### COLUMBIA COUNTY REGISTER AND RECORDER **RECEIPT**

Inv Number: 224739

Invoice Date: 10/04/2018 9:57:09 AM

RECEIPT

Reg/Drw ID: 0102 By: TSA

Customer: SHERIFF

Last Change:

Receipt By: WALK-IN

ha#	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 will deeding 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.

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. Eccensol: PA, N, H.

## 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

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.

Sincergly,

April Stahl Legal Assistant

Enclosure

REV-183 EX (2-15)



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions.

RECORDER'S U	SE 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.

Vame	ORRESPONDENT – All inc					1 '	ne Number: 569-5400
	Address			City		State	ZIP Code
111 WO	ODCREST RD.			CHERRY HILL		NJ	08003
	RANSFER DATA				<u></u>	•	
Date of	Acceptance of Document 07,	/30/2018					
Grantor(s)/Lessor(s) Tel			one Number: 389-5622	Grantee(s)/Lessee(s) THE BANK OF NEW YORK MELL NEW YORK AS SUCCESSOR TO JI NATIONAL ASSOCIATION, AS INI THE REGISTERED HOLDERS OF TRUST 2002-4, MORTGAGE-BACK CERTIFICATES, SERIES 2002-4	PMORGAN CHASE BANK, DENTURE TRUSTEE FOR ABFS MORTGAGE LOAN	Telephone Number: (856) 669-5400	
Mailing	Address			Mailing Address			
35 W. I	MAIN STREET			1661 WORTHINGTON R	OAD, SUITE 100		
City		State	ZIP Code	City	<del></del>	State	ZIP Cod
BLOOM	MSBURG	PA	17815	WEST PALM BEACH		FL	33409
C. R	REAL ESTATE LOCATION	V	•				
Street /	Address			City, Township, Borough		•	
1548 SP	RING GARDEN AVE, BOROUGH	OF BERW	ICK, PA 18603	BOROUGH OF BERWICE	ζ		
County			l District		Tax Parcel Number		
COLUMBIA			WICK AREA	A S. D.	04D05 08600000		
<u>D. V</u>	ALUATION DATA		· · · · · · · · · · · · · · · · · · ·				
	ansaction part of an assignme			⊠Y □ N			
	al Cash Consideration	2. Oth  + 0	er Considerat	cion	3. Total Consideration = \$ 1,839.12	า	
\$ 1,839	nty Assessed Value		nmon Level R	atio Factor	6. Fair Market Value		
\$16,663	· ·	x 3.88		alio i actor	= \$64,652.44		
	XEMPTION DATA – Refe			or exemption status.	401,002111		
	ount of Exemption Claimed			ntor's Interest in Real Estate	1c. Percentage of Grant	or's Intere	est Conveye
\$64,65		-	-	100%	100%		
2. Ch	eck Appropriate Box Bel	ow for	Exemptio	n Claimed.			
	Will or intestate succession.					<i>(</i> , )	
_		_	•	Name of Decedent)		(Estate File	Number)
Ш	Transfer to a trust. (Attach com	plete cop	y of trust agre	eement identifying all benefic	iaries.)		
	Transfer From a trust. Date of t	ransfer in	to the trust $\_$				
	If trust was amended attach a c	opy of or	iginal <mark>and</mark> ame	ended trust.			
	Transfer between principal and	agent/str	aw party. (Att	tach complete copy of agency	/straw party agreemer	nt.)	
	Transfers to the Commonwealtl (If condemnation or in lieu of co	n, the U.S	S. and instrun	nentalities by gift, dedication			ndemnatio
$\boxtimes$	Transfer from mortgagor to a ho	older of a	mortgage in	default. (Attach copy of Mort	gage and note/Assignm	nent.)	
	Corrective or confirmatory deed	. (Attach	complete cop	y of the deed to be corrected	or confirmed.)		
	Statutory corporate consolidation	n, merge	r or division.	(Attach copy of articles.)			
$\boxtimes$	Other (Please explain exemption foreclosure.	on claime	d.) <u>Transfer fr</u>	rom the Sheriff to the morte	gagee as a result of a	n action	in mortgad
Under to the	penalties of law, I declare that best of my knowledge and betture of Correspondent or Response	t I have ief, it)s	examined th	nis statement, including ac and complete.	companying informa	ation, an	d
Signa	ture of Correspondent or Respons	ijole (Párt)	10		1-7/2 Date	<b>~</b>	
		X+do	6		1130110	9	

## COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

THE BAN	IK OF N	NEW YORK MELLON	VS .	ALFONSO KC	RUS & EARL YODER
NO. 29	-2018	ED	NO.	1064-2017	JD
DATE/TII	ME OF	SALE: July 25,2018	@ 9:00	AM	
BID PRIC	CE (INC	LUDES COST)	\$	1015,75	
POUNDA	AGE – 2	% OF BID	\$	4632	
TRANSF	ER TAX	X − 2% OF FAIR MKT	\$		
MISC. CO	OSTS		\$		
TOTAL A	AMOUN	IT NEEDED TO PURC	HASE		\$ 2656,07
		):			
NAMES(	S) ON I	DEED:			<u></u>
PURCHA	ASER(S)	) SIGNATURE(S):		W. M	
		TOTAL DUE:			\$ 2656,67 \$ 1356,~
		LESS DEPOSIT:			s_1356,~
		DOWN PAYMEN	Т:		\$
		TOTAL DUE IN 8	DAYS		\$ 766,67

### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



VS.

Earl D. Mordan, Jr. Chief Deputy

\$1E 00

\$2,015.75

Plaintiff

THE BANK OF NEW YORK MELLON

<u>Defendant</u>

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**

	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
Distribution Costs		<b></b>
D1 ( 1141 O4.	Total Sheriil Costs	φ1,344.00
	Total Sheriff Costs	\$1,944.00
Continued or Cancelled Sale	Postponed to: 7/25/2018	\$10.00
Surcharge		\$140.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$6.50
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$195.00
Web Posting		\$100.00
Solicitor Services Transfer Tax Form		\$25.00
Sheriff's Deed		\$100.00
Sheriff Automation Fund		\$35.00
Prothonotary, Acknowledge Deed		\$50.00
Press Enterprise Inc.		\$1,074.00 \$10.00
Posting Handbill		\$15.00
Mailing Costs		\$42.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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

**Grand Total:** 

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

## 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

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)

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

MJU#: 17080098 CASE#: 17080098-1

Attorney for Plaintiff

BY:

UDREN LAW OFFICES, P.FA ID 77788

111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003

(856) 669-5400

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)

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 <u>06/06/2018</u> at <u>09:00 AM</u> 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

A 1D 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

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

٧.

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: \_\_\_\_\_\_ & -49-18

UDREN LAW OFFICES, P.C.

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

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

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

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

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)

## 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-//-18

JDREN LAW OFFICES, P.C.

Attorney for Plaintiff

MJU#: 17080098 CASE#: 17080098-1

ELIZABETH L WASSALL, ESQ PA ID 77788

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

WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

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.

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

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

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)

### 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



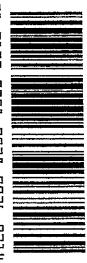
PS Fo	Total n Listed	10	9	<b>∞</b>	7	6	Q.	. 4			2	-	Line	Name and Address of Sender
PS Form <b>3877</b> , February 1994	Total number of Pieces Listed by Sender  5							Sale Date: 06/06/2018		ED-29	Docket# 2017-CV- 1064 2018-		Article Number	Name and Address of Sender
	Total Number of Pieces Postmaster, Per (Napa Received at Post Office						American Business Credit, Inc. 111 Presidential Blvd., Suite 127 Bala Cynwyd, PA 19004	l enants/Occupants 1548 Spring Garden Ave Borough of Berwick, PA 18603	Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230	Bloomsburg, PA 17815	Columbia County Tax Claim Bureau P.O. Box 380	Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815	Name of Addressee, Street, and Post Office Address	Jodie Boos UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003
Form Must be Completed by Typewriter, luk or Ba	o (Receiving Employee)			D\$4	71 <b>34</b>	**************************************	U.S.F	POSTA	GE <b>≫</b> PITNI	EYE	BOWES		ddress Postage Fee	Registered Return Receipt for Insured Merchandise  COD Int'l Recorded Del  Certified Express Mail
	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the construction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit \$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 8000, \$131, 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 furth class parcels.						ZIP ( 02 000	)8003 IW 14044	<b>\$ 00</b> 4	6	98 <sup>0</sup> . 2018		Handling Charge	Che Reg
ll Point Pen	alue is required oble documents unline maximum in the maximum in the maximum in the control of t												Act. Value (If Regis.)	ck appropriate block for istered Mail:  With Postal Insurance  Without postal Insurance
ļ	n all domestic au der Express Mai demnity payable demnity payable onal postal insur ternational Mail harges apply onl											<u>:</u>	Insured Value	for te
	on all domestic and international registered mail under Express Mail document reconstruction insurander may be a made mail payable on Express Mail merchandise is identify postal insurance. See Domestic Mail Manua international Mail Manual for limitations of covera charges apply only to third and forth class parcels				<i>[</i> 3	80 fh	TIME						Due Sender If COD	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.  Postmark and Date of Receipt
	ered mail. The letton insurance chandise is \$50 Mail Manual Ross of coverage ass parcels.					9102 5	HOW	Sato Sas				:	R.R. S	ere if issued nailing or for its of this b
	maximum ind e is \$50,000 pe 90. The maxim 100, \$913, and on internationa				, X .	१३४ <u>२</u>		9			·		S.D. S.H. Fee Fee	as ill.
	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 cocurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$52,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R000, \$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 forth class parcels.								xh	•	b		Rst. Deser	

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)

I Recommend to the first transfer of the fir	Jodie Boos  IDREN LAW OFFICES, P.C.  I Insured  I Insured  I Cherry Hill, NJ 08003  Cherry Hill, NJ 08003  Cherry Hill, NJ 08003  Certified  Express Mail  Charge Free  Charge Free  Charge Home  Charge	PS Form	Total number of l	12	10	8	7	6	5	4	ω	2		,	Line		Address of Sender
Jodie Boos  UDREN LAW OFFICES, P.C.  Il Woodcrest Road, Suite 200  Cherry Hill, NJ 08003  Name of Addressee, Street, and Post Office Address  Postage  Citurers and Traders Trust Company, as Trustee, If of the Holders of The ContiMortgage Home  Loan Trust 1996. 4 Certificates  with West Temple  te City, UT 84115  Postpasse, Per (Name of Receiving Employee)  Form Must be Completed by Typewr  Farl E. Yoder - MJII# 17080008.1 (Columbia Country) 6/6/18	Jodie Boos  UDREN LAW OFFICES, P.C.  Insured Il Woodcrest Road, Suite 200  Cherry Hill, NJ 08003  Name of Addressee, Street, and Post Office Address  Postage  Cuturers and Traders Trust Company, as Trustee, lif of the Holders of The ContiMortgage Home  Loan Trust 1996-4 Certificates  unth West Temple  te City, UT 84115  Postage  Form Must be Completed by Typewr  Earl E. Yoder - MJU# 17080098-1 (Columbia County) 6/6/18	3877, Febri Berlin, Knov	ber of Pieces Sender												Article Number		der
mess Ma	Return Recommerchandise Int'l Record Express Ma Postage  Postage  Postage  A  Postage	Earl E. Yoder - MJU# 1708	ces Postmeste										3815 South West Temple Salt Lake City, UT 84115	on behalf of the Holders of The ContiMortgage Home Equity Loan Trust 1996-4 Certificates	Name of Addressee, Street, and Post Office Address		
Registered Mail:    With Postal Insurance   Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	Receipt for Check appropriate block for Corded Del.    Check appropriate block for Registered Mail:   Check appropriate block for   Chirage   Chirage   Chirage   Chirage   Chirage   Charge   C	oleted by Type	ployee)											•		Express	
Check appropriate block for Registered Mail:  Without postal Insurance  Without postal Insurance  Without postal Insurance  Without postal Insurance  Postmark and Date of Receipt  Due Charge (If Regis.)  Value Insurance  Charge (If Regis.)  Sender Value If COD Fee R.R. S.D. (If Regis.)  Sender Fee R.R. S.D. (If	Check appropriate block for Registered Mail:  With Postal Insurance Without postal Insurance Charge (If Regis.)  Affix stamp here if issued as certificate of mailing or for additional copies of this bill.  Due Postmark and Date of Receipt.  Sender R.R. S.D. S.H. Sender R.R. S.D. S.H. Sender Fee Fee Fee Fee Fee Fee Fee Fee Fee F	writer, Iı	The reconstru \$500,0 \$25,0 covers				U.S.	POST	AGE)	PITN	EY BO	WES	-		Fee	Mail	Receipt for
ppropriate block for ed Mail:  thout postal Insurance  Act. Value Insured Sender R.R. S.D. (If Regis.)  Value If COD Fee Fee Fee Fee Fee From the following of this bill.  Act. Value Insured Sender R.R. S.D. (If Regis.)  Value If COD Fee Fee Fee Fee Fee Fee Fee Fee Fee Fe	propriate block for ed Mail: thout postal Insurance  Act. Value  Insured  Act. Value  Insured  Value  Sender  Fee  Fee  Fee  Fee  Fee  Fee  Fee	ık or Ball	full declaration o ction of nounego 00 per occurrenc 00 for registered ge on insured an				ZIP 02 000	0800: 1W 14044			.4( 0 20	<b>)</b> 0 18,			Handling Charge	☐ Wi	Check a Register
for Affix stamp here if issued as certificate of mailing or for additional copies of this bill.  France Postmark and Date of Receipt Insured Sender R.R. S.D. Sender Fee R.R. S.D. Sender Fee Fee If COD Fee Fee Fee If COD Fee Fee Fee Fee Fee Fee Fee Fee Fee Standard of international registered nail. The maximum is the Express Mail document reconstruction insurance is \$50,000 cmmity payble on Express Mail merchandise is \$500. The max all postal insurance. See Demostic Mail Manual 8090, \$913, a manional Manual for limitations of coverage on internationarges apply only to third and forth class parcels.	for Affix stamp here if issued as certificate of mailing or for additional copies of this bill.  False Postmark and Date of Receipt  Insured Sender R.R. S.D. S.H. Sender Fee Fee Fee Fee Fee Fee Fee Fee Fee F	Point Pen	f value is required on tiable documents und tiable documents und a. The maximum ind mail, sent with optio d COD mail. See Into the ch							III	8	À.			Act. Value (If Regis.)	thout postal Insu	ppropriate block ed Mail: th Postal Insuran
Affix stamp here if issued as certificate of mailing or for additional copies of this bill.  Postmark and Date of Receipt  Due Sender R.R. S.D. If COD Fee Fee Fee Fee Fee Fee Fee Fee Fee Fe	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.  Postmark and Date of Receipt  Due R.R. S.D. S.H. Sender Fee R.COD  If COD  If COD  In the maximum indeamity pay document reconstruction insurance is \$50,000 per piece sit and Express Mail merchandise is \$500. The maximum indeamity pay document for limitations of coverage on international mail. Spe to third and forth class parcels.		all domestic and ler Express Mail cunnity payable on all postal insurary emational Mail Narges apply only												Insured Value	гапсе	ce for
here if issued as fmailing or for opies of this bill.  R.R. S.D. Fee Fee  Receipt  R.B. S.D. S.D. S.D. S.D. S.D. S.D. S.D. S	here if issued as fmailing or for poies of this bill.  R.R. S.D. S.H. Fee Fee Fee  Receipt  R.B. S.D. S.H. Fee Fee Fee Fee Fee Fee Fee Fee Fee Fe		international regis document reconstr document reconstr n Express Mail me nce. See Domestic fanual for limitatio to third and forth o										_		Due Sender If COD	Postmark ar	Affix stamp certificate o additional co
s bill.  S.D. S.D. S.D. S.D. S.D. S.D. S.D. S.	Receipt S.D. S.H. Fee Fee Fee Hee maximum indensity pay the maximum indensity pay to en international mail. Spece on international mail. Spece on international mail. Speces solutions.		tered mail. II uction insurar rehandise is \$ Mail Manual ns of coverag lass parcels.												R.R. Fee	td Date of	here if issi f mailing o
	Fee Fee Industry pay and made mail par piece sut indum indem indem indem indem indem indem index 5921 for for a piece sut on the superior		ne maximum ince is \$50,000 500. The max R900, S913, e on internation			_										Receipt	ed as r for s bill.

DO T 2077 E.L	Total number of Pieces  Total Number of Pieces  Listed by Sender Received of Post Office  Received of Post Office	12	10	8	7	6	4 4	Estate Recovery Program PO BOX 8486, Willow Oak Bldg. Harrisburg, PA 17105-8486			Line Article Name of Addressee, Street, and Post Office Address	Address Of Sender  Of
Form Must be Completed by Typewriter, Ink or Ball Point Pen	Per (Name of Receiving Employee) The full declaration of value is required on all declaration of nonnegotiable documents under Broomlens under Broomlens under Broomlens under Broomlens (S25,000 for registered mail. sent with optional potoner of nonnegotiable documents under Broomlens (S25,000 for registered mail. sent with optional potoner growing on insured and COD mail. See International potoner growing and COD mail. See International potoner growing and COD mail.					ZIP 08	003 (04430 04430	OO4.2	owes	e Ty	Postage Fee Handling Act. Value Charge (If Regis.)	Insured Merchandise Registered Mail:  COD Int'l Recorded Del. With Postal Insurance  Certified Express Mail Without postal Insurance
	The full declaration of value is required on all domestic and international registered mail. The maximum indefanity polyable for incerconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500,000 per piece subject to a limit of \$500,000 per pocurrence. The maximum indemnity payable on Express Mail merchanistics is \$500. The maximum indemnity payable is \$500,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, \$913, and \$921 for limitations of \$500,000 for registered mail. See International Mail Manual 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 forth class parcels.							L <sub>X</sub>	hik	oit /	Unsured Sender Fee Fee Fee Remarks	Aftix stamp here it issued as certificate of mailing or for additional copies of this bill.  Postmark and Date of Receipt

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



11.20 9265 9E02 T666 66T2 T6

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

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

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

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:

6-11-18

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

Date:

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

BY:

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

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.)



## 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.
- 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 LICENCIDADOS 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.



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** 

٧.

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.

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

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

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

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

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

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

ASSOCIATION DE LICENCIDADOS 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.



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)

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.

#### NOTICE OF OWNER'S RIGHTS

### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

ASSOCIATION DE LICENCIDADOS 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.



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

ATTORNEY FOR PLAINTIFF

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

CIVIL DIVISION Columbia County

**PLEAS** 

COURT OF COMMON

**Plaintiff** 

MORTGAGE FORECLOSURE

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

NO. 2017-CV-1064 2018-ED-

Defendant(s)

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

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

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

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

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

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

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

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

ASSOCIATION DE LICENCIDADOS 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.



## 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

MIT BET 25 P 3 06

AND NOW, this \$\oldsymbol{\text{35}}\$ Day of \$\oldsymbol{\text{Color}}\$, 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:

15/ Thomas Agames An

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)

**UDREN LAW OFFICES** 

111 Woodcrest Rd., Ste. 200

Ms. Jodie L. Boos



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

Cherry Hill, NJ	08003-3620								
State of: Georgia	) ss.	<del></del>							
County of: Orong	<u>e</u> ),								
Name of Server:	that at the time of service, s/he was of legal age a	ersigned, being duly sworn, deposes and says							
Date/Time of Service:	that on the May of April	, 20 <u>18</u> , at <u>(0'.0</u> -70'clockM							
Place of Service:	at 1620 Elberton Road	, in Lexington, GA 30648							
Documents Served:	the undersigned served the documents described Notice of Sheriff's Sale of Real Property	as:							
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								
Description of Person Receiving Documents:	The person receiving documents is described as a Sex ; Skin Color ; Hair Colo Approx. Age ; Approx. Height ; To the best of my knowledge and belief, said the time of service.	follows:  or brown; Facial Hair no  Sign ; Approx. Weight ~ 80							
Signature of Server:	Undersigned declares under penalty of perjury that the foregoing is true and correct.  Note:  Signature of Server  APS International, Ltd.	Subscribed and sworn to before me this  12 day of April , 20 18  Commission Expires  OUNGB  OTABLE  Subscribed and sworn to before me this  20 18  Commission Expires							

Exhibit

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

**UDREN LAW OFFICES** 

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

Ms. Jodie L. Boos



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

State of: PENNSY	Ivania ve									
County of: Schoy										
Name of Server:	TACK 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 $10^{-h}$ day of $\frac{April}{pril}$ , 20 $\frac{18}{18}$ , at $\frac{2.57}{p}$ o'clock $\frac{p}{p}$ M									
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									
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/bs									
	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 of Server  Notary Public (Commission Expires)  PS International, Ltd.									

### COMMONWEALTH OF PENNSYLVANIA

#### **NOTARIAL SEAL**

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



The Bank of New York Mellon, et. al., Plaintiff(s)

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: FEWNSY	IVANIA ss.	<u> </u>							
County of: 5chuy	Kiiレ )								
Name of Server:	JACK SARGE, un	dersigned, being duly sworn, deposes and says							
Date/Time of Service:	that at the time of service, s/he was of legal age that on the $\frac{10^{7}}{10^{1}}$ day of $\frac{1}{10^{1}}$	e and was not a party to this action; $\phantom{aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa$							
Place of Service:		, in Borough of Berwick, PA 18603							
Documents Served:	the undersigned served the documents describe Notice of Sheriff's Sale of Real Property	d as:							
Service of Process on:	A true and correct copy of the aforesaid docum Alfonso P. Korus	ent(s) was served on:							
Person Served, and Method of Service:	By personally delivering them into the hands of the person to be served.								
	of suitable age, who verified, or who upon a Alfonso P. Korus  at the place of service, and whose relationsh	questioning stated, that he/she resides with							
Description of Person Receiving Documents:	The person receiving documents is described as Sex M; Skin Color CAVC.; Hair Co. Approx. Age 63; Approx. Height	s follows:  plor 6/Ay Baloing Facial Hair Mustache 5/8//; Approx. Weight 16516s							
	To the best of my knowledge and belief, sai the time of service.	d person was not engaged in the US Military at							
Signature of Server:	Undersigned declares under penalty of perjury that the foregoing is true and correct.	Subscribed and sworn to before me this  //day of // 20 /8  Notary Public (Commission Expires)							
,	APS International, Ltd.	(Commission Expires)							
l	/	COMMONWEALTH OF PENNSYLVANIA							

### **NOTARIAL SEAL**

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



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

UDREN LAW OFFICES Service of Process on:

Ms. Jodie L. Boos

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

State of: PENNSY	NANIA ) SS.							
County of: Schus	/Kill )							
Name of Server:	JACK SARGE							
	that at the time of service, s/he was of legal age and was not a party to this action;							
Date/Time of Service:	that on the $10^{-6}$ day of $10^{-6}$							
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:  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							
	Onknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right Tit							
The state of the	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							
į	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  Subscribed and sworn to before me this							
	that the foregoing is true and correct.    day of   label   , 20   8							
	Jack Sarge But Salver							
	Signature of Server Notary Public (Commission Expires)							
	ARS International, Ltd.							

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Brenda E. Hill, Notary Public

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

Exhibit

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)

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** 

MJU#: 17080098 CASE#: 17080098-1

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

PA ID 77788

EXHIDITB

<u>6-11-18</u>

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

ATTORNEY FOR PLAINTIFF

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

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

MORTGAGE FORECLOSURE

Plaintiff

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)

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.
- You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the 2. 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 LICENCIDADOS 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.



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



Alfonso P. Korus c/o North Penn Legal Services 168 East Fifth Street

Bloomsburg, PA 17815

1-800098-1



US POSTAGE PITNEY BOWES

CLE 180003 \$ 005.420

9:20:18 3

Exhibit E

Brenda Bryan Alfonso Unknov	PS For	Total number of Listed by Sender	12	1	10	9	8	7	6	2	4	3	2		Line	Name and Address of Sender
Berlin, Kno Yoder, Knov P. Korus -	Form 3877, February 1994	Total number of Pieces Listed by Sender													Article Number	and sss der
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 fro	1	Total Number of Pieces  Received appost Office  Received appost Office												Alfonso P. Korus c/o North Penn Legal Services 168 East Fifth Street Bloomsburg, PA 17815	Name of Addressee, Street, and Post Office Address	Jodie Boos UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003
(Columbia County) 6/6/18 Columbia County) sociations Claiming Right	Form Must be Completed by Typewriter, Ink or B.	Per (Name of Receiving Employee)													ess Postage	Registered Return I Insured Merchandise COD Int'l Rec Certified Express
, Title or Into	/pewriter, In	The fireconstruction \$500,60 \$25,00 coverage		 								NEY B			Fee	Return Receipt for chandise Int'l Recorded Del. Express Mail
rest from	152	all declaration of tion of nonnegot 0 per occurrence 10 for registered and 15 on insured and						ZII 02 00	080 1W 0140			<b>10</b> 2		Ž.	Handling Charge	Check appropriate Registered Mail: With Postal Without post
m or under Earl E. Yoder - MJU# 17980098-1 (Columbia County)	ll Point Pen	value is required or iable documents un iable documents un in The maximum ind mail, sent with optical COD mail. See Int cl									4) 2 V, ()	1864 1864	ु <b>ँ</b> <u>::-</u> :अर्थ		Act. Value (If Regis.)	Check appropriate block for Registered Mail: With Postal Insurance Without postal Insurance
rl E. Yodeı		all domestic an der Express Mail der Express Mail demnity payable i emnity payable insura emnational Mail I narges apply only							;						Insured Value	o or
MJU# 170		on all domestic and international registered mail.  Inder Express Mail document reconstruction insur- inder Express Mail document reconstruction insur- indemarity payable on Express Mail merchandise is tional postal insurance. See Domestic Mail Manua for limitations of covera- nternational Mail Manual for limitations of covera- themses apply only to third and forth class parcels.													Due Sender If COD	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.  Postmark and Date of Recommendations.
)80098-1		itered mail. 1b uction insuran uction insuran rehaudise is \$3 Mail Manual I ms of coverage lass parcels.												. <del>.</del> .	R.R. Fee	tere if issue mailing or to pies of this to the date of Records.
(Columbia		ce is \$50,000 px \$00. The maxim 1900, S913, and 1900, son internations								F	: X			oit	D SH.	d as bill.
a County)		The full declaration of value is required on all domestic and international registered mail. The maximum internative psychole for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per prices subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$55,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, \$91.3, and \$99.1 for limitations of coverage on insured and COD mail. See international Mail Manual for limitations of coverage on international mail. Special bandling coverage on insured and COD mail. See international Mail Manual for limitations of coverage on international mail. Special bandling								<b>9</b>		TA TH	-		I. Rst. Del. Fee Remarks	į

Pennsylvania Office 100 W. 3rd Ave. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Atark, Hiten, Eq. Licemat P., N. H.

### 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

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: <u>SalesandBid@udren.com</u>.

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

MJU#: 17080098 CASE#: 17080098-1

SHERIFF'S SALE COST SHEET 17- 664

			VS		
NO	ED N	O	_JD DATE/	TIME OF SALE_	
DOCKET	T/RETURN		\$15.00		
	E PER DEF.		\$195,00	)	
	ER PARCEL		\$15.00	<u>,</u>	
•	G COSTS		\$42,00	ı	
		BILLS & COPIE			
	TISING SALE (		\$15.00		
MILEAG	,	INE WOLFE EACH	\$ 74,60		
	G HANDBILL		\$15.00		
	/ADJOURN SA	IF	\$10.00		
	F'S DEED	11/17	\$35.00		
	ER TAX FORM	Л	\$25.00		
	UTION FORM		\$25.00		
COPIES	OTTON PORW		\$6,50		
NOTARY	V		\$ 15,00	<del></del>	
NOTAK.	т ТС	ነፐለ፤ ******	Φ <u>/3/00</u>	*** \$455,00	
	10	TAL		\$ 1301=	
WEB PO	STING		\$150.00		
PRESS E	NTERPRISE IN	VC.	\$ 1074 i	<u>50</u>	
SOLICIT	OR'S SERVIC	ES	\$100.00	(	
	TC	)TAL ******	********	*** \$ <u>1374,00</u>	
PROTHO	NOTARY (NO	TARY)	\$10.00		
	DER OF DEEDS	5	\$ 71.7	<u> </u>	
iti oora	TO	)TAL ******	****	5 *** \$81,75	
				· · · · · · · · · · · · · · · · · · ·	
REAL ES	STATE TAXES	:			
В	ORO, TWP & C	COUNTY 20	\$	<del></del>	
S	CHOOL DIST.	20	\$		
D	ELINQUENT	20	\$ 5,00	<u> </u>	
	TC	)TAL ********	*****	*** \$ 5,00	-
MUNICI	PAL FEES DUI	E:			
	EWER	20	\$		
			\$		
,,	TO	20 <u> </u>	*****	*** \$ ~~	_
SURCHA	ARGE FEE (DS	TE)		\$ 140,00	_
MISC.	·		\$		
	-		\$		
	TO	OTAL ***	*****	*** \$O_	-
	ΤĆ	ንፕል፤ ሮጥኖፕኖ (/	טפאוואולי פו	D)	· 2005-75
	10	OTAL COSTS (	DLEMING DI	D)	ψ <u> </u>

#### 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.

n A	
r	
Sworn and subscribed to before me this	May 20.18
. Karen 1	n. Beach
(Notary	Public)
Karen M. Bo Colu My commissio Commissio	Pennsylvania - Notary Seal each, Notary Public mbia County n expires May 13, 2022 n number 1283596 ania Association of Notaries
And now,, 20, I hereby	certify that the advertising and
publication charges amounting to \$for publishing	the foregoing notice, and the
fee for this affidavit have been paid in full.	

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON 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,

May 02, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

Affirmed and subscribed to before me this

2ND MAY day of

2018

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON 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

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

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

Affirmed and subscribed to before me this

2ND

day of

MAY

2018

**NOTARY** 

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON Case Number 2017CV1064 BRENDA BERLIN (et al.) 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

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

Affirmed	and	cube	cribed	to	hofora	ma	thie
Amirmen	ano	SHDS	cnoea	161	oeiore	IIIE	แแร

2ND day of

MAY

2018

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	SEDVICE (				CV1064
ن در		OVER SHE	ET	n yan ngaran	manashan sayan sayanin ana 187 na na
Service Deta	Real Estate Sale - Posting - Sale Bill		vi ni	Zone:	and the second second second
:	< Not Specified >	Expires:		Warrant:	
	And the second s		The second secon	******	
	SALE DATE & TIME: 06/06/2018 AT 9:00 AN SHERIFF'S SALE BILL	l			
Serve To:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally · Ad	ult in Charge 🤄	Posted Other
	1548 SPRING GARDEN AVE BERWICK, PA 18603	Adult In Charge:	West of the second seco		
Phone:	DOB:	Relation:			
Alternate Address:		Date:	5-2-18	Time:	11:05
Phone:		Deputy:	3	Mileage:	:
Attorney / C	Originator:	in Section 1	grade services		
Name:	UDREN LAW OFFICES, PC	Phone:			
Service Atte	emots:	a v - k s a			Hermony as an experiment state of the
Date:					
Time:					
Mileage:					
Deputy:					
				*	9
	empt Notes:	er en-velet och	And the second of the second o		
1.					
2.					
3.		<del></del>			
4.					
5. 6.					

(POSTING

2017CV1064

1548 SPRING GARDEN AVE, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

THE BANK OF NEW YORK MELLON 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,

May 02, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG, COLUMBIA COUNTY **NOTARY** MY COMMISSION EXPIRES OCT. 4, 2020 Affirmed and subscribed to before me this

2ND MAY day of

2018

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

1626 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

vs.	OF NEW YORK MELLON				Number CV1064
	SERVIC	E COVER SH	EET		.,
Service De	falls:				
Category:	Real Estate Sale - Sale Notice	i kanamati kata isani si sista program orogangatan yang peringga pinangan kelalah yang bilan persista serbi si Peringgan tanggan banggan terbitan serbi pengan digangan pengangan pengangan serbi pengan serbi pengan serbi p	re an estado esta anterior com proder de reconspetibles de la como destado en el como de seculor de la como de	Zone:	29
Manner:	< Not Specified >	Expires:	When the second the second to the second to the second terms of th	Warrant:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE		RIGHTS	elake wat washeaders and seek in the see	
Serve To:		parties,	Ce:		· · · · · · · · · · · · · · · · · · ·
Name:	ALFONSO KORUS	Served:	Personally · Ad	lult In Charge (	Posted Other
Primary Address:	1626 FAIRVIEW AVENUE BERWICK, PA 18603	Adult In Charge:	**************************************		
Phone:	DOB:	Relation:			
Alternate Address:	1548 SPRING GARDEN AVE BERWICK, PA 18603	Date:	3-27-18	Time:	11:20
Phone:	ми стигательного по год постоя в постоя и селения достоя постоя на стигательного селения и селения постоя на стигательного пос	Deputy:		Mileage:	***************************************
Attorney /	Originator:				
Name:	UDREN LAW OFFICES, PC	Phone:			
Service At	tempts:				
Date:		- 24-7 margana. Ag 1-32-7 saga saga sa			A Section of the second section of the section of t
Time:					
Mileage:					
Deputy:		· · · · · · · · · · · · · · · · · · ·	7.8		
Service At	tempt Notes:				
1.					
2.					
3.					
4.					
5.					
6.					

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,

May 02, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

Y , 2018

Sarah Jane Klingama.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	OF NEW YORK MELLON RENDA (et al.)		Case Number 2017CV1064			
DEIXEIIV, D		OVED OU	!			8
Service De	SERVICE C		<b>:E  </b>	11 626 <b>2</b> 21 (	*	BERLIN, BRENDA
ergress, ergress synamically realists with	Real Estate Sale - Sale Notice		9. 1	Zone:	29	<u></u>
Manner:	< Not Specified >	Expires:	. A commence and them to the second construction of the second construction	Warrant:		
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	. The second sec	IGHTS	TO THE THE THE PERSON	Company of the second	DA
Serve To:		Final Servi		nga gara an an kala dagan dagan sa gara sa		20
Name:	BRENDA BERLIN	Served:		ult In Charge	· Posted · Other	170
Primary Address:	1127 PINE STREET BERWICK, PA 18603	Adult In Charge:				2017CV1064
Phone:	DOB:	Relation:		and the second s		· ]
Alternate Address:	1626 FAIRVIEW AVENUE BERWICK, PA 18603	Date:	3-27-18	Time:	13:05	:
Phone:		Deputy:	3	Mileage:		1127
Attorney /	Originator:			CROOM S		PINE
Name:	UDREN LAW OFFICES, PC	Phone:	generation representation in processing and the processing of			STR
Service At	tempts:				and the second second	STREET
Date:		Fortier and the section of the secti	**************************************			_
Time:						BERWICK
Mileage:						•
Deputy:						PA 1
Service At	tempt Notes:					PA 18603
1.						
2.		<del></del>			· <del>.</del>	
3.				<u> </u>		×
<u>4.</u> 5.						· · · · ·
6.						NO EXPIRAT
<del></del>						. ≦

**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	OF NEW YORK MELLON				Number CV1064		
DERLIN, B	RENDA (et al.)	<u>-</u>		1 20			
Jeanstonen (en		COVER SHE	EET Saaraan oo Joon	r 7 97	7 . W.S		
Service De	and the first of the common that the common the common the common that the common the common the common the common that the common the common the common the common that the common the common the common that the common the common that the						
Manner:	Real Estate Sale - Sale Notice < Not Specified >	The Second	may concern and with a second construction of the second s	Zone:	29		
	The common term of the common contract of the	Expires:		Warrant:	Andrew Commence of the Commenc		
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 / PLAINTIFF NOTICE OF SHERIFF'S SALE		IGHTS				
Serve To:		Final Servi			Salaharan br>Salaharan Salaharan Salaharan Salaharan Salaharan Salaharan Salaharan Salaharan Salaharan Salaharan Salaharan Salaharan Salaharan		
Name:	NORTH PENN LEGAL SERIVES	Served:	Personally · A	dult in Charge	Posted · Other		
Primary Address:	168 EAST FIFTH STREET BLOOMSBURG, PA 17815	Adult In Charge:	MAREN M	TARKLE			
Phone:	DOB:	Relation:	SECRETAR	£			
Alternate Address:		Date:	4-2-18	Time:	1045		
Phone:		Deputy:	8	Mileage:			
Attorney /	Originator:						
Name:	UDREN LAW OFFICES, PC	Phone:	346				
Service Att	tempts:						
Date:			4 - 7 - 2				
Time:			AND CONTRACT OF THE PARTY OF TH				
Mileage:					ория и почет одности подоржения почет одности почет почет од в форма		
Deputy:		·.					
Service Ati	empt Notes:						
	sed 3/210 - 3/29	8 am to	nion	13 - 10	2 <i>/</i>		
2.	),20	3 0411 11	3 110011	· / / (U)	<u>) (;                                     </u>		
3.							
4.					_		
5.				······································			
6.							

Dis Charty Seet - Street All Lefex (1961, 2011)

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

Ad ID:

1133270

Description:

YODER & KORUS NO.

2017CV1064

Run Dates:

05/16/18 to 05/30/18

Class:

Agate Lines: 177

Blind Box:

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost Amount Paid \$1,074.00

\$0.00

Publication
Press Enterprise

Start Stop 05/16/1805/30/18 Inserts

Cost \$1,074.00

SHERIFFS 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 CERTAN 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) FOOD 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 CONSE QUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAY-MENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts 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 agiainst 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 conneciton 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

Date: 03/28/2018

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer 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 NO TAX CLAIM TAXES DUE PAID BALANCE

COLUMBIA COUNTY SHERIFF	
By:	Per:

Tax Notice 2018 County & Municipality BERWICK BORO MAKE CHECKS PAYABLE TO:	FOR: COLUMBIA Co	unty ASSESSMENT	MILLS	DATE 03/01/2018 LESS DISCOUNT		BILL NO. 6758 DUE INCL PENALTY
BERWICK BOROUGH TAX COLLECTOR 1615 LINCOLN AVENUE BERWICK PA 18603 HOURS MON, TUE, THUR: 9:30 AM - 4 PM 1614 - CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS NO PERSONAL CHECKS AFTER DEC.1, 2018	GENERAL SINKING FIRE LIGHT BORO RE	19,115	11.385 1 1.25 1.25 14.1	213.27 18.74 23.41	217. 19. 23. 23.	62 239.38 12 21.03 89 25.08 89 25.08
PHONE:570-752-7442	The discount & penalty have been calculated for your convenience	PAY THIS AN	MOUNT	542.96 April 30 If paid on or before	554. June 30 If paid on or befo	June 30
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS R YODER EARL E ALFONSO P KORUS 1626 FAIRVIEW AVENUE BERWICK PA 18603	EQUESTED	Discount	2 % 10 % D-05 -055-( 3 GARDEN	I AVE Land	to	This tax returned o courthouse on: January 1, 2019
If you desire a receipt, send a self-addressed stamped envel		To	otal Assess	ment 1	9,115	FILE COPY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	OF NEW YORK MELLON RENDA (et al.)					Number CV1064
	SER	RVICE COVER	R SH	EET		
Service De	tails:					
Category:	Real Estate Sale - Sale Notice	e de plant, a politicia de la combinación confluencia del versión de la sobre de la combinación del combinación de la co		THE MANY IN THE PARTY OF THE MANY A THIRD OF THE PARTY OF THE REST.	Zone:	29
Manner:	< Not Specified >	Ex	ires:	programme, a deservata had been a marie and deservation and a marie and a mari	Warrant:	
Notes:	SALE DATE & TIME: 06/06/2018 AT PLAINTIFF NOTICE OF SHERIFF'S		OR'S F	RIGHTS	er and to con Terminapor d'Aurice I specier de la constitució de l	
Serve To:		THIS	l Serv	lee l		
Name:	Connie C. Gingher	Sei	ved:	Personally · Ad	ult In Charge ·	Posted · Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		ılt in arge:	A AMERICAN STATE OF THE STATE O		· · · · · · · · · · · · · · · · · · ·
Phone:	570-752-7442 <b>DOB:</b>	Rel	ation:	gramma and a second sec		
Alternate Address:		Dat	e:	3-27-18	Time:	12:40
Phone:	Эк этому при температура в температура в при температура в при	Dej	outy:		Mileage:	
Attorney /	Originator:					
Name:	UDREN LAW OFFICES, PC	Pho	ne:	Section of the contract of the section of the secti	WE WANTED TO A TOWN TO THE TOWN TO THE TOWN	
Service At	tempts:					
Date:			20 July 200 4 (10)	1		22
Time:		er Bartin er beser fra er bart bart bart bart bart bart bart bar	************			nerror e ant la fre come e la re-marile remarch en la relacence e marches e re-venezione.
Mileage:						and grantestic galaxie to the production of the production of the production of the configuration of the configura
Deputy:						
Service Afi	tempt Notes:		gv.i.			, to
1.	alleratura eta eta eta eta eta eta eta eta eta et	Similar kares Simbilia - Simila III istori	1. a	TO VALUE OF THE PROPERTY OF THE		us u Aleus
2.		· · · · · · · · · · · · · · · · · · ·		to the transfer of the transfe		
3.						
4.						<del></del>
5.						
6.						

1615 LINCOLN AVENUE, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	OF NEW YORK MELLON RENDA (et al.)				e Number 7CV1064
	SERVICE O	OVER SHI	<u>'</u> EET		
Service De					29
Category:	Real Estate Sale - Sale Notice	$v_{A_{1} \cap A_{2} \cap A_{3} \cap A_{3} \cap A_{3} \cap A_{3} \cap A_{4} \cap A$	ekartorinakkaj ir dije injekojima ir inim jero - inimbre i venerinsjenom ir vi i mi	Zone:	29
Manner:	< Not Specified >	Expires:	A COLOR STANDARD A PAGE OF MATERIAL AND	Warrant:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S F	RIGHTS	electrical and electrical controllectrical electrical	
Serve To:		Final Servi	ice:		
Name:	BERWICK AREA JOINT SEWER AUTH.	Served:	Personally · Ad	luit In Charge	· Posted · Other
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603	Adult In Charge:	Kristy	Hart	· Posted · Other
Phone:	DOB:	Relation:	Clerk		
Alternate Address:		Date:	3-27-18	Time:	11:30
Phone:	Person of all distributions and the fine of the control of the con	Deputy:	3	Mileage:	
Attomey /	Originator:				
Name:	UDREN LAW OFFICES, PC	Phone:	production of the control of the con	A CONTRACTOR AND A CONTRACTOR AND A CONTRACTOR	
Service At	empts:				
Date:					1
Time:					
Mileage:					
Deputy:					
Service At	empt Notes:			er Santa	
1.					
2.					
3.					
4.					
5.					
6.					

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	OF NEW YORK MELLON				Number 7CV1064
BERLIN, B	RENDA (et al.)			2017	
	SERVICE CO	OVER SH	EET		
Service De	falls:				
	Real Estate Sale - Sale Notice	. Where , images is a source of the source of the source	الله الله الله الله الله الله الله الله	Zone:	29
Manner:	< Not Specified >	Expires:	} } !	Warrant:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS	kanakan di Amerikan di Amerika	
Serve To:		Final Servi	Cel	A. The Control of the	
Name:	UNKNOWN HEIRS UNDER EARL E. YODER	Served:	Personally · A	dult In Charge	Posted Other
Primary Address:	1548 SPRING GARDEN AVENUE BERWICK, PA 18603	Adult In Charge:		ww.	
Phone:	DOB:	Relation:	to the same and the same of th	an the september of the second se	
Alternate Address:	1626 FAIRVIEW AVENUE BERWICK, PA 18603	Date:	3-27-18	Time:	11:17
Phone:	A more in transmitted that in the control of the co	Deputy:	3	Mileage:	
Attorney /	Originator:				
Name:	UDREN LAW OFFICES, PC	Phone:			
Service Att	empts:			San San San	
Date:				***************************************	naar valkuurus elikanaan olee kuuluudus ele ele arroikuutata (Makkaalikon on valeg
Time:					
Mileage:					
Deputy:					
Service Att	empt Notes:				
1.		Mark Market 1991 The	e selena de la composição		and the second
2.					
3.		··································	· · · · · · · · · · · · · · · · · · ·		
4.				<del></del>	
5.					
6.					

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	OF NEW YORK MELLON RENDA (et al.)				Number CV1064
Service De	SERVICE C		EET		
Category:	Real Estate Sale - Sale Notice	era wiki mananca wikikamaki ta 116 a m. 1. sism	an magan ar maga a ang a ang arang an maga am garang ar a garang ar maga ar maga an maga ar maga ar maga ar ma	Zone:	29
Manner:	< Not Specified >	Expires:		Warrant:	
Notes: SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS					
Serve To:		Final Servi			
Name:	OCCUPANT	Served:	Personally · Ad	ult In Charge ·	Posted · Other
Primary Address:	1548 SPRING GARDEN AVE BERWICK, PA 18603	Adult In Charge:		VARIOUS VIOLENCE VIOL	
Phone:	DOB:	Relation:	E	//···	
Alternate Address:		Date:	3-27-18	Time:	11:17
Phone:		Deputy:	3	Mileage:	
Attorney /	Originator:			on the second se	
Name:	UDREN LAW OFFICES, PC	Phone:	grand and the state of the stat		
Service At	empts:				
Date:					
Time:					
Mileage:					ateur vilandituudi valtaadiseesta valtaaniseesta valtaavilaaniseesta valtaaliseessa oli kustaaliseesta valtaaliseesta valtaali
Deputy:					to any understanding
Service Att	lempt Notes:				
1.					
2.					<del> </del>
3.		- · ·			
4.					
5.					
6.					

1548 SPRING GARDEN AVE, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

THE BANK OF NEW YORK MELLON vs. BERLIN, BRENDA (et al.)				<b>Case Number</b> 2017CV1064	
	SERVICE	COVER SHE	EET	<del></del> ·	
Service De	<b>Tails:</b>				Victoria de la companya del companya de la companya del companya de la companya d
Category:	Real Estate Sale - Sale Notice	PT ( To 1994) which had been designated a physicist of a few copyrigations of control and copyrigation of the copyrigation of	COMPANIENT AL MERCE DATA CONTRACTOR AND AND AN ANALYSIS OF THE CONTRACTOR AND ANALYSIS OF THE CONTRACTOR ANALYSIS OF THE CONTRACTOR AND ANALYSIS OF THE CONTRACTOR ANALYSIS OF THE CONTRACTOR ANALYSIS OF THE CONTRACTOR AND ANALYSIS OF THE CONTRACTOR ANALYSIS OF THE CONTRACTOR ANALYSIS OF THE CONTRACTOR AND ANALYSIS OF THE CONTRACTOR	Zone:	29
Manner:	< Not Specified >	Expires:		Warrant:	Section of the second section of the section of the second section of the s
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AN PLAINTIFF NOTICE OF SHERIFF'S SALE A		IGHTS	17 Service 11 See 16 A. C.	
Serve To:		Final Servi	***************************************		
Name:	Columbia County Tax Office	Served:	Personally Adu	ılt in Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Deb	نين الدارد والدواولاء بالسواولاء للمالوات	
Phone:	570-389-5649 <b>DOB</b> :	Relation:			
Alternate Address:		Date:	3/26/18	Time:	13:30
Phone:	The state of the s	Deputy:		Mileage:	
Attorney / (	Originator:				
Name:	UDREN LAW OFFICES, PC	Phone:	ige control of the co	The Art of the second of the s	The second secon
Service Att	empts:	~ 144: W. & 1400 V. W. 14			
Date:	**************************************				10 00 <b>30</b> 00 00 00
Time:					
Mileage:		**************************************			Philippin and the Philippin an
Deputy:		2	3		
Service Aff	empt Notes;	* ** ** ** ** ** ** ** ** ** ** ** ** *			* · · · · ·
	empt Notes;	and the second of the second o		Ala an sist on	
2.					
3.					
4.	19-7-1- de la companya del companya de la companya del companya de la companya de				
5.					
6.					

PO BOX 380, BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX C 2017CV1064

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	OF NEW YORK MELLON RENDA (et al.)				Number CV1064
	SERVICE C	OVER SHE	ET		
Service De					
Category:	Real Estate Sale - Sale Notice	en a mara de servicio de la mara de servicio de la compansión de la compan	grand and the second se	Zone:	29
Manner:	< Not Specified >	Expires:	**************************************	Warrant:	
Notes:	SALE DATE & TIME: 06/06/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S RI	GHTS		
Serve To:		Final Service			
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally Adu	ılt In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Cole,	Man	eer_
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Cok, Maurein Cluk		Stage San San Alexander
Alternate Address:	and former in depth of the contract of the con	Date:	3/26/18	Time:	13:39
Phone:		Deputy:	6	Mileage:	# 1
Attorney / (	Originator:			eneman in the second	**************************************
Name:	UDREN LAW OFFICES, PC	Phone:			
Service Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:			<u> </u>		
Sérvice Att	empt Notes:				
1.		orawawa na alian ta 1	San	a with the first of	e de la Servicio
2.					· · · · · · · · · · · · · · · · · · ·
3.				<del></del>	
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 CERTAN 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) FOOD 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 failts 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 agiainst 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 conneciton 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

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

ATTORNEY FOR PLAINTIFF

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

\$ <u>150,646.53</u>

Credit from Petition to Fix Fair Market Value of Real Property

\$140,000.00

Sub-Total

\$10,646.53

(Costs to be added)	\$
By Dallas Dall	<u>vilte</u>
Date $0.3 - 3.3 - 11$	Clerk 

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 E	EXECUTION
REAL DEBT	\$ <u>150,646.53</u>
Credit from Petition to Fix Fair Market Value of Real	Property \$ <u>140,000.00</u>
Sub-Total	\$ <u>10,646.53</u>
(Costs to be added)	\$
COSTS PAID: PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY.	\$
PREMISES TO BE SOLD 1548 Spring Garden Ave Borough of Berwick, PA	D:

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

#### ATTORNEY FOR PLAINTIFF

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

٧.

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 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 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:

BWKener

Modern Wikels Esquito PV:D272. CA

American Business Credit, Inc.

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

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: Life Laybletta
Attorney for Plaintiff

MJU#: 17080098 CASE#: 17080098-1

POLD of Bernick

### REAL ESTATE OUTLINE

ED#<u>2018ED29</u>

DATE RECEIVED 3/2	3/18			
DOCKET AND INDEX	2017 CV 1064			
CHECK FOR PROPER	INFO.			
WRIT OF EXECUTION	X			
COPY OF DESCRIPTION	X			
WHEREABOUTS OF LKA	X			
NON-MILITARY AFFIDAVIT				
NOTICES OF SHERIFF SALE	X			
WAIVER OF WATCHMAN	×			
AFFIDAVIT OF LIENS LIST	×			
CHECK FOR \$1,350.00 OR	<u>X</u> CK#_131∂3			
**IF ANY OF ABOVE IS MISSING DO NOT PROCEED**				
SALE DATE	June 6 18 TIME 9:00			
POSTING DATE				
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK			
	2 <sup>ND</sup> WEEK			
	3 <sup>RD</sup> 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, TJ.

### UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (FH) 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.

### UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (FH) 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

#### ATTORNEY FOR PLAINTIFF

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)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

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

#### **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 nonconfidential information and documents.

Signature of Attorney

3-20-18

Name: Niche LubleThe Attorney Number: 202194

Address: <u>Udren Law Offices, P.C.</u> Telephone: (856) 669-5400

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620 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

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



#### ORDER

AND NOW, this and day of Monch, 201 map 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.

B/Thomas a. James Jr.

13030090-6
UDREN LAW OFFICES, P.C.
NICOLE LABLETTA, ESQUIRE – PAID# 202194
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003
856-669-5400

ATTORNEYS FOR PLAINTIFF

The Bank of New York Melion, 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

٧.

**Plaintiff** 

pleadings@udren.com

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 FROTHONOTARY

# 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, 1661Worthington Road Suite 100, West Palm Beach, FL 33409. Plaintiff is an assignce 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".
- 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

### ATTORNEY FOR PLAINTIFF

**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

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

MORTGAGE FORECLOSURE

NO. 2017-CV-1064

Defendant(s)

## **CERTIFICATE OF ACT 91**

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

Attorney for Plaintiff

Nicola Lucioda, Esquiro PAID 202194

### ATTORNEY FOR PLAINTIFF

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)

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.

UDREN LAW OFFICES, P.C.

Date: 3-22-18

Attorney for Plaintiff

### ATTORNEY FOR PLAINTIFF

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)

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

Market Seleta, Esquiro PAN 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 Sheriff
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

PHILADELPHIA PA 19107-4214

**Z9** 3/26/2018

#### Document Receipt

Trans # 12775

Carrier / service:

USPS Server

First-Class Mail®

3/26/2018 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000125915

Doc Ref #:

2018ED29

Postage

5.4200

HARRISBURG PA 17128

### Document Receipt

3/26/2018 12:00:00 AM USPS Server First-Class Mail® Trans# 12776 Carrier / service:

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

71901140006000125922 PO BOX 8016 Tracking #:

2018ED29 Doc Ref #:

Postage 5.4200

HARRISBURG PA 17105

#### Document Receipt

Trans#

12777

Carrier / service:

USPS Server

First-Class Mail® 3/26/2018 12:00:00 AM

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

3/26/2018 12:00:00 AM First-Class Mail® 12778 USPS Server Trans# Carrier / service:

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000125946 Tracking #: 600 ARCH STREET ROOM 3259

Doc Ref #: 2018ED29

5.4200 Postage

PHILADELPHIA PA 19106

#### Document Receipt

Carrier / service: USPS Server 3/26/2018 12:00:00 AM 12778 First-Class Mail® Trans#

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000125946 600 ARCH STREET ROOM 3259 Tracking #:

Doc Ref #: 2018ED29 5.4200 Postage

PHILADELPHIA PA 19106

Document Receipt

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

Ship to:

BRYAN YODER HEIR OF EARL YODER

1620 ELBERTON ROAD Tracking #: 71901140006000125953

Doc Ref #: 2018ED29

Postage 5.4200

LEXINGTON GA 30648

#### Document Receipt

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

Ship to:

BRYAN YODER HEIR OF EARL YODER

1620 ELBERTON ROAD Tracking #: 71901140006000125953

Doc Ref #: 2018ED29

Postage 5.4200

LEXINGTON GA 30648

AMOUNT \*\*\*\*\*\*\*1,350.00 NUMBER Yoder, 1548 Spring Garden Ave, Borough of Berwick, PA 18603, Quinton Davenport YODER 13123 THE THE PROPERTY OF THE PROPER December 18, 2017 ملا Citizens Bank DATE 3-7615/360 UDREN LAW OFFICES, PC PA OPERATING ACCOUNT 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 P.O. Box 380 Bloomsburg, PA 17815 Columbia County Sheriff Courthouse **PAV** TO THE ORDER OF