

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 223638
Customer:
SHERIFF'S OFFICE

Invoice Date: 08/16/2018 9:01:02 AM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201806336	BERWICK BORO
	Grantor - CASHMAN, MARY		08/16/18 9:01:04 AM	
	Grantee - BRIGHTHOUSE LIFE INSURANCE CO			
	Consideration - \$3,181.99			
	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: 8265 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

METLIFE INSURANCE COMPANY VS MARY & ELIZABETH CASHMAN

NO. 38-2018 ED

NO. 159-2018 JD

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

BID PRICE (INCLUDES COST) \$ 3119.60

POUNDAGE – 2% OF BID \$ 62.39

TRANSFER TAX – 2% OF FAIR MKT \$ _____

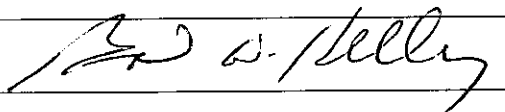
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3181.99

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3181.99

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1831.99

SHERIFF'S OFFICE OF COLUMBIA COUNTY

38

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
METLIFE INSURANCE COMPANY USA vs.

Defendant
MARY CASHMAN
ELIZABETH CASHMAN
ELIZABETH CASHMAN
MARY CASHMAN

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
701 MARKET STREET
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, July 25, 2018
Writ of Execution No. : 2018CV159
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1234 5TH AVENUE, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$84.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,110.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$360.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$12.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$250.00

Total Sheriff Costs \$2,292.50

Municipal Costs

Sewer	\$755.35
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Total Municipal Costs \$755.35

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs \$71.75

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

Location of the real estate: 1234 5TH AVENUE, BERWICK, PA 18603

Grand Total:

\$3,119.60

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

KML LAW GROUP, P.C.
Suite 5000 BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

July 26, 2018

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: METLIFE INSURANCE COMPANY USA vs. MARY CASHMAN as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased and ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased
Sale Book/Writ No.: /
Docket Number: 2018-CV-159
Sale Date: 07/25/2018
Property Address: 1234 5th Avenue Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

BRIGHTHOUSE LIFE INSURANCE COMPANY
c/o Fay Servicing LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at postsale@kmlawgroup.com or fax to: 1-267-515-5608. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.
Jonathan A. Orange, Legal Assistant
FC Special Services/Post Sale
215-627-1322 (Direct Phone)
215-627-7734 (Fax)
jorange@kmlawgroup.com

Enclosed: (if applicable)

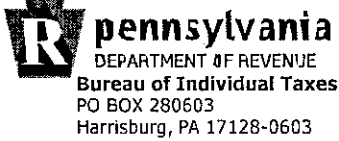
Sheriff's Costs Sheet showing Balance Due of \$ _____

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML #176919FC



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name KML Law Group, P.C.		Telephone Number: (215) 627-1322	
Mailing Address 701 Market Street, Suite 5000 BNY Independence Center	City Philadelphia	State PA	ZIP Code 19106-1532

B. TRANSFER DATA

Date of Acceptance of Document 7/26/2018			
Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) BRIGHOUSE LIFE INSURANCE COMPANY	Telephone Number: (215) 627-1322
Mailing Address Sheriff's Office, PO Box 380		Mailing Address c/o Fay Servicing LLC, 440 S. LaSalle Street, Suite 2000	
City Bloomsburg	State PA	ZIP Code 17815	City Chicago
			State IL
			ZIP Code 60605

C. REAL ESTATE LOCATION

Street Address 1234 5th Avenue	City, Township, Borough Berwick - Borough of Berwick
County Columbia	School District Berwick Area
	Tax Parcel Number 04D-07-122-00,000

D. VALUATION DATA

Was transaction part of an assignment or relocation?

O Y ● N

1. Actual Cash Consideration =\$3,181.99	2. Other Consideration +0	3. Total Consideration =\$3,181.99
4. County Assessed Value \$17,329.00	5. Common Level Ratio Factor X3.88	6. Computed Value =\$67,236.52

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

1a. Amount of Exemption Claimed \$67,236.52	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed.)

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

Signature of Correspondent or Responsible Party 	Date 7/26/2018
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

METLIFE INSURANCE COMPANY USA
c/o Fay Servicing LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

Plaintiff

vs.

MARY CASHMAN as Executrix of the Estate of
Louise Martin a/k/a Louise M. Cashman Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH
ROBBINS as Executrix of the Estate of Louise Martin
a/k/a Louise M. Cashman Deceased
1234 5th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-159

2018-ED-38

AFFIDAVIT PURSUANT TO RULE 3129

METLIFE INSURANCE COMPANY USA, Plaintiff in the above action, by counsel, KML Law Group, 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:

1234 5th Avenue
Berwick, PA 18603

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

- ✓ MARY CASHMAN as Executrix of the
Estate of Louise Martin a/k/a Louise M. Cashman Deceased
839 Mainville Drive
Bloomsburg, PA 17815
- ✓ ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS
as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased
✓ 839 Mainville Drive
Bloomsburg, PA 17815

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

MARY CASHMAN as Executrix of the Estate of
Louise Martin a/k/a Louise M. Cashman Deceased
839 Mainville Drive
Bloomsburg, PA 17815

ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS
as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased
839 Mainville Drive
Bloomsburg, PA 17815

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

/ DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

// PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

// PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

// PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

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

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

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

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.

TENANTS/OCCUPANTS
1234 5th Avenue
/ Berwick, PA 18603

// COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

// INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

// DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

X ANNE CASHMAN
419 Penn Avenue
Aliquippa, PA 15001

/ CHRISTOPHER CASHMAN
1400 Fairview Avenue
Berwick, PA 18603

X CASHMAN, JAMES
RR 1, Box 149A
Belington, WV 26250

X MATTHEW CASHMAN
RR 1, Box 149A
Belington, WV 26250

X MICHAEL CASHMAN, JR.
RR 1, Box 149A
Belington, WV 26250

X SCOTT DELANY
419 Penn Avenue
Aliquippa, PA 15001

X JOSELLA LIBRIZZI
29 Laurel Avenue
Linwood, NJ 08221

X MICHAEL A. LIBRIZZI A.
29 Laurel Avenue
Linwood, NJ 08221

X MICHAEL D. LIBRIZZI D.
29 Laurel Avenue
Linwood, NJ 08221

✓ DEANNA R PEALER, ESQUIRE
128 West Main Street
Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

DATED: 4/10/18

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

✓ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

KML LAW GROUP, P.C.
SUITE 5000 BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

July 16, 2018

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2018-CV-159

MARY CASHMAN as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased and ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased

Real Estate Division:

The above case may be sold on July 25, 2018. It has been properly served in accordance with Rule 3129.

Very truly yours,

KML Law Group, P.C.

**IN THE COURT OF COMMON PLEAS OF Columbia
COUNTY**

METLIFE INSURANCE COMPANY USA
c/o Fay Servicing LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

Plaintiff

vs.

MARY CASHMAN as Executrix of the Estate
of Louise Martin a/k/a Louise M. Cashman
Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH
ROBBINS as Executrix of the Estate of Louise
Martin a/k/a Louise M. Cashman Deceased

Mortgagor(s) and Record Owner(s)

1234 5th Avenue
Berwick, PA 18603

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2018-CV-159 / 2018-ED-38

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129**

CODE:

FILED ON BEHALF OF:

METLIFE INSURANCE COMPANY USA

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969

KML LAW GROUP, P.C.
Suite 5000
BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
3129@kmlawgroup.com
Attorney for Plaintiff

176919FC
CF: 02/07/2018
SD: 07/25/2018
\$28,864.27

METLIFE INSURANCE COMPANY USA
c/o Fay Servicing LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

Plaintiff

vs.

MARY CASHMAN as Executrix of the Estate of
Louise Martin a/k/a Louise M. Cashman Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH
ROBBINS as Executrix of the Estate of Louise
Martin a/k/a Louise M. Cashman Deceased
Mortgagor(s) and Record Owner(s)

1234 5th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-159 / 2018-ED-38

CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Winter Dunn, an employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- (X) Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- () Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- () Certified mail by Sheriff's Office.
- () Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(i)).
- () Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.
- () Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- () Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
 - () Certified Mail & ordinary mail by Sheriff's Office. Copy of return attached.
 - () Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
 - () Published in accordance with court order. Copy of publication attached.
- Pursuant to the attached Affidavit under Rule 3129, service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. Copies of proofs of mailing attached.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: July 16, 2018

Respectfully submitted,

BY: Winter Dunn
Legal Assistant
KML Law Group, P.C.



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

METLIFE INSURANCE COMPANY USA; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2018-CV-159

Sheriff's Sale Date: 7/25/18

V.

MARY CASHMAN AS EXECUTRIX OF THE ESTATE OF LOUISE
MARTIN A/K/A LOUISE M. CASHMAN DECEASED, ET AL,
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, JEFFREY CLOHESSY, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served MARY CASHMAN AS EXECUTRIX OF THE ESTATE OF LOUISE MARTIN A/K/A LOUISE M. CASHMAN DECEASED the above process on the 2 day of May, 2018, at 1:40 o'clock, PM, at 839 Mainville Drive Bloomsburg, PA 17815, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

- ☒ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found *
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides *
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof *

* Name: BRETT ROBBINS

Relationship/Title/Position: CO-HABITANT

Remarks: _____

Description: Approximate Age 41-45 Height 5'11" Weight 320 Race WHITE Sex MALE Hair BROWN

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of Pa.)

) SS:

County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Jeffrey Clohessy to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

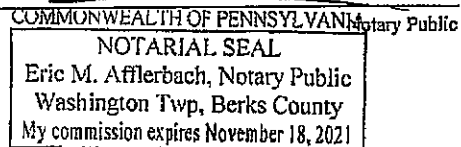
(Signature of Affiant)

Subscribed and sworn to before me

this 4 day of May, 2018

File Number: 176919FC

Case ID #: 5167680





IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

METLIFE INSURANCE COMPANY USA; et seq.
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2018-CV-159

Sheriff's Sale Date: 7/25/18

v.

MARY CASHMAN AS EXECUTRIX OF THE ESTATE OF LOUISE
MARTIN A/K/A LOUISE M. CASHMAN DECEASED, ET AL,
Defendant (Respondent)

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

I, JEFFREY CLOHESSY, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS AS EXECUTRIX OF THE ESTATE OF LOUISE MARTIN A/K/A LOUISE M. CASHMAN DECEASED the above process on the 2 day of May, 2018, at 1:40 o'clock, PM, at 839 Mainville Drive Bloomsburg, PA 17815, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

- ☒ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found *
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides *
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof *

* Name: BRETT ROBBINS

Relationship/Title/Position: CO-HABITANT

Remarks: _____

Description: Approximate Age 41-45 Height 5'11" Weight 320 Race WHITE Sex MALE Hair BROWN

Military Status: ☒ No ☐ Yes Branch: _____

Commonwealth/State of Pa)
) SS:
County of Berks)

Before me, the undersigned notary public, this day, personally, appeared Jeffrey Clohessy to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Jeffrey Clohessy

(Signature of Affiant)

File Number: 176919FC

Case ID #: 5167680

Subscribed and sworn to before me
this 4 day of MAY 2018

COMMONWEALTH OF PENNSYLVANIA Notary Public
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Twp, Berks County
My commission expires November 18, 2021

Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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

Postmark and
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	TENANTS/OCCUPANTS 1234 5th Avenue Berwick, PA 18603										
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128										
3.	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1001 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222										
4.	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486										
5.	MICHAEL CASHMAN, JR. RR 1, Box 149A Bellington, WV 26250	ANNE CASHMAN 419 Penn Avenue Aliquippa PA 15001										
6.	SCOTT DELANY 419 Penn Avenue Aliquippa, PA 15001	CHRISTOPHER CASHMAN 1400 Fairview Avenue Berwick, PA 18603										
7.	JOSELLA LIBRIZZI 29 Laurel Avenue Linwood, NJ 08221	CASHMAN, JAMES RR 1, Box 149A Bellington WV 26250										
8.	MICHAEL A. LIBRIZZI 29 Laurel Avenue Linwood, NJ 08221	MATTHEW CASHMAN RR 1, Box 149A Bellington WV 26250										
	DEANNA R PEALER, ESQUIRE 128 West Main Street Bloomsburg, PA 17815	MICHAEL D. LIBRIZZI 29 Laurel Avenue Linwood, NJ 08221										
	Total Number of Pieces Listed by Sender	Postmaster, Per (Name of receiving employee)	See Privacy Act Statement on Reverse									

U.S. POSTAGE >>> PITNEY BOWES



ZIP 19106 \$007.02
 02 1W
 0001391329 MAY 03 2018

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

176919FC Columbia County

Sale Date: 07/25/2018

Complete by Typewriter, Ink, or Ball Point Pen

MARY CASHMAN as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased & ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased

Name and Address of Sender
KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

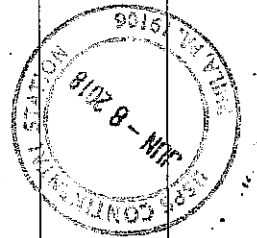
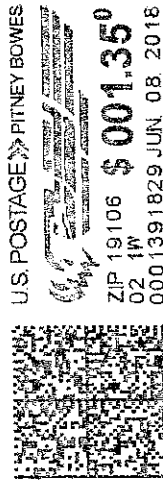
Check type of mail or service;

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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

Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1000 Liberty Avenue Suite 112 Pittsburgh, PA 15222										
2.											
3.											
4.											
5.											
6.											
7.											
8.											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		See Privacy Act Statement on Reverse							



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

Complete by Typewriter, Ink, or Ball Point Pen

176919FC Columbia County Sale Date: 07/25/2018

MARY CASHMAN as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased & ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased

KML LAW GROUP, P.C.

Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

METLIFE INSURANCE COMPANY USA
c/o Fay Servicing LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

Plaintiff

vs.

MARY CASHMAN as Executrix of the Estate of Louise
Martin a/k/a Louise M. Cashman Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH
ROBBINS as Executrix of the Estate of Louise Martin a/k/a
Louise M. Cashman Deceased
Mortgagor(s) and Record Owner(s)

1234 5th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2018-CV-159 / 2018-ED-38

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

METLIFE INSURANCE COMPANY USA, Plaintiff in the above action, by and through an authorized employee of its attorneys, KML Law Group, 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:

1234 5th Avenue
Berwick, PA 18603

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

MARY CASHMAN as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman
Deceased
839 Mainville Drive
Bloomsburg, PA 17815

ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS as Executrix of the Estate of Louise
Martin a/k/a Louise M. Cashman Deceased
839 Mainville Drive
Bloomsburg, PA 17815

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

MARY CASHMAN as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman
Deceased
839 Mainville Drive
Bloomsburg, PA 17815

ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS as Executrix of the Estate of Louise
Martin a/k/a Louise M. Cashman Deceased
839 Mainville Drive
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

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

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

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

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.

TENANTS/OCCUPANTS
1234 5th Avenue
Berwick, PA 18603

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE
TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1000 Liberty Avenue
Suite 112
Pittsburgh, PA 15222

ANNE CASHMAN
419 Penn Avenue
Aliquippa, PA 15001

CHRISTOPHER CASHMAN
1400 Fairview Avenue
Berwick, PA 18603

CASHMAN, JAMES
RR 1, Box 149A
Belington, WV 26250

MATTHEW CASHMAN
RR 1, Box 149A
Belington, WV 26250

MICHAEL CASHMAN, JR.
RR 1, Box 149A
Belington, WV 26250

SCOTT DELANY
419 Penn Avenue
Aliquippa, PA 15001

JOSELLA LIBRIZZI
29 Laurel Avenue
Linwood, NJ 08221

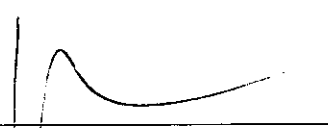
MICHAEL A. LIBRIZZI
29 Laurel Avenue
Linwood, NJ 08221

MICHAEL D. LIBRIZZI
29 Laurel Avenue
Linwood, NJ 08221

DEANNA R PEALER, ESQUIRE
128 West Main Street
Bloomsburg, PA 17815

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

DATED: July 16, 2018



KML Law Group, P.C.
BY: Winter Dunn
Legal Assistant

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

METLIFE INSURANCE COMPANY USA
c/o Fay Servicing LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

Plaintiff

vs.

**MARY CASHMAN as Executrix of the Estate of
Louise Martin a/k/a Louise M. Cashman Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH
ROBBINS as Executrix of the Estate of Louise
Martin a/k/a Louise M. Cashman Deceased
(Mortgagor and Record Owner)**

1234 5th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2018-CV-159

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC
ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Michael J. Clark Pa. ID 202929

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

☒ Kevin G. McDonald Pa. ID 203783

Maria D. Miksich Pa. ID 319383

Attorneys for Plaintiff

SHERIFF'S SALE COST SHEET

18- 159

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>360.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>84.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>12.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>667.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>116.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1360.00</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>755.35</u>	
WATER 20	\$	
TOTAL *****		\$ <u>755.35</u>

SURCHARGE FEE (DSTE)	\$ <u>250.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3119.60

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 06-JUL-18

FEE: \$5.00

CERT. NO32784

CASHMAN LOUISE MARTIN
1234 FIFTH AVE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED
LOCATION: 1234 FIFTH AVE BERWICK
PARCEL: 04D-07 -122-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2017	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2017

REQUESTED BY: Columbia County Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



METLIFE INSURANCE COMPANY USA
vs.
MARY CASHMAN (et al.)

Case Number
2018CV159

SHERIFF'S RETURN OF SERVICE

04/17/2018 09:30 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CHRISTOPHER CASHMAN AT 1234 5TH AVENUE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 05, 2018

NOTARY

Affirmed and subscribed to before me this

5TH day of JUNE, 2018

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



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Telecoff, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



METLIFE INSURANCE COMPANY USA
vs.
MARY CASHMAN (et al.)

Case Number
2018CV159

SHERIFF'S RETURN OF SERVICE

04/16/2018 01:08 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 BRENT ROBBINS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARY CASHMAN AT 839 MAINVILLE DRIVE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

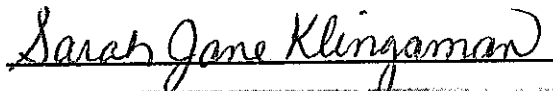
June 05, 2018

NOTARY

Affirmed and subscribed to before me this

5TH day of JUNE, 2018

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



Plaintiff Attorney: KML LAW GROUP P.C. 701 MARKET STREET, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



METLIFE INSURANCE COMPANY USA
vs.
MARY CASHMAN (et al.)

Case Number
2018CV159

SHERIFF'S RETURN OF SERVICE

04/16/2018 01:08 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 BRENT ROBBINS HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ELIZABETH CASHMAN/ ROBBINS AT 839 MAINVILLE DRIVE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 05, 2018

NOTARY

Affirmed and subscribed to before me this

5TH day of JUNE, 2018

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



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



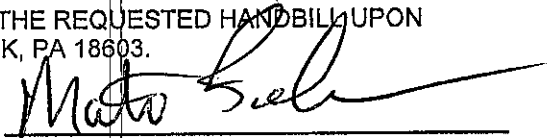
Earl D. Mordan, Jr.
Chief Deputy

METLIFE INSURANCE COMPANY USA
vs.
MARY CASHMAN (et al.)


Case Number
2018CV159

SHERIFF'S RETURN OF SERVICE

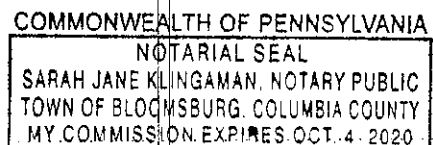
06/05/2018 01:00 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1234 5TH AVENUE, BERWICK, PA 18603.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

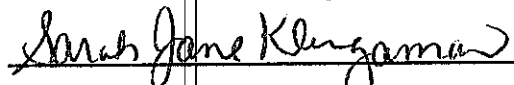
June 05, 2018



NOTARY

Affirmed and subscribed to before me this

5TH day of JUNE, 2018



Plaintiff Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



METLIFE INSURANCE COMPANY USA
vs.
CASHMAN, MARY (et al.)

Case Number
2018CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Final Service:

Name: (POSTING)

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 1234 5TH AVENUE
BERWICK, PA 18603

Adult In Charge:

Phone: **DOB:**

Relation:

Alternate Address:

Date: 6/5/18 **Time:** 1300

Phone:

Deputy: 12219 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2018CV159

1234 5TH AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



METLIFE INSURANCE COMPANY USA
vs.
CASHMAN, MARY (et al.)

Case Number
2018CV159

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	38
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <i>Served at 1234 5th Ave BwK</i> <i>was</i>		

Serve To:

Name:	CHRISTOPHER CASHMAN
Primary Address:	1400 FIRVIEW AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	<i>Christopher Cashman</i>
Relation:	
Date:	<i>4/17/18</i>
Time:	<i>09:30</i>
Deputy:	<i>3219</i>
Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP, P.C.
Phone:	

Service Attempts:

Date:	<i>4/17/18</i>					
Time:	<i>09:00</i>					
Mileage:						
Deputy:	<i>3219</i>					

Service Attempt Notes:

- Not Home, left number with land lord*
-
-
-
-
-

CASHMAN, CHRISTOPHER

2018CV159

1400 FIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

METLIFE INSURANCE COMPANY USA
vs.
CASHMAN, MARY (et al.)

Case Number
2018CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 38

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ELIZABETH CASHMAN ~~ROBBINS~~

Primary Address: 839 MAINVILLE DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ~~ROBBINS~~ ~~ROBBINS~~

Relation: ~~WIFE~~ HUSBAND

Date: 4/16/18 Time: 1308

Deputy: 4 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

CASHMAN, ELIZABETH

2018CV159

839 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

METLIFE INSURANCE COMPANY USA
vs.
CASHMAN, MARY (et al.)

Case Number
2018CV159

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	38
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	MARY CASHMAN
Primary Address:	839 MAINVILLE DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	BRETT ROBBINS
Relation:	BROTHER IN LAW
Date:	4/14/18
Time:	1308
Deputy:	4
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CASHMAN, MARY

2018CV159

839 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION



May 30, 2018

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

**METLIFE INSURANCE COMPANY USA
C/O FAY SERVICING LLC**

VS.

**MARY CASHMAN AS EXECUTRIX OF ESTATE OF LOUISE MARTIN
A/K/A LOUISE M. CASHMAN DECEASED ELIZABETH CASHMAN
N/K/A ELIZABETH ROBBINS AS EXECUTRIX OF THE ESTATE OF
LOUISE MARTIN A/K/A LOUISE M. CASHMAN DECEASED**

**NO: 2018-CV-159
NO: 2018-ED-38**

Dear Timothy:

The amount due on the sewer account #135993 for the property located at 1234
5th Avenue Berwick, Pa through September 30, 2018 is \$755.35.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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 04/24/18

Account:

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

Ad ID:	1135107
Description:	LOUISE CASHMAN SALE
2018CV159	
Run Dates:	07/04/18 to 07/18/18
Class:	2
Agate Lines:	183
Blind Box:	

Total Ad Cost	\$1,110.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	07/04/18	07/18/18	3	\$1,110.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV159

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, JULY 25, 2018 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. All that certain property situated in the Borough of Berwick in the County of Columbia and Commonwealth of Pennsylvania, being described as follows: Lot 1615 plan recorded in miscellaneous plan Book 8, page 366. Being more fully described in a deed dated 03/17/97 and recorded 03/21/97, among the land records of the county and state set forth above, in Deed Volume 650 and Page 652 and being more fully described in a deed dated 10/04/74 and recorded 10/15/74, among the land records of the county and state set forth above, in Deed Volume 269 and Page 524. ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows: BEGINNING at the northwest corner of Lot No. 1614, this being the east side of the second lot east of Arch Street on the south side of Fifth Avenue, in the Borough of Berwick, Columbia County, State of Pennsylvania, on what was formerly known as the Freas Farm; thence in a southerly direction along Lot No. 1614, a distance of 160 feet to a fifteen (15) foot alley; thence in a westerly direction along said alley a distance of 45 feet to the corner of Lot No. 1616; thence in a northerly direction along Lot No. 1616 a distance of 160 feet to Fifth Avenue; thence in an easterly direction along Fifth Avenue, a distance of 45 feet to the place of beginning. TAX PARCEL ID: 04D-07-122-00,000

PROPERTY ADDRESS: 1234 5TH AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-07-122-00,000

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

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



METLIFE INSURANCE COMPANY USA
vs.
CASHMAN, MARY (et al.)

Case Number
2018CV159

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	38
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other		
Adult In Charge:			
Relation:			
Date:	4/17/18	Time:	10:00
Deputy:	19	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2018CV159

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



METLIFE INSURANCE COMPANY USA
vs.
CASHMAN, MARY (et al.)

Case Number
2018CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

38

Warrant:

Notes:

SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 4/17/18 Time: 09:45

Deputy: 3219 Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2018CV159

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

METLIFE INSURANCE COMPANY USA
vs.
CASHMAN, MARY (et al.)

Case Number
2018CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 38

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1234 5TH AVE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge (Posted) - Other

Adult In Charge:

Relation:

Date:

4/17/18

Time:

09:30

Deputy:

32/19

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2018CV159

1234 5TH AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



METLIFE INSURANCE COMPANY USA
vs.
CASHMAN, MARY (et al.)

Case Number
2018CV159

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	38
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	ELIZABETH WHITTENIGHT
Relation:	CLERK
Date:	4/17/18
Time:	0800
Deputy:	4
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV159

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



METLIFE INSURANCE COMPANY USA
vs.
CASHMAN, MARY (et al.)

Case Number
2018CV159

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 38

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 07/25/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cot

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELLE SANTOR

Relation: CLERK

Date: 4/17/18

Time: 0812

Deputy: 4

Mileage:

Attorney / Originator:

Name: KML LAW GROUP, P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2018CV159

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

METLIFE INSURANCE COMPANY USA
Plaintiff

vs.

MARY CASHMAN as Executrix of the Estate of Louise Martin
a/k/a Louise M. Cashman Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS as
Executrix of the Estate of Louise Martin a/k/a Louise M.
Cashman Deceased

Defendant(s)

NO. 2018-CV-159

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): MARY CASHMAN as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased, has a last known residence of 839 Mainville Drive, Bloomsburg, PA 17815. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date

6/10/18

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Attorneys for Plaintiff

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

SSN: XXX-XX-
Birth Date:
Last Name: CASHMAN
First Name: MARY
Middle Name:
Status As Of: Apr-10-2018
Certificate ID: XGPSFW7N0PC023M

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

METLIFE INSURANCE COMPANY USA
Plaintiff

vs.

MARY CASHMAN as Executrix of the Estate of Louise Martin
a/k/a Louise M. Cashman Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS as
Executrix of the Estate of Louise Martin a/k/a Louise M.
Cashman Deceased

Defendant(s)

NO. 2018-CV-159

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual(s): ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased, has a last known residence of 839 Mainville Drive, Bloomsburg, PA 17815. The following information was used to search the DMDC (check all that apply):

☒ Last Name

☒ First Name

☒ Social Security Number

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date 4/10/18

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ David Fein Pa. ID 82628

____ Thomas Puleo Pa. ID 27615

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

____ Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

Attorneys for Plaintiff

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

SSN: XXX-XX-XXXX
Birth Date: [REDACTED]
Last Name: CASHMAN
First Name: ELIZABETH
Middle Name:
Status As Of: Apr-10-2018
Certificate ID: C8NCSMCN49P545S

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

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

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

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

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

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

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

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

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

SSN: XXX-XX-XXXX
Birth Date:
Last Name: ROBBINS
First Name: ELIZABETH
Middle Name:
Status As Of: Apr-10-2018
Certificate ID: DHCHXZ48QWCSDPG

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

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

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

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

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

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

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More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



METLIFE INSURANCE COMPANY USA
vs.
CASHMAN, MARY (et al.)

Case Number
2018CV159

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	38
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 07/25/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DEANNA PEALER
Primary Address:	128 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally • <u>Adult In Charge</u> • Posted • Other		
Adult In Charge:	DENISE HAUGHTON		
Relation:	POWER LEGAL		
Date:	4/16/18	Time:	1105
Deputy:	4	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP, P.C.	Phone:
----------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

PEALER, DEANNA

2018CV159

128 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV159

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, JULY 25, 2018
AT 9:00 O'CLOCK A.M.

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

All that certain property situated in the borough of Berwick in the County of Columbia and Commonwealth of Pennsylvania, being described as follows: Lot 1615 plan recorded in miscellaneous plan Book 8, page 366.

Being more fully described in a deed dated 03/17/97 and recorded 03/21/97, among the land records of the county and state set forth above, in Deed Volume 650 and Page 652 and being more fully described in a deed dated 10/04/74 and recorded 10/15/74, among the land records of the county and state set forth above, in Deed Volume 269 and Page 524.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner of Lot No. 1614, this being the east side of the second lot east of Arch Street on the south side of Fifth Avenue, in the Borough of Berwick, Columbia County, State of Pennsylvania, on what was formerly known as the Freas Farm; thence in a southerly direction along Lot No. 1614, a distance of 160 feet to a fifteen (15) foot alley; thence in a westerly direction along said alley a distance of 45 feet to the corner of Lot No. 1616; thence in a northerly direction along Lot No. 1616 a distance of 160 feet to Fifth Avenue; thence in an easterly direction along Fifth Avenue, a distance of 45 feet to the place of beginning.

TAX PARCEL ID: 04D-07-122-00,000

PROPERTY ADDRESS: 1234 5TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-07-122-00,000

Seized and taken into execution to be sold as the property of MARY CASHMAN, ELIZABETH CASHMAN, ELIZABETH CASHMAN, MARY CASHMAN in suit of METLIFE INSURANCE COMPANY USA.

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

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

METLIFE INSURANCE COMPANY USA
c/o Fay Servicing LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

Plaintiff

vs.

MARY CASHMAN as Executrix of the Estate of Louise
Martin a/k/a Louise M. Cashman Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH
ROBBINS as Executrix of the Estate of Louise Martin
a/k/a Louise M. Cashman Deceased
1234 5th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-159

2018-ED-38

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2018 APR 12 A 11:31

FILED
PROTHONOTARY

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$28,864.27

Interest from
4/11/2018 to Date of
Sale at 5.5010%

(Costs to be added)

By:

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

David Fein Pa. ID 82628

Jill P. Jenkins Pa. ID 306588

Alyk L. Oflazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

X Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Lauren B. Karl Pa. ID 88209

Kevin G. McDonald Pa. ID 203783

Attorneys for Plaintiff

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

METLIFE INSURANCE COMPANY USA
c/o Fay Servicing LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

vs.

MARY CASHMAN as Executrix of the Estate of
Louise Martin a/k/a Louise M. Cashman Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH
ROBBINS as Executrix of the Estate of Louise
Martin a/k/a Louise M. Cashman Deceased
1234 5th Avenue
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2018-CV-159

2018-ED-38
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1234 5th Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$28,864.27

Interest From 4/11/2018
Through Date of Sale

(Costs to be added)

Dated: 4/12/2018

Barbara N. Illiuto 189

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Prothonotary & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

Deputy

Stephen W. Wap

04D-07-122-00,000

Bulk Boro

REAL ESTATE OUTLINE

ED # 2018ED 38

DATE RECEIVED 4-11-18
DOCKET AND INDEX 2018 CV 159

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u> </u>	<i>email KML 4-13-18</i>
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>891561</u>

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

SALE DATE July 25 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

METLIFE INSURANCE COMPANY USA
c/o Fay Servicing LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

Plaintiff

vs.

MARY CASHMAN as Executrix of the Estate of Louise
Martin a/k/a Louise M. Cashman Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS
as Executrix of the Estate of Louise Martin a/k/a Louise M.
Cashman Deceased
1234 5th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2018-CV-159

2018-ED-38

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: _____

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ David Fein Pa. ID 82628

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

____ Matthew K. Fissel Pa. ID 314567

X _____ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

____ Lauren B. Karl Pa. ID 88209

____ Kevin G. McDonald Pa. ID 203783

____ Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

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TAX PARCEL ID: 04D-07-122-00,000

ADDRESS: 1234 Fifth Avenue
Berwick PA 18603

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

METLIFE INSURANCE COMPANY USA
c/o Fay Servicing LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

Plaintiff

vs.

MARY CASHMAN as Executrix of the Estate of Louise
Martin a/k/a Louise M. Cashman Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH
ROBBINS as Executrix of the Estate of Louise Martin
a/k/a Louise M. Cashman Deceased
1234 5th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-159

2018-ED-38

WAIVER OF WATCHMAN

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

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ David Fein Pa. ID 82628

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

____ Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

____ Lauren B. Karl Pa. ID 88209

____ Kevin G. McDonald Pa. ID 203783

____ Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

KML Law Group, P.C.
Suite 5000 – BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

METLIFE INSURANCE COMPANY USA
c/o Fay Servicing LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

Plaintiff

vs.

MARY CASHMAN as Executrix of the Estate of
Louise Martin a/k/a Louise M. Cashman Deceased
ELIZABETH CASHMAN N/K/A ELIZABETH
ROBBINS as Executrix of the Estate of Louise Martin
a/k/a Louise M. Cashman Deceased
1234 5th Avenue
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2018-CV-159

2018-ED-38

AFFIDAVIT PURSUANT TO RULE 3129

METLIFE INSURANCE COMPANY USA, Plaintiff in the above action, by counsel, KML Law Group, 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:

1234 5th Avenue
Berwick, PA 18603

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

MARY CASHMAN as Executrix of the
Estate of Louise Martin a/k/a Louise M. Cashman Deceased
839 Mainville Drive
Bloomsburg, PA 17815

ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS
as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased
839 Mainville Drive
Bloomsburg, PA 17815

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

MARY CASHMAN as Executrix of the Estate of
Louise Martin a/k/a Louise M. Cashman Deceased
839 Mainville Drive
Bloomsburg, PA 17815

ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS
as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased
839 Mainville Drive
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

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

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

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

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.

TENANTS/OCCUPANTS
1234 5th Avenue
Berwick, PA 18603

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

ANNE CASHMAN
419 Penn Avenue
Aliquippa, PA 15001

CHRISTOPHER CASHMAN
1400 Fairview Avenue
Berwick, PA 18603

CASHMAN, JAMES
RR 1, Box 149A
Belington, WV 26250

MATTHEW CASHMAN
RR 1, Box 149A
Belington, WV 26250

MICHAEL CASHMAN, JR.
RR 1, Box 149A
Belington, WV 26250

SCOTT DELANY
419 Penn Avenue
Aliquippa, PA 15001

JOSELLA LIBRIZZI
29 Laurel Avenue
Linwood, NJ 08221

MICHAEL A. LIBRIZZI
29 Laurel Avenue
Linwood, NJ 08221

MICHAEL D. LIBRIZZI
29 Laurel Avenue
Linwood, NJ 08221

DEANNA R PEALER, ESQUIRE
128 West Main Street
Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

DATED: 4/10/18

By: 

KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ David Fein Pa. ID 82628

____ Jill P. Jenkins Pa. ID 306588

____ Alyk L. Oflazian Pa. ID 312912

____ Matthew K. Fissel Pa. ID 314567

☒ Rebecca A. Solarz Pa. ID 315936

____ Nora C. Viggiano Pa. ID 320864

____ Lauren B. Karl Pa. ID 88209

____ Kevin G. McDonald Pa. ID 203783

____ Matthew J. McClelland Pa. ID 319482

Attorneys for Plaintiff

KML LAW GROUP, P.C.
SUITE 5000
BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM
(215) 627-1322
FAX (215) 627-7734

April 10, 2018

Docket #2018-CV-159 2018-ED-38

ATTENTION: COLUMBIA COUNTY SHERIFF


We would like to bring to your attention that defendant(s):

**MARY CASHMAN as Executrix of the Estate of Louise Martin a/k/a
Louise M. Cashman Deceased and ELIZABETH CASHMAN N/K/A
ELIZABETH ROBBINS as Executrix of the Estate of Louise Martin a/k/a
Louise M. Cashman Deceased** will be personally served notice of Sheriff's Sale by
an outside process server.

Thank you,

JUDGMENT DEPARTMENT
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ METLIFE INSURANCE COMPANY USA		COURT NUMBER 2018-CV-159	2018-ED-38
DEFENDANT/S/MARY CASHMAN as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased and ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE MARY CASHMAN as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased & ELIZABETH CASHMAN N/K/A ELIZABETH ROBBINS as Executrix of the Estate of Louise Martin a/k/a Louise M. Cashman Deceased		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1234 5th Avenue, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY KML Law Group, P.C.		TELEPHONE NUMBER (215) 825-6345	DATE April 10, 2018
ADDRESS OF ATTORNEY KML Law Group, P.C. Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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



ANNE CASHMAN
419 PENN AVE

ALQUIPPA PA 15001

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



71901140006000127384

SCOTT DELANY
419 PENN AVENUE

ALIQUIPPA PA 15001

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



71901140006000127292

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	12927	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

MICHAEL D. LIBRIZZI

29 LAUREL AVENUE

Tracking #: 71901140006000127414

Doc Ref #: 2018ED38

Postage 5.4200

LINWOOD NJ 08221

Document Receipt

Trans #	12927	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

MICHAEL D. LIBRIZZI

29 LAUREL AVENUE

Tracking #: 71901140006000127414

Doc Ref #: 2018ED38

Postage 5.4200

LINWOOD NJ 08221

Document Receipt

Trans #	12926	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

MICHAEL A. LIBRIZZI

29 LAUREL AVENUE

Tracking #: 71901140006000127407

Doc Ref #: 2018ED38

Postage 5.4200

LINWOOD NJ 08221

Document Receipt

Trans #	12925	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

JOSELLA LIBRIZZI

29 LAUREL AVENUE

Tracking #: 71901140006000127391

Doc Ref #: 2018ED38

Postage 5.4200

LINWOOD NJ 08221

Document Receipt

Trans #	12925	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

JOSELLA LIBRIZZI

29 LAUREL AVENUE

Tracking #: 71901140006000127391

Doc Ref #: 2018ED38

Postage 5.4200

LINWOOD NJ 08221

Document Receipt

Trans #	12924	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

SCOTT DELANY

419 PENN AVENUE

Tracking #: 71901140006000127384

Doc Ref #: 2018ED38

Postage 5.4200

ALIQUIPPA PA 15001

Document Receipt

Trans #	12923	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

MICHAEL CASHMAN JR

RR #1 BOX 149A

Tracking #: 71901140006000127377

Doc Ref #: 2018ED38

Postage 5.4200

BELINGTON WV 26250

Document Receipt

Trans #	12923	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

MICHAEL CASHMAN JR

RR #1 BOX 149A

Tracking #: 71901140006000127377

Doc Ref #: 2018ED38

Postage 5.4200

BELINGTON WV 26250

Document Receipt

Trans #	12922	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

MATTHEW CASHMAN

RR #1 BOX 149A

Tracking #: 71901140006000127360

Doc Ref #: 2018ED38

Postage 5.4200

BELINGTON WV 26250

Document Receipt

Trans #	12921	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

JAMES CASHMAN

RR #1 BOX 149A

Tracking #: 71901140006000127353

Doc Ref #: 2018ED38

Postage 5.4200

BELINGTON WV 26250

Document Receipt

Trans #	12920	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

ANNE CASHMAN

419 PENN AVE

Tracking #: 71901140006000127346

Doc Ref #: 2018ED38

Postage 5.4200

ALIQUIPPA PA 15001

Document Receipt

Trans #	12919	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

ESTATE PROGRAM

P.O. BOX 8486 WILLIOW OAK BLDG

Tracking #: 71901140006000127339

Doc Ref #: 2018ED38

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HARRISBURG PA 17105

Document Receipt

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Ship to:

PA DEPT OF LABOR & INDUSTRY

651 BOAS STREET

651 BOAS STREET

HARRISBURG PA 17121

Tracking #: 71901140006000127315

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Ship to:

COMMON OF PENNA

DEPT OF REVENUE

1131 STRAWBERRY SQUARE 6TH
FLOOR

Tracking #: 71901140006000127322

Doc Ref #: 2018ED38

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

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PA DEPT OF LABOR & INDUSTRY

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651 BOAS STREET

HARRISBURG PA 17121

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651 BOAS STREET

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000127308

Doc Ref #: 2018ED35

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PHILADELPHIA PA 19106

Document Receipt

Trans #	12915	Carrier / service:	USPS Server	First-Class Mail®	4/13/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000127292

Doc Ref #: 2018ED38

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000127285

Doc Ref #: 2018ED38

Postage 5.4200

HARRISBURG PA 17105

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000127285

Doc Ref #: 2018ED38

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HARRISBURG PA 17105

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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000127278

Doc Ref #: 2018ED38

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000127261

Doc Ref #: 2018ED38

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HARRISBURG PA 17105

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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000127254

Doc Ref #: 2018ED38

Postage 5.4200

PITTSBURGH PA 15222

00891561 236073801 80 00082795

MEMO

176919/Cashman

Bloomsburg PA, 17815

PO Box 380

Sheriff's Office

ONE THOUSAND THREE HUNDRED FIFTY AND XX/100

SHERIFF OF COLUMBIA COUNTY

PAY TO THE
ORDER OF

KML LAW GROUP, P.C.
SUITE 5000
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

FIRSTRUST
800.220.BANK / firstrust.com
3-7380/2360

04/11/2018

\$ 1,350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS

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