GARDEN AVE BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally · Adult In Charge Posted Other		
Adult In Charge:			
Relation:			
Date:	3-27-18	Time:	11:20
Deputy:	3	Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

KORUS, ALFONSO

2017CV1064

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BRENDA BERLIN (et al.)

Case Number
2017CV1064

SHERIFF'S RETURN OF SERVICE

03/27/2018 01:05 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRENDA BERLIN AT 1127 PINE STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 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

2ND day of MAY, 2018



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

©2010 County Solutions Sheriff, T-MobileSoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
BERLIN, BRENDA (et al.)

Case Number
2017CV1064

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BRENDA BERLIN
Primary Address:	1127 PINE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	1626 FAIRVIEW AVENUE BERWICK, PA 18603
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	
Relation:	
Date:	3-27-18
Time:	13:05
Deputy:	3
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERLIN, BRENDA

2017CV1064

1127 PINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
BERLIN, BRENDA (et al.)

Case Number
2017CV1064

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	NORTH PENN LEGAL SERIVES
Primary Address:	168 EAST FIFTH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	KAREN MARBLE
Relation:	SECRETARY
Date:	4-2-18
Time:	1045
Deputy:	8
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. Closed 3126 - 3/29 8am to noon 13-1630
- 2.
- 3.
- 4.
- 5.
- 6.

NORTH PENN LEGAL SERI

2017CV1064

168 EAST FIFTH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 03/30/18

Account:

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

Ad ID:	1133270
Description:	YODER & KORUS NO.
2017CV1064	
Run Dates:	05/16/18 to 05/30/18
Class:	2
Agate Lines:	177
Blind Box:	

Total Ad Cost	\$1,074.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	05/16/18	05/30/18	3	\$1,074.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1064

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

WEDNESDAY, JUNE 06, 2018 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SPRING GARDEN AVENUE AT THE CORNER OF LOT NO. 42; THENCE ALONG SPRING GARDEN AVENUE IN AN EASTERLY DIRECTION FORTY-FIVE (45) FEET TO THE CORNER OF LOT NO. 44; THENCE ALONG SAID LOT IN A SOUTHERLY DIRECTION ONE HUNDRED SEVENTY-FIVE FEET (175) TO A FIFTEEN (15) FOOT WIDE ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION FORTY-FIVE (45) FEET TO LOT NO. 43 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO BERWICK. BEING KNOWN AS: 1548 Spring Garden Ave, Borough of Berwick, PA 18603 PROPERTY ID NO.: 00-05-055-00-000 TITLE TO SAID PREMISES IS VESTED IN Earl E. Yoder and Alfonso P. Korus, as joint tenants with the right of survivorship BY DEED FROM John Horek and Julia Horek, his wife DATED 08/15/1989 RECORDED 08/17/1989 IN DEED BOOK 435 PAGE 171.

PROPERTY ADDRESS: 1548 SPRING GARDEN AVE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-05-055-00-000

Seized and taken into execution to be sold as the property of BRENDA BERLIN, BRYAN YODER, ALFONSO KORUS, UNKNOWN HEIRS UNDER EARL E. YODER 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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

REAL ESTATE TAX CERTIFICATION

Date: 03/28/2018

Fee: \$5.00

Cert. NO: 31903

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

District: BERWICK BORO
Deed: 0435 -0171
Location: 1548 SPG.GDN AVE L-43
Parcel Id:04D-05 -055-00,000

Assessment: 19,115
Balances as of 03/28/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

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
03/01/2018BILL NO.
6758

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,115	11.385	213.27	217.62	239.38
SINKING		1	18.74	19.12	21.03
FIRE		1.25	23.41	23.89	25.08
LIGHT		1.25	23.41	23.89	25.08
BORO RE		14.1	264.13	269.52	283.00
The discount & penalty have been calculated for your convenience			542.96 April 30 If paid on or before	554.04 June 30 If paid on or before	593.57 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-05 -055-00,000
1548 SPRING GARDEN AVE
.1756 Acres Land 3,825
Buildings 15,290
Total Assessment 19,115

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

FILE COPY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
BERLIN, BRENDA (et al.)

Case Number
2017CV1064

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally • Adult In Charge • Posted • Other		
Adult In Charge:			
Relation:			
Date:	3-27-18	Time:	12:40
Deputy:	3	Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2017CV1064

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.
BERLIN, BRENDA (et al.)

Case Number
2017CV1064

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 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:	Kristy Hart
Relation:	Clerk
Date:	3-27-18
Time:	11:30
Deputy:	3
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2017CV1064

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.
BERLIN, BRENDA (et al.)

Case Number
2017CV1064

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	1548 SPRING GARDEN AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	3-27-18
Time:	11:17
Deputy:	3
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2017CV1064

1548 SPRING GARDEN AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON
vs.
BERLIN, BRENDA (et al.)

Case Number
2017CV1064

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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 <u>Adult In Charge</u> Posted · Other
Adult In Charge:	Deb
Relation:	
Date:	3/26/18
Time:	13:30
Deputy:	6
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1064

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.
BERLIN, BRENDA (et al.)

Case Number
2017CV1064

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	29
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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:	Cole, Maureen
Relation:	Clerk
Date:	3/26/18
Time:	13:39
Deputy:	6
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV1064 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1064

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

WEDNESDAY, JUNE 06, 2018
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SPRING GARDEN AVENUE AT THE CORNER OF LOT NO. 42;
THENCE ALONG SPRING GARDEN AVENUE IN AN EASTERLY DIRECTION FORTY-FIVE (45) FEET TO THE CORNER OF LOT NO. 44; THENCE ALONG SAID LOT IN A SOUTHERLY DIRECTION ONE HUNDRED SEVENTY-FIVE FEET (175) TO A FIFTEEN (15) FOOT WIDE ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION FORTY-FIVE (45) FEET TO LOT NO. 43 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO BERWICK.
BEING KNOWN AS: 1548 Spring Garden Ave, Borough of Berwick, PA 18603
PROPERTY ID NO.: 00-05-055-00-000
TITLE TO SAID PREMISES IS VESTED IN Earl E. Yoder and Alfonso P. Korus, as joint tenants with the right of survivorship BY DEED FROM John Horek and Julia Horek, his wife DATED 08/15/1989 RECORDED 08/17/1989 IN DEED BOOK 435 PAGE 171.
PROPERTY ADDRESS: 1548 SPRING GARDEN AVE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-05-055-00-000

Seized and taken into execution to be sold as the property of BRENDA BERLIN, BRYAN YODER, ALFONSO KORUS, UNKNOWN HEIRS UNDER EARL E. YODER 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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

ATTORNEY FOR PLAINTIFF

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

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-1064

2018-ED-29

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:

1548 Spring Garden Ave, Borough of Berwick, PA 18603

Amount due \$ 150,646.53

Credit from Petition to Fix Fair Market Value of Real Property \$ 140,000.00

Sub-Total \$ 10,646.53

(Costs to be added)

\$ _____

By Bambas N. Silotto
Clerk

Date 03-23-18

MJU#: 17080098 CASE#: 17080098-1

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

COURT OF COMMON PLEAS
NO. 2017-CV-1064

=====

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

vs.

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

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

=====

WRIT OF EXECUTION

=====

REAL DEBT **\$ 150,646.53**

Credit from Petition to Fix Fair Market Value of Real Property **\$ 140,000.00**

Sub-Total **\$ 10,646.53**

(Costs to be added) \$ _____

COSTS PAID:

PROTHY \$ _____


SHERIFF \$ _____

STATUTORY \$ _____

COSTS DUE PROTHY. \$ _____

PREMISES TO BE SOLD:

**1548 Spring Garden Ave
Borough of Berwick, PA 18603**



UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
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Nicole LaBionda, Esquire
PAID 202194

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
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ATTORNEY FOR PLAINTIFF

**The Bank of New York Mellon, f/k/a The
Bank of New York as successor to
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registered holders of ABFS Mortgage Loan
Trust 2002-4, Mortgage-Backed Pass-
Through Certificates, Series 2002-4
Plaintiff**

v.

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

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2017-CV-1064

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

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

1548 Spring Garden Ave, Borough of Berwick, PA 18603

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

**Brenda Berlin, Known Heir of Earl E. Yoder
1127 PINE STREET
BERWIK, PA 18603**

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

**Alfonso P. Korus
1626 Fairview Avenue
Borough of Berwick, PA 18603**

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

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder
1548 Spring Garden Ave
Borough of Berwick, PA 18603

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

Brenda Berlin, Known Heir of Earl E. Yoder ✓
1127 PINE STREET
BERWIK, PA 18603

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

Alfonso P. Korus ✓
1626 Fairview Avenue
Borough of Berwick, PA 18603

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

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Earl E. Yoder
1548 Spring Garden Ave
Borough of Berwick, PA 18603

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

Jr Lien Holders - None

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

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

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

American Business Credit, Inc.

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

BWK
Sewer ✓

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

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

Tenants/Occupants
1548 Spring Garden Ave ✓
Borough of Berwick, PA 18603

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

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 3-22-18

UDREN LAW OFFICES, P.C.

BY: Trish Lepelletta
Attorney for Plaintiff

MJU#: 17080098 CASE#: 17080098-1

Notary Public
PAID 272.00

Boro of Bernick

REAL ESTATE OUTLINE

ED # 2018 ED 29

DATE RECEIVED 3/23/18
DOCKET AND INDEX 2017 CV 1064

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> </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> </u>	<u>X</u>	CK# <u>13123</u>

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

SALE DATE June 6th 18 TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER 1ST WEEK
2ND WEEK
3RD WEEK

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

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SPRING GARDEN AVENUE AT THE CORNER OF LOT NO. 42; THENCE ALONG SPRING GARDEN AVENUE IN AN EASTERLY DIRECTION FORTY-FIVE (45) FEET TO THE CORNER OF LOT NO. 44; THENCE ALONG SAID LOT IN A SOUTHERLY DIRECTION ONE HUNDRED SEVENTY-FIVE FEET (175) TO A FIFTEEN (15) FOOT WIDE ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION FORTY-FIVE (45) FEET TO LOT NO. 43 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO BERWICK.

BEING KNOWN AS: 1548 Spring Garden Ave, Borough of Berwick, PA 18603

PROPERTY ID NO.: 04D-05-055-00-000

TITLE TO SAID PREMISES IS VESTED IN Earl E. Yoder and Alfonso P. Korus, as joint tenants with the right of survivorship BY DEED FROM John Horek and Julia Horek, his wife DATED 08/15/1989 RECORDED 08/17/1989 IN DEED BOOK 435 PAGE 171.

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

UDREN LAW OFFICES, P.C.

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

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

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

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

Columbia County C.C.P. No. 2017-CV-1064

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

Thank you,

Quinton Davenport
Foreclosure Specialist

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

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

Columbia County C.C.P. No. 2017-CV-1064

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Thank you,

Quinton Davenport
Foreclosure Specialist

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

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

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2017-CV-1064

2018 - ED - 29

FILED
NOTARIAL
2018 MAR 23 P 2:06
CLERK OF COURTS
COUNTY OF COLUMBIA, PA

CERTIFICATE OF COMPLIANCE

Additional page(s) attached. 27 total pages are attached to this filing.

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.

Nicole LaBlatte
Signature of Attorney

3-22-18
Date

Name: Nicole LaBlatte
Attorney Number: 202194

Address: Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620

Telephone: (856) 669-5400

Email: pleadings@udren.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

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

NO. 2015-1416

v.

Brenda Berlin, Known Heir of Earl E. Yoder
Bryan Yoder, Known Heir of Earl E. Yoder
Alfonso P. Korus
Unknown Heirs, Successors, Assigns, and all
Persons, Firms, Or Associations Claiming Right,
Title Or Interest
From or Under Earl E. Yoder
Defendants

FILED
CLERK OF COURTS
COLUMBIA COUNTY
2018 MAR 12 A 10:53

ORDER

AND NOW, this 2nd day of March, 2018, upon consideration of the Petition
to Fix Fair Market Value of Real Property, and any response thereto, if any, it is hereby
ORDERED that the fair market value of the Premises commonly known as 1626 Fairview
Avenue, Borough of Berwick, Pennsylvania 18603 (the "Premises") is established as
\$140,000.00 as the date of Sheriff's Sale on November 1, 2017; and it is further

ORDERED THAT, Plaintiff, its successors or assigns, may use a certified copy of this
Order in establishing the amount of credit (\$140,000.00) due on any damage assessment amount

concerning a mortgage foreclosure concerning the real property located at 1548 Spring Garden Ave., Borough of Berwick, Pennsylvania, 18603 which Property also secures repayment of the loan evidenced by the Note that is subject of the above-captioned action and/or in any Action on the aforementioned Note.

BY THE COURT:

/s/ Thomas A. James Jr.
J.

13030090-6

UDREN LAW OFFICES, P.C.

NICOLE LABLETTA, ESQUIRE – PAID# 202194

ATTORNEYS FOR PLAINTIFF

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003

856-669-5400

pleadings@udren.com

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

v.

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

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

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

Unknown Heirs, Successors, Assigns, and all
Persons, Firms, Or Associations Claiming Right,
Title Or Interest
From or Under Earl E. Yoder
1626 Fairview Avenue
Berwick, PA 18603
Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

NO. 2015-1416

FILED
PROTHONOTARY
2018 JAN 18 P 2:46
CLERK OF COURTS
COUNTY OF COLUMBIA

PETITION TO FIX FAIR MARKET VALUE

The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4 ("Plaintiff/Petitioner"), pursuant to 42 Pa.C.S.A. § 8103(a) of the Pennsylvania Judicial Code and the Pennsylvania Rules of Civil Procedure (Pa.R.C.P.) Rules 3276 through 3286, as amended, by and through its attorney, Udren Law Offices, P.C., petitions this Honorable Court to fix the fair market value of real estate more fully described below ("Premises"). In support of this Petition, Petitioner avers the following:

1. The judgment creditor is the entity listed as Plaintiff/Petitioner in the caption above, whose address is set forth as C/O Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409. Plaintiff is an assignee by virtue of an Assignment of Mortgage dated 7/5/2007, which Assignment is duly recorded in the Office of the Recorder of Deeds of Columbia County on 7/30/2007, at Instrument No. 200707825. A true and correct copy of the Assignment of Mortgage is attached as **Exhibit "A"**.

2. The Respondents are named under Defendants/Respondents in the caption above, whose last known addresses are indicated in the caption.

3. The present Petition is filed pursuant to Pa.C.S.A. § 8103(a) of the Pennsylvania Judicial Code.

4. On or about 10/21/2002, Earl E. Yoder and t/a The Flower Boutique executed a Promissory Note to Petitioner's predecessor, American Business Credit, Inc., in the principal amount of **\$69,000.00**. As security for repayment of the sums due under the Note, Defendants

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ATTORNEY FOR PLAINTIFF

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Trust 2002-4, Mortgage-Backed Pass-
Through Certificates, Series 2002-4
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-1064

v.

Brenda Berlin, Known Heir of Earl E.
Yoder
Bryan Yoder, Known Heir of Earl E.
Yoder
Alfonso P. Korus
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Defendant(s)

CERTIFICATE OF ACT 91

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

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

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

UDREN LAW OFFICES, P.C.

BY: Mark LaBette
Attorney for Plaintiff

Mark LaBette, Esquire
EAB 102194

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

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

v.

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

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-1064

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Date: 3-22-18

UDREN LAW OFFICES, P.C.

Mike Zablotnik
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
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111 WOODCREST ROAD, SUITE 200
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Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-1064

SHORT DESCRIPTION FOR ADVERTISING

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

BEING KNOWN AS 1548 Spring Garden Ave, Borough of Berwick, PA 18603

PARCEL NUMBER: 04D-05-055-00-000

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Nicole LaBelle Esquire
PA# 202194

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

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SPRING GARDEN AVENUE AT THE CORNER OF LOT NO. 42; THENCE ALONG SPRING GARDEN AVENUE IN AN EASTERLY DIRECTION FORTY-FIVE (45) FEET TO THE CORNER OF LOT NO. 44; THENCE ALONG SAID LOT IN A SOUTHERLY DIRECTION ONE HUNDRED SEVENTY-FIVE FEET (175) TO A FIFTEEN (15) FOOT WIDE ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION FORTY-FIVE (45) FEET TO LOT NO. 43 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO BERWICK.

BEING KNOWN AS: 1548 Spring Garden Ave, Borough of Berwick, PA 18603

PROPERTY ID NO.: 04D-05-055-00-000

TITLE TO SAID PREMISES IS VESTED IN Earl E. Yoder and Alfonso P. Korus, as joint tenants with the right of survivorship BY DEED FROM John Horek and Julia Horek, his wife DATED 08/15/1989 RECORDED 08/17/1989 IN DEED BOOK 435 PAGE 171.

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



71901140006000125939

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12775	Carrier / service:	USPS Server	First-Class Mail®	3/26/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000125915

Doc Ref #: 2018ED29

Postage 5 4200

HARRISBURG PA 17128

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000125922

Doc Ref #: 2018ED29

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000125939

Doc Ref #: 2018ED29

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000125946

Doc Ref #: 2018ED29

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000125946

Doc Ref #: 2018ED29

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	12779	Carrier / service:	USPS Server	First-Class Mail®	3/26/2018 12:00:00 AM
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Ship to:

BRYAN YODER

HEIR OF EARL YODER

1620 ELBERTON ROAD

Tracking #: 71901140006000125953

Doc Ref #: 2018ED29

Postage 5.4200

LEXINGTON GA 30648

Document Receipt

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Ship to:

BRYAN YODER

HEIR OF EARL YODER

1620 ELBERTON ROAD

Tracking #: 71901140006000125953

Doc Ref #: 2018ED29

Postage 5.4200

LEXINGTON GA 30648

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

 Citizens Bank

13123

NUMBER
13123

3-7615/360

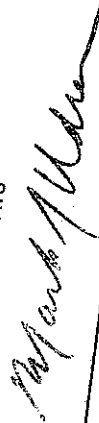
One Thousand Three Hundred Fifty and 00/100*****

DATE

December 18, 2017

AMOUNT
*****1,350.00

VOID AFTER 90 DAYS



Yoder, 1548 Spring Garden Ave, Borough of Berwick, PA 18603, Quinton Davenport YODER

⑈013123⑈ ⑆036076150⑆ 6309466406⑈

PAY
TO THE
ORDER
OF

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

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SECURE
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SECURE