

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING LLC  
vs.  
CLARA BOWMAN (et al.)

Case Number  
2016CV1401

## PROPERTY ADDRESS

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814

## REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u> | <u>CATEGORY</u>                 | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u> | <u>CREDIT</u> |
|-------------|---------------------------------|-------------|--------------|--------------|---------------|
| 01/07/2020  | Advance Fee                     | Advance Fee | 935579       | \$0.00       | \$1,350.00    |
| 01/07/2020  | Advertising Sale (Newspaper)    |             |              | \$15.00      | \$0.00        |
| 01/07/2020  | Advertising Sale Bills & Copies |             |              | \$17.50      | \$0.00        |
| 01/07/2020  | Crying Sale                     |             |              | \$10.00      | \$0.00        |
| 01/07/2020  | Docketing                       |             |              | \$15.00      | \$0.00        |
| 01/07/2020  | Levy                            |             |              | \$15.00      | \$0.00        |
| 01/07/2020  | Mailing Costs                   |             |              | \$60.00      | \$0.00        |
| 01/07/2020  | Posting Handbill                |             |              | \$15.00      | \$0.00        |
| 01/07/2020  | Press Enterprise Inc.           |             |              | \$1,542.65   | \$0.00        |
| 01/07/2020  | Sheriff Automation Fund         |             |              | \$50.00      | \$0.00        |
| 01/07/2020  | Web Posting                     |             |              | \$100.00     | \$0.00        |
| 03/18/2020  | Service                         |             |              | \$225.00     | \$0.00        |
| 03/18/2020  | Service Mileage                 |             |              | \$40.00      | \$0.00        |
| 03/18/2020  | Copies                          |             |              | \$7.50       | \$0.00        |
| 03/18/2020  | Notary Fee                      |             |              | \$15.00      | \$0.00        |
| 03/18/2020  | Tax Claim Search                |             |              | \$5.00       | \$0.00        |
| 03/18/2020  | Surcharge                       |             |              | \$160.00     | \$0.00        |
|             |                                 |             |              | \$2,292.65   | \$1,350.00    |

|                       |                   |
|-----------------------|-------------------|
| <b>TOTAL BALANCE:</b> | <b>\$(942.65)</b> |
|-----------------------|-------------------|

**Sale No.**

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

(215) 627-1322  
FAX (215) 825-6456  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

March 16, 2020

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: BAYVIEW LOAN SERVICING, LLC

vs.

CLARA L. BOWMAN and HOWARD W. BOWMAN JR.

No. 2016-CV-1401

KML File#: 161570FC

**Property Address: 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814**

**Sheriff's Sale Date: March 25, 2020**

**Sale No.**

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter, and if applicable, cease all advertising, service and posting of the property. Please forward an updated cost sheet, summary of outstanding costs and return any unused costs. Pursuant to Act 32 of 2018 (68 Pa. C.S.A §2310), no sheriff's commission is due and owing and therefore no sheriff's commission has been charged to or collected from the Defendants.

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for March 25, 2020 has been stayed and cancelled.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
Tara Busa – Supervisor  
(215) 825-6379  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

Attorney Contact: Kevin G. McDonald, Esquire, (215) 825-6311, [kmcdonald@kmlawgroup.com](mailto:kmcdonald@kmlawgroup.com)

cc:

CLARA L. BOWMAN - 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814

HOWARD W. BOWMAN JR. - 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
BAYVIEW LOAN SERVICING LLC

vs.

**Defendant**  
CLARA BOWMAN  
HOWARD BOWMAN

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

**Sheriff's Sale Date:** Wednesday, September 9, 202

**Writ of Execution No. :** 2016CV1401

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814

## 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                   | \$60.00           |
| Posting Handbill                | \$15.00           |
| Press Enterprise Inc.           | \$1,542.65        |
| Prothonotary, Acknowledge Deed  | \$10.00           |
| Sheriff Automation Fund         | \$50.00           |
| Sheriff's Deed                  | \$35.00           |
| Solicitor Services              | \$100.00          |
| Transfer Tax Form               | \$25.00           |
| Web Posting                     | \$100.00          |
| Service                         | \$225.00          |
| Service Mileage                 | \$40.00           |
| Distribution Form               | \$25.00           |
| Copies                          | \$7.50            |
| Notary Fee                      | \$15.00           |
| Tax Claim Search                | \$5.00            |
| Surcharge                       | \$160.00          |
| <b>Total Sheriff Costs</b>      | <b>\$2,487.65</b> |

## Distribution Costs

|                                 |                |
|---------------------------------|----------------|
| Recording Fees                  | \$71.75        |
| <b>Total Distribution Costs</b> | <b>\$71.75</b> |

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**Grand Total:** **\$2,559.40**

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

BAYVIEW LOAN SERVICING, LLC VS. CLARA & HOWARD BOWMAN

NO. 144-2019 ED

NO. 1401-2016 JD

DATE/TIME OF SALE: *September 9*, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

WED-17710 0314-5 309I 20-01002  
Robert Spielman  
29 E Main St  
Ste D  
Bloomsburg, PA 17815-1485

018799 18799 1 AB 0.416 17815 2 0 9021-1-19511



Columbia County Sheriff  
35 W Main St  
Bloomsburg, PA 17815-1702

## Electronic Bankruptcy Noticing

### **Go Green!**

Sign up for electronic notices. FREE!  
Receive notices 24 X 7 and days faster  
than through US Mail.  
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**<http://bankruptcynotices.uscourts.gov>**

|  |  |   |
|--|--|---|
| <b>7. Meeting of creditors</b><br>Debtors must attend the meeting to be questioned under oath. In a joint case, both spouses must attend. Creditors may attend, but are not required to do so.   | <b>April 20, 2020 at 10:00 AM</b><br><br>The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket.<br><br>*** Valid photo identification and proof of social security number are required ***  | <b>Location:</b><br>Best Western Genetti's, 77 East Market Street, Wilkes-Barre, PA 18701                     |
| <b>8. Deadlines</b><br>The bankruptcy clerk's office must receive these documents and any required filing fee by the following deadlines.  | <b>Deadline to file a complaint to challenge dischargeability of certain debts:</b><br><b>You must file:</b> <ul style="list-style-type: none"><li>a motion if you assert that the debtors are not entitled to receive a discharge under U.S.C. § 1328(f), or</li><li>a complaint if you want to have a particular debt excepted from discharge under 11 U.S.C. § 523(a)(2) or (4).</li></ul> <b>Deadline for all creditors to file a proof of claim (except governmental units):</b><br><b>Deadline for governmental units to file a proof of claim:</b>  | <b>Filing deadline: 6/19/20</b><br><br><b>Filing deadline: 5/24/20</b><br><br><b>Filing deadline: 9/11/20</b> |
| <b>Deadlines for filing proof of claim:</b><br>A proof of claim is a signed statement describing a creditor's claim. A proof of claim form may be obtained at <a href="http://www.uscourts.gov">www.uscourts.gov</a> or any bankruptcy clerk's office.<br>If you do not file a proof of claim by the deadline, you might not be paid on your claim. To be paid, you must file a proof of claim even if your claim is listed in the schedules that the debtor filed.<br>Secured creditors retain rights in their collateral regardless of whether they file a proof of claim. Filing a proof of claim submits the creditor to the jurisdiction of the bankruptcy court, with consequences a lawyer can explain. For example, a secured creditor who files a proof of claim may surrender important nonmonetary rights, including the right to a jury trial. |  |   |
| <b>Deadline to object to exemptions:</b><br>The law permits debtors to keep certain property as exempt. If you believe that the law does not authorize an exemption claimed, you may file an objection.<br><br><b>Filing deadline:</b> 30 days after the conclusion of the meeting of creditors  |  |   |
| <b>9. Filing of plan</b>   | The debtor has filed a plan. The plan and notice of confirmation hearing will be sent separately.  |   |
| <b>10. Creditors with a foreign address</b>  | If you are a creditor receiving a notice mailed to a foreign address, you may file a motion asking the court to extend the deadline in this notice. Consult an attorney familiar with United States bankruptcy law if you have any questions about your rights in this case.   |   |
| <b>11. Filing a chapter 13 bankruptcy case</b>   | Chapter 13 allows an individual with regular income and debts below a specified amount to adjust debts according to a plan. A plan is not effective unless the court confirms it. You may object to confirmation of the plan and appear at the confirmation hearing. A copy of the plan, if not enclosed, will be sent to you later, and if the confirmation hearing is not indicated on this notice, you will be sent notice of the confirmation hearing. The debtor will remain in possession of the property and may continue to operate the business, if any, unless the court orders otherwise.   |   |
| <b>12. Exempt property</b>   | The law allows debtors to keep certain property as exempt. Fully exempt property will not be sold and distributed to creditors, even if the case is converted to chapter 7. Debtors must file a list of property claimed as exempt. You may inspect that list at the bankruptcy clerk's office or online at <a href="http://www.pacer.gov">www.pacer.gov</a> . If you believe that the law does not authorize an exemption that debtors claimed, you may file an objection by the deadline.  |   |
| <b>13. Discharge of debts</b>  | Confirmation of a chapter 13 plan may result in a discharge of debts, which may include all or part of a debt. However, unless the court orders otherwise, the debts will not be discharged until all payments under the plan are made. A discharge means that creditors may never try to collect the debt from the debtors personally except as provided in the plan. If you want to have a particular debt excepted from discharge under 11 U.S.C. § 523(a)(2) or (4), you must file a complaint and pay the filing fee in the bankruptcy clerk's office by the deadline. If you believe that the debtors are not entitled to a discharge of any of their debts under 11 U.S.C. § 1328(f), you must file a motion. The bankruptcy clerk's office must receive the objection by the deadline to object to exemptions in line 8. |   |

**LOCAL BANKRUPTCY FORM 3015-1****IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**IN RE:  
**Clara L Bowman**CHAPTER 13  
CASE NO. **5:20-bk-01002**

- ☐ ORIGINAL PLAN  
☒ 1st AMENDED PLAN (Indicate 1st, 2nd, 3rd, etc.)  
☐ Number of Motions to Avoid Liens  
☐ Number of Motions to Value Collateral

**CHAPTER 13 PLAN****NOTICES**

Debtors must check one box on each line to state whether or not the plan includes each of the following items. If an item is checked as "Not Included" or if both boxes are checked or if neither box is checked, the provision will be ineffective if set out later in the plan.

- |   |   |  |  |
|---|---|--|--|
| 1 | The plan contains nonstandard provisions, set out in § 9, which are not included in the standard plan as approved by the U.S. Bankruptcy Court for the Middle District of Pennsylvania. | <input checked="" type="checkbox"/> Included | <input type="checkbox"/> Not Included            |
| 2 | The plan contains a limit on the amount of a secured claim, set out in § 2.E, which may result in a partial payment or no payment at all to the secured creditor.                       | <input type="checkbox"/> Included            | <input checked="" type="checkbox"/> Not Included |
| 3 | The plan avoids a judicial lien or nonpossessory, nonpurchase-money security interest, set out in § 2.G.  | <input type="checkbox"/> Included            | <input checked="" type="checkbox"/> Not Included |

**YOUR RIGHTS WILL BE AFFECTED**

READ THIS PLAN CAREFULLY. If you oppose any provision of this plan, you must file a timely written objection. This plan may be confirmed and become binding on you without further notice or hearing unless a written objection is filed before the deadline stated on the Notice issued in connection with the filing of the plan.

**1. PLAN FUNDING AND LENGTH OF PLAN.****A. Plan Payments From Future Income**

1. To date, the Debtor paid \$ **956** (enter \$0 if no payments have been made to the Trustee to date). Debtor shall pay to the Trustee for the remaining term of the plan the following payments. If applicable, in addition to monthly plan payments, Debtor shall make conduit payments through the Trustee as set forth below. The total base plan is **\$31,190.00**, plus other payments and property stated in § 1B below:

| Start<br>mm/yy | End<br>mm/yy | Plan<br>Payment | Estimated<br>Conduit<br>Payment | Total<br>Monthly<br>Payment | Total<br>Payment<br>Over Plan<br>Tier |
|----------------|--------------|-----------------|---------------------------------|-----------------------------|---------------------------------------|
| 04/20          | 05/20        | 428.00          | 0.00                            | 428.00                      | 856.00                                |
| 06/20          | 03/25        | 523.00          | 0.00                            | 523.00                      | 30,334.00                             |
|                |              |                 |                                 |                             |                                       |
|                |              |                 |                                 |                             |                                       |
|                |              |                 |                                 |                             |                                       |
|                |              |                 |                                 | Total Payments:             | \$31,190.00                           |

2. If the plan provides for conduit mortgage payments, and the mortgagee notifies the Trustee that a different payment is due, the Trustee shall notify the Debtor and any attorney for the Debtor, in writing, to adjust the conduit payments and the plan funding. Debtor must pay all post-petition mortgage payments that come due before the initiation of conduit mortgage payments.

| Name of Creditor      | Description of Collateral   | Estimated Pre-petition Arrears to be Cured | Estimated Post-petition Arrears to be Cured | Estimated Total to be paid in plan |
|-----------------------|---|--|---|------------------------------------|
| Bayview Loan Services | 1332 C Upper Raven Creek Rd Benton, PA<br>17814 Columbia County<br>No appraisal - 100% Plan | \$15,928.00                                | \$0.00                                      | \$15,928.00                        |

**D. Other secured claims (conduit payments and claims for which a § 506 valuation is not applicable, etc.)**

☐ None. If "None" is checked, the rest of § 2.D need not be completed or reproduced.

☒ The claims below are secured claims for which a § 506 valuation is not applicable, and can include: (1) claims that were either (a) incurred within 910 days of the petition date and secured by a purchase money security interest in a motor vehicle acquired for the personal use of the Debtor, or (b) incurred within 1 year of the petition date and secured by a purchase money security interest in any other thing of value; (2) conduit payments; or (3) secured claims not provided for elsewhere.

- The allowed secured claims listed below shall be paid in full and their liens retained until the earlier of the payment of the underlying debt determined under nonbankruptcy law or discharge under § 1328 of the Code.
- In addition to payment of the allowed secured claim, present value interest pursuant to 11 U.S.C. § 1325(a)(5)(B)(ii) will be paid at the rate and in the amount listed below, unless an objection is raised. If an objection is raised, then the court will determine the present value interest rate and amount at the confirmation hearing.
- Unless otherwise ordered, if the claimant notifies the Trustee that the claim was paid, payments on the claim shall cease.

| Name of Creditor | Description of Collateral  | Principal Balance of Claim | Interest Rate | Total to be Paid in Plan |
|------------------|--|----------------------------|---------------|--------------------------|
| PHFA             | 1332 C Upper Raven Creek Rd Benton, PA 17814 Columbia County<br>No appraisal - 100% Plan | \$7,875.00                 | 5.25%         | \$9,136.55               |

**E. Secured claims for which a § 506 valuation is applicable. Check one.**

☒ None. If "None" is checked, the rest of § 2.E need not be completed or reproduced.

**F. Surrender of Collateral. Check one.**

☒ None. If "None" is checked, the rest of § 2.F need not be completed or reproduced.

**G. Lien Avoidance. Do not use for mortgages or for statutory liens, such as tax liens. Check one.**

☒ None. If "None" is checked, the rest of § 2.G need not be completed or reproduced.

**3. PRIORITY CLAIMS.**

**A. Administrative Claims**

- Trustee's Fees.** Percentage fees payable to the Trustee will be paid at the rate fixed by the United States Trustee.
- Attorney's fees.** Complete only one of the following options:
  - In addition to the retainer of \$ 1,000.00 already paid by the Debtor, the amount of \$ 3,000.00 in the plan. This represents the unpaid balance of the presumptively reasonable fee specified in L.B.R. 2016-2(c); or
  - \$ \_\_\_\_\_ per hour, with the hourly rate to be adjusted in accordance with the terms of the written fee



Payments from the plan will be made by the Trustee in the following order:

Level 1: \_\_\_\_\_  
 Level 2: \_\_\_\_\_  
 Level 3: \_\_\_\_\_  
 Level 4: \_\_\_\_\_  
 Level 5: \_\_\_\_\_  
 Level 6: \_\_\_\_\_  
 Level 7: \_\_\_\_\_  
 Level 8: \_\_\_\_\_

*If the above Levels are filled in, the rest of § 8 need not be completed or reproduced.* If the above Levels are not filled-in, then the order of distribution of plan payments will be determined by the Trustee using the following as a guide:

Level 1: Adequate protection payments.  
 Level 2: Debtor's attorney's fees.  
 Level 3: Domestic Support Obligations.  
 Level 4: Priority claims, pro rata.  
 Level 5: Secured claims, pro rata.  
 Level 6: Specially classified unsecured claims.  
 Level 7: Timely filed general unsecured claims.  
 Level 8: Untimely filed general unsecured claims to which the Debtor has not objected.

## 9. NONSTANDARD PLAN PROVISIONS

Include the additional provisions below or on an attachment. Any nonstandard provision placed elsewhere in the plan is void. (NOTE: The plan and any attachment must be filed as one document, not as a plan and exhibit.)

1. PHFA is being paid in full through this plan.

2. All allowed unsecured claims are being paid in full, but no payment is being made on account of unsecured bifurcated claims. Collateral is surrendered in full satisfaction of debt.

Dated: June 5, 2020

/s/ Robert Spielman

Robert Spielman

Attorney for Debtor

/s/ Clara L Bowman

Clara L Bowman

Debtor

By filing this document, the debtor, if not represented by an attorney, or the Attorney for Debtor also certifies that this plan contains no nonstandard provisions other than those set out in § 9.

**UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF PENNSYLVANIA**

In re:

Clara L Bowman,

**Debtor 1**

Chapter 13

Case No. 5:20-bk-01002-RNO

**Notice**

The confirmation hearing has been scheduled for Debtor 1 on the date indicated below.

A deadline of **August 12, 2020** has been set for objections to confirmation of the Amended Plan. Any objections to confirmation of the Amended Plan will be heard at this hearing. Counsel should be prepared to proceed with said hearing on any unresolved objections to the plan at this time.

United States Bankruptcy Court  
Max Rosenn US Courthouse,  
Courtroom 2, 197 South Main  
Street, Wilkes-Barre, PA 18701

Date: August 19, 2020

Time: 09:30 AM

A copy of the Amended Plan can be obtained by accessing the case docket through PACER, or from the Bankruptcy Clerk's Office at the address listed below during normal business hours.

**FACE MASKS AND APPROPRIATE SOCIAL DISTANCING WILL BE REQUIRED IN THE COURTROOM.**

Initial requests for a continuance of hearing (*L.B.F. 9013-3, Request to Continue Hearing/Trial with Concurrence*) shall be filed with the Court. Requests received by the Court within twenty-four (24) hours of the hearing will not be considered except in emergency situations. Additional requests for continuance must be filed as a Motion.

Requests to participate in a hearing telephonically shall be made in accordance with L.B.R. 9074-1(a).

Electronic equipment, including cell phones, pagers, laptops, etc., will be inspected upon entering the Courthouse. These devices may be used in common areas and should be turned to silent operation upon entering the Courtroom and Chambers.

Photo identification is required upon entering the Courthouse.

**Address of the Bankruptcy Clerk's Office:**  
Max Rosenn U.S. Courthouse  
197 South Main Street  
Wilkes-Barre, PA 18701  
(570) 831-2500

**For the Court:**  
Terrence S. Miller  
Clerk of the Bankruptcy Court:  
By: Ryan Eshelman, Deputy Clerk

Hours Open: Monday – Friday 9:00 AM – 4:00 PM

Date: July 15, 2020

ntcnfhrg (03/18)

BUSINESS OF THE COURTS

Sheriff Sale

Postponement

July 29, 2020 to

September 9, 2020

IN THE COURT OF COMMON  
PLEAS FOR THE 26<sup>TH</sup>  
JUDICIAL DISTRICT,  
COLUMBIA/MONTGOMERY COUNTY  
BRANCH, PENNSYLVANIA  
CIVIL ACTION - LAW  
CASE NO: of 2020  
#1-MV-

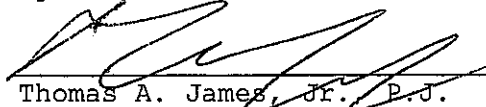
SPECIAL ORDER OF COURT

ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court

  
Thomas A. James, Jr. P.J.

2020 JUL 14 P 12:38

FILED  
PROTHONOTARY

COPY

BUSINESS OF THE COURTS

**Sheriff Sale Postponement**  
**May 27, 2020 to**  
**July 29, 2020**

IN THE COURT OF COMMON  
PLEAS FOR THE 26TH JUDICIAL  
DISTRICT, COLUMBIA/MONTGOMERY  
COUNTY BRANCH, PENNSYLVANIA  
CIVIL ACTION - LAW  
CASE NO: of 2020

#1-MV-

**SPECIAL ORDER OF COURT**  
**ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)**

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

CLERK OF COURT  
COLUMBIA COUNTY  
2020 MAY 20 P 1:48  
FILED  
PROthonary

BY THE COURT

  
Thomas A. James, Jr. P.J.

**UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF PENNSYLVANIA**

In Re:

CHAPTER 13

Clara L Bowman

Debtor(s)

CASE NO: 5:20-bk-01002

**NOTICE**

The meeting of the creditors previously scheduled for 4/20/2020 for the above referenced debtors has been rescheduled.

**The rescheduled date time and location of the meeting of the creditors is:**

DATE: 6/8/2020 TIME: 10:00 AM

LOCATION: Meeting to be held by Video Conference

DATE: April 16, 2020

Filed by: Robert Spielman  
PA ID 21489

**IN THE UNITED STATES BANKRUPTCY COURT**  
**FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

In re  
Clara L. Bowman

Case: 5:20-bk-01002

**CERTIFICATION OF SERVICE**

I, Robert Spielman, of 29 East Main Street, Bloomsburg, PA 17815-1804 certify: that I am, and at all times hereinafter mentioned was, more than 18 years of age; that on the date set forth below, I served by first class mail, postage prepaid, or by electronic transmission notice of the Rescheduled 341 Meeting of the Creditors on all parties listed on the attached Mailing Matrix :

I certify under penalty of perjury that the foregoing is true and correct.

**LAW OFFICES OF ROBERT SPIELMAN, P.C.**

*/s/ Robert Spielman*

Robert Spielman  
29 E. Main Street  
Suite D  
Bloomsburg, PA 17815  
PA ID No. 21489  
Phone: 570-380-1072  
Fax: 570-784-3429  
E-mail: [bobspielman@yahoo.com](mailto:bobspielman@yahoo.com)  
Attorney for debtor

Dated: April 16, 2020  
Bloomsburg, Pennsylvania

Label Matrix for local noticing  
0314-5  
Case 5:20-bk-01002-RNO  
Middle District of Pennsylvania  
Wilkes-Barre  
Wed Apr 15 17:47:33 EDT 2020  
Columbia County Prothonotary  
35 W Main St  
Bloomsburg, PA 17815-1702

Bayview Loan Services  
4425 Ponce Leon Blvd  
Miami, FL 33146-1873

Clara L Bowman  
1332 C Upper Raven Creek Rd  
Benton, PA 17814-7763

Columbia County Sheriff  
35 W Main St  
Bloomsburg, PA 17815-1702

Charles J DeHart, III (Trustee)  
8125 Adams Drive, Suite A  
Hummelstown, PA 17036-8625

Frontier Communications  
Bankruptcy Dept  
Middletown, NY 10940

Howard W Boman Jr  
1332 C Upper Creek Rd  
Benton, PA 17814-7763

Howard W Bowman Jr  
1332 C Upper Raven Creek Rd  
Benton, PA 17814-7763

KML Law Group LLC  
James Warmbrodt  
701 Market St Suite 5000  
Philadelphia, PA 19106-1541

PHFA  
211 North Front St  
Harrisburg, PA 17101-1466

Robert Spielman  
29 E Main St  
Ste D  
Bloomsburg, PA 17815-1485

United States Trustee  
228 Walnut Street, Suite 1190  
Harrisburg, PA 17101-1722

James Warmbrodt  
701 Market Street Suite 5000  
Philadelphia, PA 19106-1541

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) Bayview Loan Servicing, LLC

|                     |    |
|---------------------|----|
| End of Label Matrix |    |
| Mailable recipients | 13 |
| Bypassed recipients | 1  |
| Total               | 14 |

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

James T Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1401

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, MARCH 25, 2020**  
**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 for (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a stone corner located at the intersection of lands now or formerly of Mary M. Campbell and Stephen Hopkins, it being the northeast corner of the land here conveyed; and **THENCE** running along the Westerly line of land now or formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Debra L. Myers; **THENCE** running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; **THENCE** running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; **THENCE** running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning.

CONTAINING approximately 5.03 acres of land.

BEING KNOWN AS: 1332 C UPPER RAVEN CREEK ROAD A/K/A 1332 B UPPER RAVEN CREEK ROAD, BENTON, PA. 17514  
PROPERTY D NUMBER: 32-10-014-02-000  
BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, ADMINISTRATRIX OF ESTATE OF TIMOTHY A. GETZ, BY DEED DATED 6/17/1993 AND RECORDED 7/11/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 540 AT PAGE 483, GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOWARD W. BOWMAN, WIFE AND HUSBAND.

PROPERTY ADDRESS: 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA. 17514  
UP / TAX PARCEL NUMBER: 32-10-014-02-000

Seized and taken into execution to be sold as the property of CLARA BOWMAN, HOWARD BOWMAN in suit of BAYVIEW LOAN SERVICES LLC.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (excluding 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 enforce the bid price 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 representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff  
IVIL LAW GROUP, PC  
PHILADELPHIA, PA.

Ad Text: HOWARD BOWMAN

Date(s) Published: 3/4/2020, 3/11/2020, 3/18/2020

*James T Micklow*

Sworn and subscribed to before me  
this 19 day of March, 2020.

*Albert Lee Jensen*  
(Notary Public)

**COMMONWEALTH OF PENNSYLVANIA**  
**NOTARIAL SEAL**  
ALBERT LEE JENSEN, Notary Public  
Scott Township, Columbia County  
My Commission Expires April 21, 2020

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



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

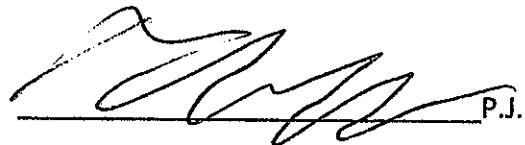
AND NOW, this 20<sup>th</sup> day of March, 2020 President Judge Thomas A. James, Jr. having declared a

Judicial Emergency in this District on March 16, 2020 and such declaration being effective through

April 14, 2020 the following is ORDERED:

- A) The Sheriff sale scheduled for Wednesday March 25, 2020 is postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall contact all Plaintiffs' attorneys regarding this Order.
- C) No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT

A handwritten signature in black ink, appearing to be 'Thomas A. James, Jr.', written over a horizontal line. To the right of the signature is the text 'P.J.'.

Thomas A. James, Jr.

2020 MAR 20 P 3:15  
CLERK OF COURTS  
COUNTY OF COLUMBIA  
PROthonotary

132pt 1461-2016  
SHERIFF'S SALE COST SHEET

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

|                                 |                  |                  |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN                   | \$15.00          |                  |
| SERVICE PER DEF.                | \$ <u>225.00</u> |                  |
| LEVY (PER PARCEL                | \$15.00          |                  |
| MAILING COSTS                   | \$ <u>60.00</u>  |                  |
| ADVERTISING SALE BILLS & COPIES | \$17.50          |                  |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00          |                  |
| MILEAGE                         | \$ <u>40.00</u>  |                  |
| POSTING HANDBILL                | \$15.00          |                  |
| CRYING/ADJOURN SALE             | \$10.00          |                  |
| SHERIFF'S DEED                  | \$35.00          |                  |
| TRANSFER TAX FORM               | \$25.00          |                  |
| DISTRIBUTION FORM               | \$25.00          |                  |
| COPIES                          | \$ <u>7.50</u>   |                  |
| NOTARY                          | \$ <u>15.00</u>  |                  |
| TOTAL *****                     |                  | \$ <u>520.00</u> |

|                       |                   |                   |
|-----------------------|-------------------|-------------------|
| WEB POSTING           | \$150.00          |                   |
| PRESS ENTERPRISE INC. | \$ <u>1542.65</u> |                   |
| SOLICITOR'S SERVICES  | \$100.00          |                   |
| TOTAL *****           |                   | \$ <u>1792.65</u> |

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

REAL ESTATE TAXES:

|                       |                |                |
|-----------------------|----------------|----------------|
| BORO, TWP & COUNTY 20 | \$             |                |
| SCHOOL DIST. 20       | \$             |                |
| DELINQUENT 20         | \$ <u>5.00</u> |                |
| TOTAL *****           |                | \$ <u>5.00</u> |

MUNICIPAL FEES DUE:

|             |    |             |
|-------------|----|-------------|
| SEWER 20    | \$ |             |
| WATER 20    | \$ |             |
| TOTAL ***** |    | \$ <u>0</u> |

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

TOTAL COSTS (OPENING BID) \$ 2558.40

United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 03/15/2020 at 5:39 PM and filed on 03/15/2020.



**Clara L Bowman**

1332 C Upper Raven Creek Rd  
Benton, PA 17814  
SSN / ITIN: xxx-xx-8787

The case was filed by the debtor's attorney: The bankruptcy trustee is:

**Robert Spielman**

29 E Main St  
Ste D  
Bloomsburg, PA 17815-1485  
570 380-1072

**Charles J DeHart, III (Trustee)**

8125 Adams Drive, Suite A  
Hummelstown, PA 17036  
717 566-6097

The case was assigned case number 5:20-bk-01002-RNO to Judge Robert N. Opel.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://www.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosen US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Terrence S. Miller**  
**Clerk, U.S. Bankruptcy**  
**Court**

2016-CV-1401

**KML Law Group, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322  
Attorney for Plaintiff

**BAYVIEW LOAN SERVICING, LLC**

4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

**CLARA L. BOWMAN****HOWARD W. BOWMAN JR.**

Mortgagor(s) and Record Owner(s)  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek  
Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2016-CV-1401

2019-ED-144

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT.  
THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION  
OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**TO: BOWMAN, JR., HOWARD W.**HOWARD W. BOWMAN JR.**

1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

Your house at 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on March 25 2020, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$108,122.24 obtained by BAYVIEW LOAN SERVICING, LLC against you.

**NOTICE OF OWNER'S RIGHTS****YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to BAYVIEW LOAN SERVICING, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 161570FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

2016-CV-1401

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY  
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

---

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

**Sale No.**

**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

(215) 627-1322  
FAX (215) 825-6456  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

March 16, 2020

SHERIFF OF COLUMBIA COUNTY  
FAX: 570-389-5625

RE: BAYVIEW LOAN SERVICING, LLC  
vs.  
CLARA L. BOWMAN and HOWARD W. BOWMAN JR.  
No. 2016-CV-1401  
KML File#: 161570FC

**Property Address: 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814**

**Sheriff's Sale Date: March 25, 2020**  
**Sale No.**

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter, and if applicable, cease all advertising, service and posting of the property. Please forward an updated cost sheet, summary of outstanding costs and return any unused costs. Pursuant to Act 32 of 2018 (68 Pa. C.S.A §2310), no sheriff's commission is due and owing and therefore no sheriff's commission has been charged to or collected from the Defendants.

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for March 25, 2020 has been stayed and cancelled.

By: **KML LAW GROUP, P.C.**  
Sheriff's Sale Department  
Tara Busa – Supervisor  
(215) 825-6379  
[PASALES@KMLLAWGROUP.COM](mailto:PASALES@KMLLAWGROUP.COM)

Attorney Contact: Kevin G. McDonald, Esquire, (215) 825-6311, [kmcdonald@kmlawgroup.com](mailto:kmcdonald@kmlawgroup.com)

cc:  
CLARA L. BOWMAN - 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814  
HOWARD W. BOWMAN JR. - 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814

## TX Result Report

P 1

03/16/2020 11:00

Serial No. A6VF011029028

TC:00079862

| Addressee   | Start Time  | Time     | Prints  | Result | Note |
|-------------|-------------|----------|---------|--------|------|
| 95709464436 | 03-16 10:59 | 00:00:44 | 001/001 | OK     | ORG  |

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX

FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

Date: March 16, 2020

To: WYATT MARKUS BARNES  
47 BUCKHORN ROAD  
BLOOMSBURG, PA 17816

**INVOICE**

WARRANT

COMMONWEALTH OF PENNSYLVANIA  
vs.  
WYATT MARKUS BARNES

Case Number  
TR-966-19MG 3-03

The following costs have been incurred in the above captioned action. Money owed is due upon receipt. Thank you for your cooperation in this matter.

BALANCE DUE: \$ **\$19.00**

*Timothy T. Chamberlain*  
Timothy T. Chamberlain  
Sheriff

| DATE       | CATEGORY  | MEMO | COSTS | CHK # | DEBIT            | CREDIT        |
|------------|-----------|------|-------|-------|------------------|---------------|
| 03/16/2020 | Docketing |      |       |       | \$9.00           | \$0.00        |
| 03/16/2020 | Surcharge |      |       |       | \$10.00          | \$0.00        |
|            |           |      |       |       | <b>\$19.00</b>   | <b>\$0.00</b> |
| BALANCE:   |           |      |       |       | <b>\$(19.00)</b> |               |

## TELECOPY COVER SHEET

ROBERT SPIELMAN

ATTORNEY AT LAW  
A PROFESSIONAL CORPORATION

29 EAST MAIN STREET SUITE D BLOOMSBURG PA 17815 • 14 SPRUCE AVENUE WILKES BARRE PA 18705-2214

If there is a problem with transmission or if all pages are not received, please call 570-380-1072 for retransmission.

TO: Columbia County Sheriff

FAX #: 570-389-5625

FROM: Robert Spielman

DATE: 3/16/2020

RE: Clara L Bowman 2016-CV 1401 / 2019 ED 144

Number of pages including this cover page: 4

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is PRIVILEGED, CONFIDENTIAL and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original to us by mail without making a copy. Thank you.

Comments:

Notice of Filing  
Bankruptcy Case no.:  
Chapter 13



**KML LAW GROUP, P.C.**

ATTORNEYS AT LAW

---

SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
[WWW.KMLLAWGROUP.COM](http://WWW.KMLLAWGROUP.COM)

March 12, 2020

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

RE: No. 2016-CV-1401  
CLARA L. BOWMAN and HOWARD W. BOWMAN JR.  
KML File#: 161570FC

To the Real Estate Division:

Please be advised the property in the above case may be sold on March 25, 2020. Service of the Notice of Sale has been completed in accordance with Rule 3129.

Should you need anything else, please contact us and we will provide the same immediately.

Thank you for your cooperation in this matter.

KML Law Group, P.C.,

  X   **Winter Dunn**  
      **Jacqueline McCoy**  
      Legal Assistant

For questions, please contact:

Cheryl Dilchus  
Direct (215) 825-6349  
[cdilchus@kmlgroup.com](mailto:cdilchus@kmlgroup.com)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

**BAYVIEW LOAN SERVICING, LLC**

4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

**CLARA L. BOWMAN**

**HOWARD W. BOWMAN JR.**

Mortgagor(s) and Record Owner(s)  
1332 C Upper Raven Creek Road A/K/A 1332 B  
Upper Raven Creek Road  
Benton, PA 17814

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

**No.:** 2016-CV-1401 / 2019-ED-144

**DOCUMENT: AFFIDAVIT PURSUANT  
TO RULE 3129.1**

**FILED ON BEHALF OF:**  
BAYVIEW LOAN SERVICING, LLC

**ATTORNEY FOR PLAINTIFF:**

KML Law Group, P.C.  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322  
Firm State I.D. #23-217969  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)

KML LAW GROUP, P.C.  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
[3129@kmlawgroup.com](mailto:3129@kmlawgroup.com)  
ATTORNEY FOR PLAINTIFF

161570FC  
Sale Date: 03/25/2020  
\$108,122.24

**BAYVIEW LOAN SERVICING, LLC**

Plaintiff

vs.

**CLARA L. BOWMAN**

**HOWARD W. BOWMAN JR.**

Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401 / 2019-ED-144

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

The undersigned 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:

- ☒ 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.
- ☐ 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)(1)(i)).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

**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 KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- ☐ Published in accordance with court order. Copy of publication attached.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

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

DATED: 03/12/2020

KML Law Group, P.C.

X Winter Dunn  
— Jacqueline McCoy  
Legal Assistant



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC

Plaintiff (Petitioner)

vs.

CLARA L. BOWMAN, ET AL

Defendant (Respondent)

CASE and/or Docket No.:

2016-CV-1401

Sheriff's Sale Date:

03/25/2020

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE

; NOTICE OF SALE

I, COLLIN HOLLENBAUGH, certify that I 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 CLARA L. BOWMAN the above process on 1/17/2020, at 6:01 PM, at 1332 C UPPER RAVEN CREEK ROAD A/K/A 1332 B UPPER RAVEN CREEK ROAD BENTON, PA 17814, County of COLUMBIA, Commonwealth of PENNSYLVANIA:

Manner of Service:

☒ Individual - By handing a copy to the Defendant(s)

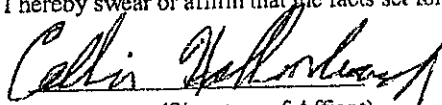
Description: Approximate Age 66-70 Height 5ft 4in - 5ft 7in Weight 90 lbs - 110 lbs Race WHITE Sex FEMALE  
Hair Gray

Commonwealth/State of PENNSYLVANIA ) SS:

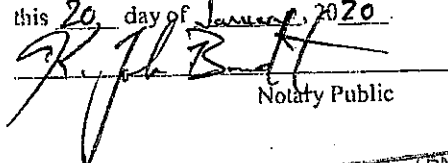
County of Cumberland )

Before me, the undersigned notary public, this day, personally, appeared COLLIN HOLLENBAUGH 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.

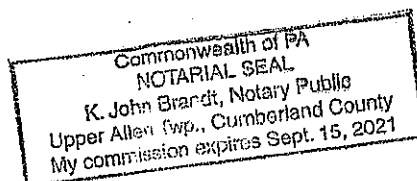
  
(Signature of Affiant)

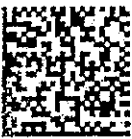
Subscribed and sworn to before me  
this 20 day of January, 2020.

  
Notary Public

File Number: 161570FC

Case ID #: 5753685





IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC

Plaintiff (Petitioner)

vs.

CLARA L. BOWMAN, ET AL

Defendant (Respondent)

CASE and/or Docket No.:

2016-CV-1401

Sheriff's Sale Date:

03/25/2020

AFFIDAVIT OF SERVICE

TYPE OF PROCESS: NOTICE OF SALE  
; NOTICE OF SALE

I, COLLIN HOLLENBAUGH, certify that I 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 HOWARD W. BOWMAN JR. the above process on 1/17/2020, at 6:01 PM, at 1332 C UPPER RAVEN CREEK ROAD A/K/A 1332 B UPPER RAVEN CREEK ROAD BENTON, PA 17814, County of COLUMBIA, Commonwealth of PENNSYLVANIA:

**Manner of Service:**

☒ **Substitute** - 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 family member was found\*

Name: CLARA L. BOWMAN

Relationship/Title/Position: SPOUSE

Remarks: 01/17/2020 06:01:00 PM - SERVED DEFENDANTS WIFE, CLARA BOWMAN

Description: Approximate Age 66-70 Height 5ft 8in - 5ft 11in Weight 90 lbs - 110 lbs Race WHITE Sex FEMALE  
Hair Gray

Commonwealth/State of PENNSYLVANIA ) SS:

County of Cumberland )

Before me, the undersigned notary public, this day, personally, appeared COLLIN HOLLENBAUGH 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.

Collin Hollenbaugh  
(Signature of Affiant)

Subscribed and sworn to before me  
this 26 day of January 2020

K. John Brandt  
Notary Public

File Number: 161570FC

Case ID #: 5753685

Commonwealth of PA  
NOTARIAL SEAL  
K. John Brandt, Notary Public  
Upper Allen Twp., Cumberland County  
My commission expires Sept. 15, 2021

KML Law Group, PC  
701 Market St, Suite 5000  
Philadelphia, PA 19106

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
January 15, 2020



\*1179539\*

List Number of Pieces  
Listed by Sender

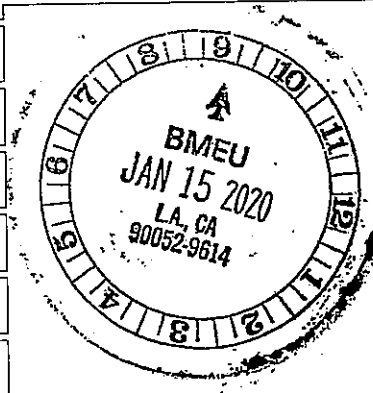
193

Total Number of Pieces  
Received at Post office

Postmaster:  
Name of receiving employee

Dated:

| Line | Reference | Tracking Number | Name, Street & P.O. Address | Postage | Fee |
|------|-----------|-----------------|-----------------------------|---------|-----|
|      |           |                 |                             |         |     |
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|    |        |            |   |         |        |
|----|--------|------------|---|---------|--------|
| 11 | 492501 | 2350505875 | Citrus Energy Corporation<br>399 Perry Street<br>Suite 203<br>Castle Rock, CO 80104 | \$0.650 | \$0.41 |
|----|--------|------------|---|---------|--------|

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P.O. Box 2675  
Harrisburg, PA 17105-2675

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
January 15, 2020

Page 2 of 10  
305

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
January 15, 2020



| Line | Reference | Tracking Number | Name, Street & P.O. Address         | Postage | Fee    |
|------|-----------|-----------------|-------------------------------------|---------|--------|
|      |           |                 |                                     |         |        |
|      |           |                 |                                     |         |        |
|      |           |                 |                                     |         |        |
|      |           |                 |                                     |         |        |
|      |           |                 |                                     |         |        |
| 44   | 492508    | 2350505708      | PENNSYLVANIA HOUSING FINANCE AGENCY | \$0.650 | \$0.41 |

|    |        |            |  |         |        |
|----|--------|------------|--|---------|--------|
| 44 | 492508 | 2350505708 | PENNSYLVANIA HOUSING FINANCE AGENCY<br>211 North Front Street<br>P.O Box 15530<br>Harrisburg, PA 17101 | \$0.650 | \$0.41 |
|----|--------|------------|--|---------|--------|

|    |        |            |   |         |        |
|----|--------|------------|---|---------|--------|
| 47 | 492505 | 2350505711 | PA DEPARTMENT OF PUBLIC WELFARE - Bureau of<br>Child Support Enforcement<br>Health and Welfare Bldg. - Room 432<br>P.O. Box 2675<br>Harrisburg, PA 17105-2675 | \$0.650 | \$0.41 |
|----|--------|------------|---|---------|--------|

~~HARRISBURG, PA 17120-1230~~



KML Law Group, PC  
701 Market St, Suite 5000  
Philadelphia, PA 19106

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
January 15, 2020



\*1179539\*

| Line | Reference | Tracking Number | Name, Street & P.O. Address                                    | Postage | Fee    |
|------|-----------|-----------------|--|---------|--------|
|      |           |                 |  |         |        |
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|      |           |                 |  |         |        |
|      |           |                 |  |         |        |
|      |           |                 |  |         |        |
| 70   | 492504    | 2350505734      | Lirah Resources, LTD<br>701 East 2nd Avenue<br>Nixon, TX 78140 | \$0.650 | \$0.41 |
| 71   | 492503    | 2350505735      | LIRA RESOURCES, LTD.<br>701 East 2nd Avenue<br>Nixon, TX 78140 | \$0.650 | \$0.41 |
|      |           |                 |  |         |        |
|      |           |                 |  |         |        |
|      |           |                 |  |         |        |
|      |           |                 |  |         |        |

P.O. Box 2675  
Harrisburg, PA 17105-2675

KML Law Group, PC  
701 Market St, Suite 5000  
Philadelphia, PA 19106

PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
January 15, 2020



\*1179539\*

| Line | Reference | Tracking Number | Name, Street & P.O. Address   | Postage | Fee    |
|------|-----------|-----------------|---|---------|--------|
|      |           |                 |   |         |        |
|      |           |                 |   |         |        |
|      |           |                 |   |         |        |
|      |           |                 |   |         |        |
|      |           |                 |   |         |        |
|      |           |                 |   |         |        |
|      |           |                 |   |         |        |
|      |           |                 |   |         |        |
| 84   | 492509    | 2350505748      | TENANTS/OCCUPANTS<br>1332 C Upper Raven Creek Road A/K/A 1332 B Upper<br>Raven Creek Road<br>Benton, PA 17814 | \$0.650 | \$0.41 |

P.O. Box 2675  
Harrisburg, PA 17105-2675

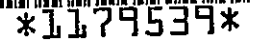
PS form 3665  
Type of Mailing:  
CERTIFICATE OF MAILING  
January 15, 2020



\*1179539\*

Page 6 of 10  
305

PS form 3665  
Type of Mailing:  
**CERTIFICATE OF MAILING**  
January 15, 2020



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 03/25/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1332 C UPPER RAVEN CREEK ROAD  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

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)

2016CV1401

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814 NO EXPIRATION

**KML LAW GROUP, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

Attorney for Plaintiff

**BAYVIEW LOAN SERVICING, LLC**

4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

**CLARA L. BOWMAN**

**HOWARD W. BOWMAN JR.**

Mortgagor(s) and Record Owner(s)  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper  
Raven Creek Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401

2019-ED-144

**AFFIDAVIT PURSUANT TO RULE 3129**

BAYVIEW LOAN SERVICING, LLC, 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:

1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

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

CLARA L. BOWMAN  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

HOWARD W. BOWMAN JR.  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

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

CLARA L. BOWMAN  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

HOWARD W. BOWMAN JR.  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

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

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

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

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

LIRA RESOURCES, LTD.  
701 East 2nd Avenue ✓  
Nixon, TX 78140

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

PENNSYLVANIA HOUSING FINANCE AGENCY  
211 North Front Street  
P.O Box 15530 ✓  
Harrisburg, PA 17101

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  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
Benton, PA 17814

✓ Lirah Resources, LTD  
701 East 2nd Avenue  
Nixon, TX 78140

✓ Citrus Energy Corporation  
399 Perry Street  
Suite 203  
Castle Rock, CO 80104

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.

Date: 12/16/17

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. Ofiazian Pa. ID 312912

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

✓ Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

|                  |   |                 |     |
|------------------|---|-----------------|-----|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 144 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |     |
| <b>Notes:</b>    | SALE DATE & TIME: 03/25/2020 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |     |

### Serve To:

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

### Final Service:

|                         |  |
|-------------------------|--|
| <b>Served:</b>          | Personally <del>Adult In Charge</del> Posted Other |
| <b>Adult In Charge:</b> | Sherril Evan                                       |
| <b>Relation:</b>        | Clerk  |
| <b>Date:</b>            | 1/7/20   |
| <b>Time:</b>            | 15:00  |
| <b>Deputy:</b>          | P  |
| <b>Mileage:</b>         |  |

### Attorney / Originator:

|                                  |               |
|----------------------------------|---------------|
| <b>Name:</b> KML LAW GROUP, P.C. | <b>Phone:</b> |
|----------------------------------|---------------|

### Service Attempts:

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

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV1401

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

|                  |  |                 |  |
|------------------|--|-----------------|--|
| <b>Category:</b> | Real Estate Sale - Posting - Sale Bill                         | <b>Zone:</b>    |  |
| <b>Manner:</b>   | < Not Specified >  | <b>Expires:</b> |  |
| <b>Notes:</b>    | SALE DATE & TIME: 03/25/2020 AT 9:00 AM<br>SHERIFF'S SALE BILL |                 |  |

### Serve To:

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | (POSTING)   |
| <b>Primary Address:</b>   | 1332 C UPPER RAVEN CREEK ROAD<br>BENTON, PA 17814 |
| <b>Phone:</b>             | DOB:  |
| <b>Alternate Address:</b> |   |
| <b>Phone:</b>             |   |

### Final Service:

|                         |  |                 |        |
|-------------------------|--|-----------------|--------|
| <b>Served:</b>          | Personally · Adult In Charge · <u>Posted</u> · Other |                 |        |
| <b>Adult In Charge:</b> |  |                 |        |
| <b>Relation:</b>        |  |                 |        |
| <b>Date:</b>            | 02-20-20   | <b>Time:</b>    | 1:51pm |
| <b>Deputy:</b>          | 19   | <b>Mileage:</b> |        |

### Attorney / Originator:

|                                  |               |
|----------------------------------|---------------|
| <b>Name:</b> KML LAW GROUP, P.C. | <b>Phone:</b> |
|----------------------------------|---------------|

### Service Attempts:

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

### Service Attempt Notes:

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

(POSTING)

2016CV1401

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING LLC  
vs.  
CLARA BOWMAN (et al.)

Case Number  
2016CV1401

## SHERIFF'S RETURN OF SERVICE

02/20/2020 01:51 PM - DEPUTY JAMES DALTON, 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 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814.

  
JAMES DALTON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

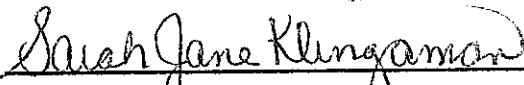
February 21, 2020

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

NOTARY

Affirmed and subscribed to before me this

21ST day of FEBRUARY, 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




BAYVIEW LOAN SERVICING LLC  
vs.  
CLARA BOWMAN (et al.)

Case Number  
2016CV1401

## SHERIFF'S RETURN OF SERVICE

01/08/2020 02:15 PM - DEPUTY JESSICA SURKIN, 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 DEAN MINIER SON IN LAW, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CLARA BOWMAN AT 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

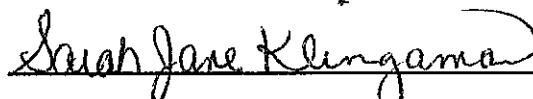
January 09, 2020

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

NOTARY

Affirmed and subscribed to before me this

9TH day of JANUARY, 2020



Printed Name: SARAH JANE KLINGAMAN, Notary Public, Bloomsburg, PA 17816

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING LLC  
vs.  
CLARA BOWMAN (et al.)

Case Number  
2016CV1401

## SHERIFF'S RETURN OF SERVICE

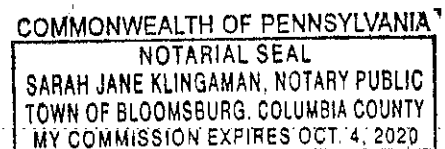
01/08/2020 02:15 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DEAN MINIER SON IN LAW, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR HOWARD BOWMAN AT 1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814.

  
JESSICA SURKIN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 09, 2020



NOTARY

Affirmed and subscribed to before me this

9TH day of JANUARY, 2020



Plaintiff Attorney, KIM LAMAR, 200 E. 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

Cert. NO: 36514

BOWMAN CLARA L & HOWARD W JR  
1336 UPPER RAVEN CREEK RD  
BENTON PA 17814

District: SUGARLOAF TWP  
Deed: 0265 -0400  
Location: 1336 UPPER RAVEN CREEK  
Parcel Id: 32 -10 -014-02,000

Assessment: 29,746

Balances as of 02/13/2020

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

By: **COLUMBIA COUNTY SHERIFF**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

|                  |   |                 |     |
|------------------|---|-----------------|-----|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 144 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |     |
| <b>Notes:</b>    | SALE DATE & TIME: 03/25/2020 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |     |

### Serve To:

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | HOWARD BOWMAN                                     |
| <b>Primary Address:</b>   | 1332 C UPPER RAVEN CREEK ROAD<br>BENTON, PA 17814 |
| <b>Phone:</b>             | <b>DOB:</b>                                       |
| <b>Alternate Address:</b> |   |
| <b>Phone:</b>             |   |

### Final Service:

|                         |  |                 |      |
|-------------------------|--|-----------------|------|
| <b>Served:</b>          | Personally <u>Adult In Charge</u> · Posted · Other |                 |      |
| <b>Adult In Charge:</b> | Dean Minier  |                 |      |
| <b>Relation:</b>        | Son-in-law   |                 |      |
| <b>Date:</b>            | 1/8/20   | <b>Time:</b>    | 1415 |
| <b>Deputy:</b>          | 8  | <b>Mileage:</b> |      |

### Attorney / Originator:

|                                  |               |
|----------------------------------|---------------|
| <b>Name:</b> KML LAW GROUP, P.C. | <b>Phone:</b> |
|----------------------------------|---------------|

### Service Attempts:

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

### Service Attempt Notes:

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

BOWMAN, HOWARD

2016CV1401

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814, NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

|                  |   |                 |     |
|------------------|---|-----------------|-----|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 144 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |     |
| <b>Notes:</b>    | SALE DATE & TIME: 03/25/2020 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |     |

### Serve To:

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | CLARA BOWMAN                                      |
| <b>Primary Address:</b>   | 1332 C UPPER RAVEN CREKK ROAD<br>BENTON, PA 17814 |
| <b>Phone:</b>             | <b>DOB:</b>                                       |
| <b>Alternate Address:</b> |   |
| <b>Phone:</b>             |   |

### Final Service:

|                         |   |                 |       |
|-------------------------|---|-----------------|-------|
| <b>Served:</b>          | Personally <input checked="" type="checkbox"/> Adult In Charge <input checked="" type="checkbox"/> Posted <input type="checkbox"/> Other <input type="checkbox"/> |                 |       |
| <b>Adult In Charge:</b> | Dean Minier   |                 |       |
| <b>Relation:</b>        | Son-in-law  |                 |       |
| <b>Date:</b>            | 1/8/20  | <b>Time:</b>    | 14:15 |
| <b>Deputy:</b>          | 8   | <b>Mileage:</b> |       |

### Attorney / Originator:

|                                  |               |
|----------------------------------|---------------|
| <b>Name:</b> KML LAW GROUP, P.C. | <b>Phone:</b> |
|----------------------------------|---------------|

### Service Attempts:

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

### Service Attempt Notes:

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

BOWMAN, CLARA

2016CV1401

1332 C UPPER RAVEN CREKK ROAD, BENTON, PA 17814, NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 144  
**Manner:** < Not Specified > **Expires:** **Warrant:**  
**Notes:** SALE DATE & TIME: 03/25/2020 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Shirley E. Lockard  
**Primary Address:** 541 Camp Lavigne Road  
 Benton, PA 17814  
**Phone:** 570-925-6817 **DOB:**  
**Alternate Address:**  
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:**  
**Relation:**  
**Date:** 4/8/20 **Time:** 14:45  
**Deputy:** 8 **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. \_\_\_\_\_

LOCKARD, SHIRLEY E.

2016CV1401

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

|                  |   |                 |     |
|------------------|---|-----------------|-----|
| <b>Category:</b> | Real Estate Sale - Sale Notice  | <b>Zone:</b>    | 144 |
| <b>Manner:</b>   | < Not Specified >   | <b>Expires:</b> |     |
| <b>Notes:</b>    | SALE DATE & TIME: 03/25/2020 AT 9:00 AM<br>PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |     |

### Serve To:

|                           |   |
|---------------------------|---|
| <b>Name:</b>              | OCCUPANT  |
| <b>Primary Address:</b>   | 1332 C UPPER RAVEN CREEK ROAD<br>BENTON, PA 17814 |
| <b>Phone:</b>             | <b>DOB:</b>                                       |
| <b>Alternate Address:</b> |   |
| <b>Phone:</b>             |   |

### Final Service:

|                         |  |
|-------------------------|--|
| <b>Served:</b>          | Personally · <u>Adult In Charge</u> · Posted · Other |
| <b>Adult In Charge:</b> | Dean Minier  |
| <b>Relation:</b>        | Son-in-Law   |
| <b>Date:</b>            | 1/8/20   |
| <b>Time:</b>            | 14:15  |
| <b>Deputy:</b>          | 8  |
| <b>Mileage:</b>         |  |

### Attorney / Originator:

|                                  |               |
|----------------------------------|---------------|
| <b>Name:</b> KML LAW GROUP, P.C. | <b>Phone:</b> |
|----------------------------------|---------------|

### Service Attempts:

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

### Service Attempt Notes:

1. EMD0379
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2016CV1401

1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814 NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 01/08/20

Account:

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

|      |              |                      |
|------|--------------|----------------------|
| SALE | Ad ID:       | 1188343              |
|      | Description: | HOWARD BOWMAN JR     |
|      | Run Dates:   | 03/04/20 to 03/18/20 |
|      | Class:       | 2                    |
|      | Agate Lines: | 237                  |
|      | Blind Box:   |                      |

|                      |              |                   |                |             |
|----------------------|--------------|-------------------|----------------|-------------|
| <b>Total Ad Cost</b> |              | <b>\$1,542.65</b> |                |             |
| <b>Amount Paid</b>   |              | <b>\$0.00</b>     |                |             |
| <u>Publication</u>   | <u>Start</u> | <u>Stop</u>       | <u>Inserts</u> | <u>Cost</u> |
| Press Enterprise     | 03/04/20     | 03/18/20          | 3              | \$1,542.65  |

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1401

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, MARCH 25, 2020  
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner located at the intersection of lands now or formerly of Harry M. Campbell and Stephen Hopkins, it being the northeast corner of the land here-in conveyed; and THENCE running along the Westerly line of land now of formerly of the said Stephen Hopkins in a southerly direction 460 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning.

CONTAINING approximately 5.03 acres of land.

BEING KNOWN AS: 1332 C UPPER RAVEN CREEK ROAD A/K/A 1332 B UPPER RAVEN CREEK ROAD, BENTON, PA 17814  
PROPERTY D NUMBER: 32-10-014-02-000

BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, ADMINISTRATRIX OF ESTATE OF TIMOTEN A. GETZ, BY DEED DATED 6/17/1993 AND RECORDED 7/11/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 540 AT PAGE 483, GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOWARD W. BOWMAN, WIFE AND HUSBAND.

PROPERTY ADDRESS: 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-10-014-02-000

Seized and taken into execution to be sold as the property of CLARA BOWMAN, HOWARD BOWMAN in suit of BAYVIEW LOAN SERVICES LLC

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BAYVIEW LOAN SERVICING LLC  
vs.  
BOWMAN, CLARA (et al.)

Case Number  
2016CV1401

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 144  
**Manner:** < Not Specified > **Expires:** **Warrant:**  
**Notes:** SALE DATE & TIME: 03/25/2020 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Domestic Relations Office of Columbia Co  
**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 Santo  
**Relation:** Clerk  
**Date:** 1/2/20 **Time:** 15:00  
**Deputy:** 8 **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 2016CV1401 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

**KML Law Group, P.C.**

Suite 5000  
 701 Market Street  
 Philadelphia, PA 19106  
 (215) 627-1322  
 Attorney for Plaintiff

**BAYVIEW LOAN SERVICING, LLC**

4425 Ponce Leon Blvd  
 Coral Gables, FL 33146

Plaintiff

vs.

**CLARA L. BOWMAN****HOWARD W. BOWMAN JR.**

Mortgagor(s) and Record Owner(s)  
 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek  
 Road  
 Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2016-CV-1401

2019-ED-144

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT.  
 THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION  
 OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: BOWMAN, CLARA L.  
**CLARA L. BOWMAN**  
 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road  
 Benton, PA 17814

Your house at 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on March 25<sup>th</sup> 2020, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$108,122.24 obtained by BAYVIEW LOAN SERVICING, LLC against you.

**NOTICE OF OWNER'S RIGHTS****YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to BAYVIEW LOAN SERVICING, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email [homeretention@kmlawgroup.com](mailto:homeretention@kmlawgroup.com) (KML File Number 161570FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY  
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

32-10-014-02-000

REAL ESTATE OUTLINE

ED # 2019ED144

DATE RECEIVED 12-19-19  
DOCKET AND INDEX 2016 CV 1401

CHECK FOR PROPER INFO.

|                               |          |                   |
|-------------------------------|----------|-------------------|
| WRIT OF EXECUTION             | <u>X</u> |                   |
| COPY OF DESCRIPTION           | <u>X</u> |                   |
| WHEREABOUTS OF LKA            | <u>X</u> |                   |
| NON-MILITARY AFFIDAVIT        | <u>X</u> |                   |
| NOTICES OF SHERIFF SALE       | <u>X</u> |                   |
| WAIVER OF WATCHMAN            | <u>X</u> |                   |
| AFFIDAVIT OF LIENS LIST       | <u>X</u> |                   |
| CHECK FOR \$1,350.00 OR _____ | <u>X</u> | CK# <u>935579</u> |

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

SALE DATE March 25<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

|                      |                  |
|----------------------|------------------|
| 1 <sup>ST</sup> WEEK | <u>3-4-2020</u>  |
| 2 <sup>ND</sup> WEEK | <u>3-11-2020</u> |
| 3 <sup>RD</sup> WEEK | <u>3-18-2020</u> |

Bowman

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner located at the intersection of lands now or formerly of Marry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the Westerly line of land now or formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning.

CONTAINING approximately 5.03 acres of land.

BEING KNOWN AS: 1332 C UPPER RAVEN CREEK ROAD A/K/A 1332 B UPPER RAVEN CREEK ROAD, BENTON, PA 17814

PROPERTY ID NUMBER: 32-10-014-02-000

BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, ADMINISTRATRIX OF THE ESTATE OF TIMOTHY A. GETZ, BY DEED DATED 6/17/1993 AND RECORDED 7/11/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 540 AT PAGE 483, GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOPWARD W. BOWMAN, WIFE AND HUSBAND.

TIMOTHY T. CHAMBERLAIN



**SHERIFF OF COLUMBIA COUNTY**

COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: 1-7-2020

Re: Sheriff's Sale Advertising Dates

Bayview Loan Serving LLC vs. Clara L. and Howard W. Bowman Jr.

No. 144 of 2019 E.D. and No. 1401 of 2016 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week March 4<sup>th</sup> 2020

2<sup>nd</sup> Week March 11<sup>th</sup> 2020

3<sup>rd</sup> Week March 18<sup>th</sup> 2020

SALE DATE: March 25<sup>th</sup> 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County



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

BAYVIEW LOAN SERVICING, LLC  
4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

CLARA L. BOWMAN  
HOWARD W. BOWMAN JR.  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper  
Raven Creek Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

NO. 2016-CV-1401

2019-ED-144  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

**WRIT OF EXECUTION**

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

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: 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814**

AMOUNT DUE \$108,122.24

Interest From 02/09/2017  
to the Date of Sheriff's Sale  
at per diem rate of \$11.32

(Costs to be added)

Dated: 12/19/19

Barbara K. Silvestri  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

**Prothonotary & Clerk of Sev. Courts**

**My Com. Ex. 1st Monday in 2020**

Deputy Rosalie Antonello



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV1401

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, MARCH 25, 2020**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner located at the intersection of lands now or formerly of Marry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the Westerly line of land now or formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning.

CONTAINING approximately 5.03 acres of land.

BEING KNOWN AS: 1332 C UPPER RAVEN CREEK ROAD A/K/A 1332 B UPPER RAVEN CREEK ROAD, BENTON, PA 17814  
PROPERTY D NUMBER: 32-10-014-02-000  
BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, ADMINISTRATRIX OF ESTATE OF TMOTEN A. GETZ, BY DEED DATED 6/17/1993 AND RECORDED 7/11/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 540 AT PAGE 483, GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOPWARD W. BOWMAN, WIFE AND HUSBAND.

PROPERTY ADDRESS: 1332 C UPPER RAVEN CREEK ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-10-014-02-000

Seized and taken into execution to be sold as the property of CLARA BOWMAN, HOWARD BOWMAN in suit of BAYVIEW LOAN SERVICING LLC.

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

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

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

**UNITED STATES BANKRUPTCY COURT**  
**MIDDLE DISTRICT OF PENNSYLVANIA**

In re:

Clara Bowman,  
**Debtor 1**

Chapter 13

Case No. 5:17-bk-01615-RNO

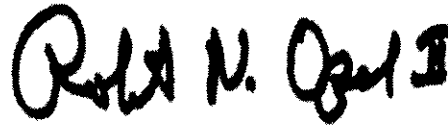
**Order**

Upon consideration of the Motion to dismiss the case, and having afforded notice and an opportunity for hearing,  
**ORDERED** that the case is hereby dismissed as to Debtor 1.

**Notwithstanding the dismissal of this case, the court retains jurisdiction over timely requests for payment of compensation.**

Dated: October 24, 2019

By the Court,

A handwritten signature in black ink, appearing to read "Robert N. Opel, II".

Honorable Robert N. Opel, II  
United States Bankruptcy Judge  
By: REshelman, Deputy Clerk

ordsmiss (05/18)

## Notice Recipients

District/Off: 0314-5  
Case: 5:17-bk-01615-RNO

User: REshelman  
Form ID: ordsmiss

Date Created: 10/24/2019  
Total: 17

### Recipients of Notice of Electronic Filing:

|     |                                 |                               |
|-----|---------------------------------|-------------------------------|
| ust | United States Trustee           | ustpreion03.ha.ecf@usdoj.gov  |
| tr  | Charles J DeHart, III (Trustee) | dehartstaff@pamd13trustee.com |
| aty | James Warmbrodt                 | jwarmbrodt@kmlawgroup.com     |
| aty | Paul W McElrath, Jr.            | ecf@mcelrathlaw.com           |

TOTAL: 4

### Recipients submitted to the BNC (Bankruptcy Noticing Center):

|         |                                   |                                    |                                  |
|---------|-----------------------------------|------------------------------------|----------------------------------|
| db      | Clara Bowman                      | 1332 C Upper Raven Creek Road      | Benton, PA 17814                 |
| 5135767 | Bayview Loan Servicing, LLC       | 4425 Ponce De Leon Blvd. 5th Floor | Coral Gables, Florida 33146      |
| 5135768 | Bayview Loan Servicing, LLC       | 4425 Ponce De Leon Blvd. 5th Floor | Coral Gables, Florida            |
|         | 33146 Bayview Loan Servicing, LLC | 4425 Ponce De Leon Blvd. 5th Floor | Coral Gables, Florida            |
| 4938135 | Bayview Loan Servicing, LLC       | Bankruptcy Department              | P.O. Box 840 Buffalo, NY         |
|         | 14240-0840                        |                                    |                                  |
| 4910970 | Frontier Communication            | 19 John St                         | Middletown, NY 10940             |
| 4921299 | Frontier Communication            | 19 John St                         | Middletown, NY 10940             |
| 4910971 | KML                               | 701 Market Street, Suite 5000      | Philadelphia, PA 19106           |
| 4921300 | KML                               | 701 Market Street, Suite 5000      | Philadelphia, PA 19106           |
| 4910972 | M & T Bank                        | 1 Fountain Plz                     | Buffalo, NY 14203                |
| 4921301 | M & T Bank                        | 1 Fountain Plz                     | Buffalo, NY 14203                |
| 4980549 | PHFA/HEMAP                        | 211 NORTH FRONT ST                 | PO BOX 8029 HARRISBURG, PA 17105 |
| 4910973 | Phfa-hemap                        | 2101 N. Front Street               | Harrisburg, PA 17105             |
| 4921302 | Phfa-hemap                        | 2101 N. Front Street               | Harrisburg, PA 17105             |

TOTAL: 13

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC  
Plaintiff

vs.

CLARA L. BOWMAN  
HOWARD W. BOWMAN JR.  
Defendant(s)

NO. 2016-CV-1401

**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): HOWARD W. BOWMAN JR., has a last known residence of 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814. 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 2/8/17

By: Nora C. Viggiano  
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

Crystal T. Español Pa. ID 315477

Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Attorneys for Plaintiff

I certify that this is a copy of this  
Document as filed with the Court.

KML LAW GROUP, P.C.

By: [Signature]  
Print Name: Simon Gonzalez

Submitted Date: 2/13/17

**KML LAW GROUP, P.C.**  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

**BAYVIEW LOAN SERVICING, LLC**

4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

**CLARA L. BOWMAN**

**HOWARD W. BOWMAN JR.**

Mortgagor(s) and Record Owner(s)  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven  
Creek Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401

2019-ED-144

**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

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

Brooke R. Waisbord Pa. ID 326432

Attorneys for Plaintiff

**KML LAW GROUP, P.C.**  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
Attorney for Plaintiff

**BAYVIEW LOAN SERVICING, LLC**  
4425 Ponce Leon Blvd  
Coral Gables, FL 33146

Plaintiff

vs.

**CLARA L. BOWMAN**  
**HOWARD W. BOWMAN JR.**  
Mortgagor(s) and Record Owner(s)  
1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven  
Creek Road  
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Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2016-CV-1401

2019-ED-144

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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

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


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Matthew K. Fissel Pa. ID 314567

Rebecca A. Solarz Pa. ID 315936

Nora C. Viggiano Pa. ID 320864

Kevin G. McDonald Pa. ID 203783

 Brooke R. Waisbord Pa. ID 326432

**Attorneys for Plaintiff**



## SHORT DESCRIPTION

DOCKET # 2016-CV-1401

ALL THAT CERTAIN lot of land situate in Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814

SOLD as the property of CLARA L. BOWMAN and HOWARD W. BOWMAN JR.

TAX PARCEL #32-10-014-02-000

ATTORNEY: KML Law Group, P.C.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner located at the intersection of lands now or formerly of Marry M. Campbell and Stephen Hopkins, it being the northeast corner of the land herein conveyed; and THENCE running along the Westerly line of land now or formerly of the said Stephen Hopkins in a southerly direction 450 feet to a stake corner set in the northerly line of land now or formerly of Howard and Deloris J. Myers; THENCE running along the northerly line of land now or formerly of the said Myers, in a westerly direction 484 feet to a stake corner set in the easterly line of land now or formerly of said Myers; THENCE running along the easterly line of land now or formerly of said Myers, in a northerly direction 450 feet to a stake corner set in the southerly line of land now or formerly of the aforesaid Harry M. Campbell; THENCE running along the southerly line of land now or formerly of said Campbell in an easterly direction 491 feet to a stone corner, the place of beginning.

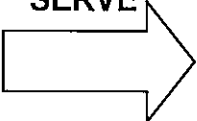

CONTAINING approximately 5.03 acres of land.

BEING KNOWN AS: 1332 C UPPER RAVEN CREEK ROAD A/K/A 1332 B UPPER RAVEN CREEK ROAD, BENTON, PA 17814

PROPERTY ID NUMBER: 32-10-014-02-000

BEING THE SAME PREMISES WHICH CLARA L. GETZ, NOW CLARA L. BOWMAN, ADMINISTRATRIX OF THE ESTATE OF TIMOTHY A. GETZ, BY DEED DATED 6/17/1993 AND RECORDED 7/11/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 540 AT PAGE 483, GRANTED AND CONVEYED UNTO CLARA L. BOWMAN AND HOPWARD W. BOWMAN, WIFE AND HUSBAND.

# COLUMBIA COUNTY SHERIFF'S DEPARTMENT

|  |   |  |                           |
|--|---|--|---------------------------|
| <b>SHERIFF SERVICE INSTRUCTIONS</b>  |   |  |                           |
| PLAINTIFF/S/<br>BAYVIEW LOAN SERVICING, LLC  |   | COURT NUMBER<br>2016-CV-1401                                       |                           |
| DEFENDANT/S/<br>CLARA L. BOWMAN and HOWARD W. BOWMAN JR.   |   | TYPE OF <u>WRIT</u> OR COMPLAINT<br><b>NOTICE OF SALE/HANDBILL</b> |                           |
| <b>SERVE</b><br>  | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE<br>CLARA L. BOWMAN & HOWARD W. BOWMAN JR.  |  |                           |
|  | ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)<br><b>1332 C Upper Raven Creek Road A/K/A 1332 B Upper Raven Creek Road, Benton, PA 17814</b><br><b>(Township of Sugarloaf)</b> |  |                           |
| SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:<br><br><b>PLEASE POST HANDBILL</b>                           |   |  |                           |
| SIGNATURE OF ATTORNEY/ORIGINATOR<br>KML LAW GROUP, P.C.<br> |   | TELEPHONE NUMBER<br>(215) 627-1322                                 | DATE<br>December 16, 2019 |
| ADDRESS OF ATTORNEY<br><br>KML LAW GROUP, P.C.<br>Suite 5000, 701 Market Street<br>Philadelphia, PA 19106                                      |   |  |                           |

**KML LAW GROUP, P.C.**

Suite 5000  
701 Market Street  
Philadelphia, PA 19106  
[www.kmlawgroup.com](http://www.kmlawgroup.com)  
(215) 627-1322  
Fax (215) 627-7734

December 16, 2019

RE: Docket # 2016-CV-1401

**ATTENTION: Columbia County Sheriff**

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

***CLARA L. BOWMAN and HOWARD W. BOWMAN JR.***

will be personally served with the 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

## Document Receipt

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|         |       |                    |             |                   |                      |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 17530 | Carrier / service: | USPS Server | First-Class Mail® | 1/7/2020 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

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## Ship to:

CITRUS ENERGY CORP

399 PERRY STREET SUITE 203

Tracking #: 71901140006000170724

Doc Ref #: 2019ED144

Postage 5.6000

CASTLE ROCK CO 80104

## Document Receipt

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|         |       |                    |             |                   |                      |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 17525 | Carrier / service: | USPS Server | First-Class Mail® | 1/7/2020 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000170670

Doc Ref #: 2019ED144

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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|         |       |                    |             |                   |                      |
|---------|-------|--------------------|-------------|-------------------|----------------------|
| Trans # | 17526 | Carrier / service: | USPS Server | First-Class Mail® | 1/7/2020 12:00:00 AM |
|---------|-------|--------------------|-------------|-------------------|----------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000170687

Doc Ref #: 2019ED144

Postage 5.6000

HARRISBURG PA 17128

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



LIAR RESOURCES LTD  
701 EAST 2ND AVENUE

NIXON TX 78140

---



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



CITRUS ENERGY CORP  
399 PERRY STREET SUITE 203

CASTLE ROCK CO 80104

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**KML LAW GROUP, P.C.**

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

PAY TO THE  
ORDER OF

Sheriff of Columbia County

One Thousand Three Hundred And Fifty And 00 / 100

Sheriff's Office PO Box 380  
Bloomsburg, PA 17815

MEMO

BOWMAN; 161570FC

**FIRSTTRUST  
BANK**

800.220.BANK / firsttrust.com  
3-7380/2360

935579

December 16, 2019

\$

1350.00

DOLLARS

MORTGAGE CASH ACCOUNT VOID AFTER 180 DAYS



AUTHORIZED SIGNATURE

⑈00935579⑈ ⑈23607380⑈⑈8000082795⑈

Security features. Details on back.